

**World Bank Financed Zhuzhou Qingshuitang
Brownfield Remediation Project**

Resettlement Action Plan

**Project Management Office of Zhuzhou Qingshuitang
Brownfield Remediation Project**

**Involuntary Resettlement Research Center, Wuhan University
September 2015**

Commitment Letter for Resettlement

The owner of the World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation Project is Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd. The Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project affiliated to the company has formulated this *Resettlement Plan and Resettlement Policy Framework* applicable to the project.

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

The People's Government of Shifeng District hereby promises that, once this *Resettlement Plan and Resettlement Policy Framework* are approved by the World Bank, the policies and standards included herein will be strictly followed throughout the implementation of the project.

People's Government of Shifeng District

July 2015

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July 2015

株洲市石峰区人民政府

株洲市石峰区人民政府 关于《移民安置行动计划》的承诺函

株洲清水塘区域重金属污染环境治理工程世界银行贷款项目，业主单位为株洲循环经济投资发展集团有限公司。该项目下的株洲清水塘区域重金属污染环境治理项目管理办公室已经制定出适用于本项目的《移民安置行动计划》。

经确认，本《移民安置行动计划》是株洲清水塘区域重金属污染环境治理项目管理办公室在深入细致的调查研究基础上，与受影响社区和受影响人口充分协商后制定的，其中各项移民安置政策得到各相关政府部门认可。本《移民安置行动计划》所包含的各项政策、标准符合世界银行关于非自愿性移民安置政策，符合中华人民共和国以及湖南省的相关法规政策，并且与株洲市、石峰区当地的相关政策和标准保持一致。

现我区人民政府承诺，本《移民安置行动计划》得到世界银行批准后，其中所包含的各项政策、标准将在实施阶段得到严格遵守，将确保本项目用于移民安置的配套资金足额、及时到位。

株洲市石峰区人民政府

2015年10月30日

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1 Project Overview

1.1 Project background

Located on the downstream of Xiangjiang River in northeastern Hunan province, Zhuzhou is an important city in Hunan province. To the east it borders Pingxiang city and Jinggangshan city of Jiangxi province. To the south are Hengyang and Chenzhou of Hunan province. To the west is Xiangtan. To the north is Changsha. Zhuzhou also serves as one of the three cores of Changsha-Zhuzhou-Xiangtan City Cluster. It covers an urban area of 11,272 km² and homes a population of 3,958,000 with an urbanization rate of 60.1%.

As one of the first eight key industrial cities after the founding of PRC, Zhuzhou is an important old industrial base. Currently, metallurgy, machinery, chemical engineering, new materials, bio-pharmaceutical, green food and ceramics are the pillars in the industrial system of Zhuzhou. In 2013, Zhuzhou realized a GDP of 196 billion Yuan; per capital disposable income of urban residents reached 28,663 Yuan, and per capita net income of farmers 12,398 Yuan. Zhuzhou ranks top among the non-capital cities of central six provinces in terms of comprehensive strength.

Shifeng District in Zhuzhou is an iconic industrial zone and old industrial base constructed during first five-year plan and second five-year plan period. It harbors over 200 enterprises such as Zhuzhou Smelter Group and Hunan Zhuzhou Chemical Industry Group. Metallurgy, chemical engineering, construction materials and energy are the four pillar industries in the district. However, high concentration of heavy metals is present in the soil of the district due to the impacts of long-term industrial waste gas, waste water and waste residue, which would produce great harm and gradually become a heavy metal pollution source of Xiangjiang River basin. For now, the water bodies, soil and agriculture crops in Qingshuitang are all polluted to varying degrees. Especially, the pollution of heavy metals such as cadmium, arsenic and lead is so serious that the physical and chemical properties of soil in the district have changed. The environmental pollution in Qingshuitang has become a major livelihood issue, which makes Qingshuitang the biggest environmental sensitive area in Xiangjiang River basin. The pollution not only affects directly the living environment of thousands of people in the district but also harms the drinking water safety of over 10 million people in the middle

and downstream reaches of Xiangjiang River.

Over the years, the environmental issue in Qingshuitang is always one of the main issues that receive high attention from governments at all levels. In 2007, Hunan provincial government listed Qingshuitang old industrial zone as one of the five demonstration areas in the first group after Changsha-Zhuzhou-Xiangtan City Cluster is approved by State Council to be a pilot zone of national “Two-oriented Society” construction. In the same year, Qingshuitang industrial zone is listed in the second group of national pilot zones of circular economy development, which is approved by State Council and Ministry of Environmental Protection. In 2011, Qingshuitang ranks the top of seven key zones requiring environmental governance, which are approved by State Council in *Implementation Plan* of Brownfield Remediation of Xiangjiang River Basin. Qingshuitang Brownfield Remediation project is an important part of Implementation Plan of Overall Relocation and Transformation of Qingshuitang Old Industries reviewed and approved by the State Council. Zhuzhou government has established the Party Working Committee and Management Committee of Zhuzhou Qingshuitang Circular Economy Industrial Zone. The two committees work at the same location with Shifeng District committee and government. The funds and talents at city level and district level are gathered to accelerate the environmental governance and development of Qingshuitang. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd, a wholly state-owned company with a registered capital of 500 million Yuan, is set up to take charge of the environmental governance, investment & financing, land development, and infrastructure construction of Qingshuitang. A vision that works shall be carried out in one year, effects be seen in three years, basic environmental governance be completed in five years and new ecological city be built up in ten years is brought forward by Zhuzhou government regarding the environmental governance of Qingshuitang. In order to scale up efforts to govern the environment and introduce advanced engineering technology and management practices, Zhuzhou Qingshuitang Circular Economy Industrial Zone and Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd have listed the Brownfield Remediation works in part Qingshuitang into projects applying for the loans from the World Bank, trying to gain the support of the World Bank. In preliminary plan, the total investment of the project reaches 242 million USD, including 150 million USD which will be loaned from the

World Bank. The construction period of the project is from 2016 to 2022. The *Resettlement Plan* is one of the documents prepared to gain the support from the World Bank.

1.2 Project brief

World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation Project is located at the core pollution area of Qingshuitang. The core area governs 3 community offices of Qingshuitang, Tongtangwan and Xiangshiling, and 13 communities (administrative villages) with a population of 50,000, covering an area of 16 km².

Qingshuitang core area pollution governance will be carried out stage by stage. According to the overall plan and arrangement of pollution governance, World Bank financed project cover a part of core area. Administratively, that part is governed by Tongtangwan Community Office which can be further divided into 7 sub-areas, i.e. Xiangshiling, Qingshi, Tongtangwan, Tongxia, Qingshui, Yingfeng, and Qingshui Lake sub-areas, and covers an area of 8.48 km². The area requiring pollution governance is 2.73 km², which is determined upon the monitoring results of brownfield remediation scheme.

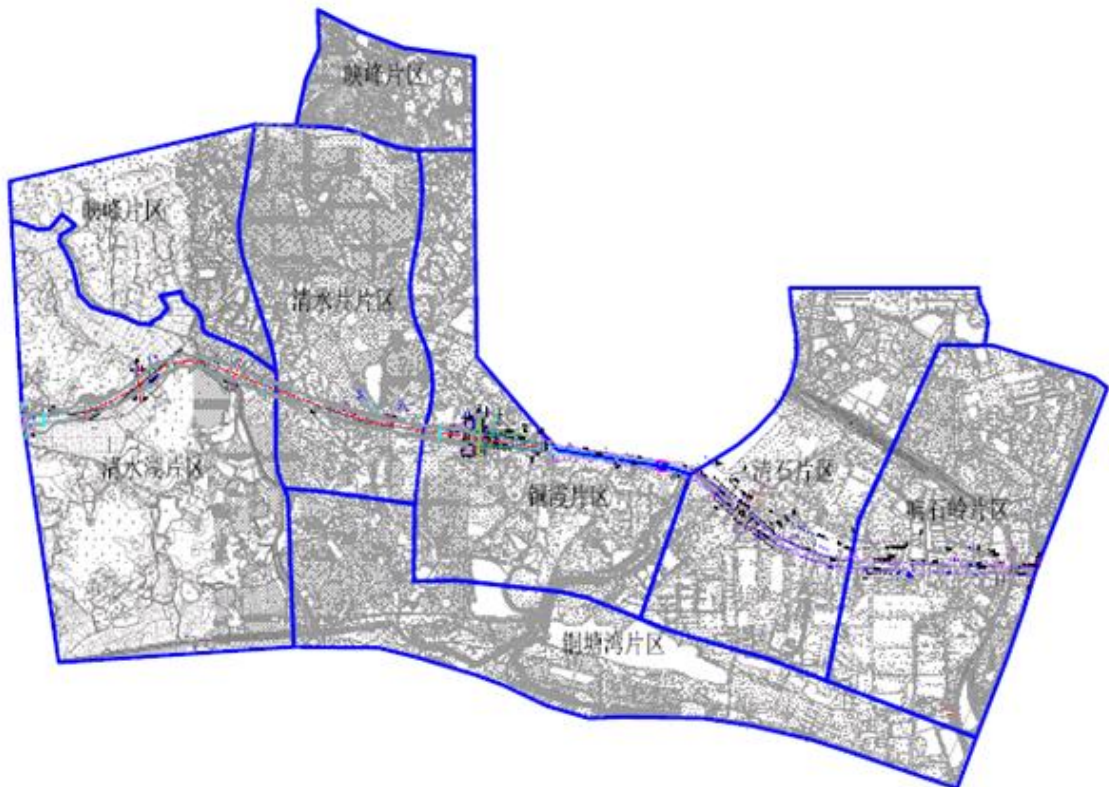


Figure 1-1 Zoning Plan of Qingshuitang Brownfield Remediation Project
 2.73 km² out of 8.48 km² of the 7 sub-areas requires brownfield remediation. Items requiring governance fall into 5 categories, i.e. ponds, channels, closed enterprises, waste residues & wasteland, and bare soil. See table 1-1 for the distribution of the 5 categories.

Table 1-1 Statistic of Items Requiring Governance in Project Area

Category	Sub-area	Area requiring governance (m ²)
Pond	Qingshui	112041
	Tongxia	41646
	Tongtangwan	19299
	Sub-total	172986
Channel	Old Xiawangang	54279
Enterprise	Xinda Metallurgy	12271
	Xiongli Industry	22930
	Yongfa Refinery	12779
	Kangli Metallurgy	4593
	Tiancheng Chemicals	104814
	Hehua Cement Plant	28879
	Sub-total	186266
Waste residue	Waste residue from Tongxia	16815
	Sub-total	16815
Soil	Xiangshiling	8208
	Qingshui Lake	754516
	Qingshui	401154
	Yingfeng	210188
	Qingshi	31528
	Tongxia	252189
	Tongtangwan	638986
	Sub-total	2296770
Total		2727116

According to feasibility study report, the project includes 3 sub-projects:

1. Treatment and restoration of polluted site

Cleaning and arrangement of site in project area: govern the residential area, leftover site of closed enterprises, soil, waste residue, polluted channels, water bodies in

ponds and sediment; drain the water collected at Qingshui Lake from various water systems in Qingshuitang area to Xiangjiang River; according to the progress of regional development, restore the ecology and landscape in the area where environmental governance is completed.

2. Construction of utilities for site restoration

Existing Xinqiao Disposal Yard of 4,000 m² and Dehydration Yard of 15,000 m² shall be utilized. A new dehydration yard shall be constructed on the wasteland between low drainage ditch and Old Xiawangang, covering an area of 4,200 m², including 4,000m² for dehydration yard and 200m² for temporary sediment storage yard.

3. Construction of solid waste landfill

A new solid waste landfill shall be constructed to accommodate the heavy metal contaminated soil produced by the project. The landfill is constructed on the abandoned stone pit of Zhuzhou Hehua Cement Plant as per Category II standards of general industrial solid waste disposal site. The landfill will cover an area of 57.39 mu with an effective volume of 2 million m³.

4. Construction of environmental protection demonstration center

To maximize the demonstration role of the project, this project will establish an environmental demonstration center, which is not only an environmental education platform for the public to review the pollution history, display remediation achievements and anticipate the future development of environmental protection, but also a monitoring data center to monitor and alert before and after the remediation. The demonstration center will be constructed with an area of 820m², also construct an environmental protection museum 10,000m², and auxiliary test land (demonstration base) 40,000m².

In addition, scattered replacement of surface bare soil shall be conducted beyond the 2.73 km² area. Replaced area is 0.11km², 165 mu in total.

1.3 Resettlement impact of project

All the 5 subprojects of the project involve land requisition (or temporary land occupation) and house demolition. See table 1-2 for details. Land requisition and house demolition details of each sub-project are provided in Chapter II.

Table 1-3 Resettlement of Subproject

Name of subproject	Temporary land occupation	Permanent land requisition	Resettlement
Treatment and restoration of polluted sites	√	√	√
Construction of utilities for site restoration	√	X	X
Construction of solid waste landfill	X	√	√
Construction of environmental protection demonstration center	X	√	X
Replacement of surface bare soil beyond governance area	√	X	X

1.4 Measure for reducing resettlement

Zhuzhou Qingshuitang Brownfield Remediation Project is carried out in the core industrial zone of Qingshuitang, aiming at brownfield remediation. The project is implemented on land surface, which inevitably leads to land requisition and resettlement. In order to mitigate the impacts brought by land requisition and house demolition, the project management office optimizes the project area, contents and technical implementation route by taking following measures:

1) The project management office determines the project scope reasonably by arranging the project in areas where land requisition and house demolition have small impacts. The core zone of Qingshuitang industrial area covers an area of 16 km², harboring enterprises like Zhuzhou Smelter Group, Zhuzhou Chemical Industry Group, Zhicheng Chemicals, Zhongcheng Chemicals, etc. Though a long-term relocation plan has been hammered out, it cannot be entirely completed in the project period because these enterprises have large-scale production and numerous affiliates. If pollution governance is carried out in the enterprise-centralized area, a huge amount of land will need to be requisitioned. Therefore, the project management office prepares a long-term relocation and pollution governance plan for these enterprises and places the project in an 8.48 km² area away from these enterprises. In that way, large quantity of land requisition can be avoided, pollution governance on continuous lands be carried out, which provides space for future development of the area.

2) Proper technologies and proposals for brownfield remediation shall be selected based on the actual level of soil heavy metal pollution in project area and status quo and

mid/long-term plan of land use in the area, in order to minimize land requisition and house demolition. For instance, ex-situ restoration is adopted for most polluted residential area and parks which are closely related to human activities; soil turn-over and dilution are adopted for moderately-polluted residential area; stabilization/solidification is adopted for most polluted non-residential area like parks, in-situ biological stabilization for most polluted green space, safe burial for sediments of polluted water systems. Based on abovementioned methods, contaminated soil treatment falls into four categories: first, soil treatment of diffused pollution caused by atmosphere dust fall, irrigation of polluted water, etc.; second, site treatment of plant area of closed enterprises; third, treatment of polluted water channels, ponds and sewage ditches; and fourth, treatment of waste residue at slag dump. This way, among the 7 sub-areas within project scope, the 1st, 2nd, and 3rd sub-area are basically farmland and mountain land, free from polluting enterprises, but suffering from slight diffused pollution. Thus no land requisition is required. Residents in the 4th and 7th sub-areas are relatively centralized. In the two sub-areas, main pollution source is diffused pollution. In addition, the roads have been hardened a long time ago due to the early construction of residential area, which presents slight pollution and requires no land requisition. However, the soil in the 5th and 6th sub-areas is most contaminated, requiring enterprises, institutes and scattered residents to resettle for the treatment of their polluted buildings. Thus land requisition is involved.

3) During environmental governance, the site and facilities within project area shall be utilized as much as possible to minimize land requisition and temporary land occupation. For instance, to-be-built contaminated soil (sediment) treatment yard shall be constructed on existing Xinqiao slag treatment yard of 4,000m² and Xiawangang Dehydration Yard of 15,000m². In this way, no further land requisition or temporary land occupation is required. As another example, the abandoned stone pit of Zhuzhou Hehua Cement Plant shall be utilized as solid waste landfill, which avoids additional land requisition and house demolition caused by excavating new landfill.

1.5 Preparation and progress of project

In 2011, Qingshuitang ranks the top of seven key zones requiring environmental

governance, which are approved by State Council in *Implementation Plan of Brownfield Remediation of Xiangjiang River Basin*. Zhuzhou city and Shifeng District have already initiated pollution treatment in their administrative region. Since 2012, several pollution treatment projects have been carried out the project area, such as Integrated Treatment Project of Heavy Metal Pollution and Waste Residue in Qingshuitang Industrial Area, Dahu Lake Heavy Metal Pollution Treatment Project, Wuyagang Integrated Environmental Treatment Project, Tongxia Road Phase II Project, etc. A notice that warns no more new building construction has been made to public. On November 25, 2014, Tongtangwan Office and Project Management Office have published the deadline of resettlement impact statistics of World Bank financed projects. The *Resettlement Plan* of Zhuzhou Qingshuitang Brownfield Remediation Project is prepared based on the essential data of field survey on land requisition and house demolition in affected area, social and economic research on affected population and technical feasibility study. In January, the draft of feasibility report and *Resettlement Plan* of Zhuzhou Qingshuitang Brownfield Remediation Project have already been completed. These documents are subject to the pre-appraisal of the World Bank in April 2015, appraisal of the World Bank in June 2015. Negotiation and contract signing with the World Bank can be expected in the second half of 2015, official implementation in January 2016.

1.6 Formulation of resettlement policies

The resettlement plan is prepared for land requisition and house demolition of World Bank financed projects. The resettlement policies are formulated by Project Management Office (PMO) of Zhuzhou Qingshuitang Brownfield Remediation Project on the basis of intensive survey and investigation after full consultations with Tongtangwan Community Office, affected villages, affected enterprises and affected households and units, and have been approved by all relevant departments of Zhuzhou City. The People's Government of Zhuzhou City promises that, all the policies and standards included in this *Resettlement Plan* conform to the policies of the World Bank on involuntary resettlement as well as related laws and policies of Zhuzhou city, Hunan province and the People's Republic of China. After this *Resettlement Plan* is appraised by the World Bank and approved by the People's Government of Zhuzhou City, all the

policies and standards included in this plan will be strictly followed in the implementation stage.

1.7 Identification of linked projects

The World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation Project is carried out in an area of 8.48 km². According to the treatment scheme in feasibility study, project area is confined within 2.73km². In this area, pollution treatment and construction of roads and other infrastructure have been carried out in Shifeng District since 2012, such as waste residue treatment project and Tongxia Road Phase II construction project. These construction projects involve a certain quantity of land requisition and house demolition. According to the involuntary resettlement policy of the World Bank, these projects are linked projects of Zhuzhou Qingshuitang Brownfield Remediation Project and subject to the review of the World Bank. Therefore, PMO prepares a due diligence report of the resettlement of waste residue treatment project and Tongxia Road Phase II Projects which have been carried out since 2012 for the review of the World Bank. The due diligence report is attached as appendix 2 of this RP.

Furthermore, the feasibility study and design work of the project are still underway. If land requisition and house demolition impacts that cannot be identified for now because additional land requisition and house demolition is required in future beyond this area of 2.73 km² and within in 8.48 km², or specific technical routes of pollution treatment or project construction contents vary during implementation stage, these impacts shall be identified as the linked projects of the project. Regarding these possible land requisition and house demolition impacts of linked project, PMO will prepare a *Resettlement Policy Framework*, and report the details of land requisition and house demolition to the World Bank before these impacts actually take place. PMO shall then prepare a brief resettlement plan, submit it to the World Bank for review and implement it after the approval of the World Bank. The Resettlement Policy Framework is attached as appendix 3 of this RP.

2 Impact Analysis

2.1 Project impacts

Zhuzhou Qingshuitang Brownfield Remediation Project is extremely complicated. According to the data provided by the research unit carrying out feasibility study, the technical route of soil heavy metal pollution treatment is as follows:

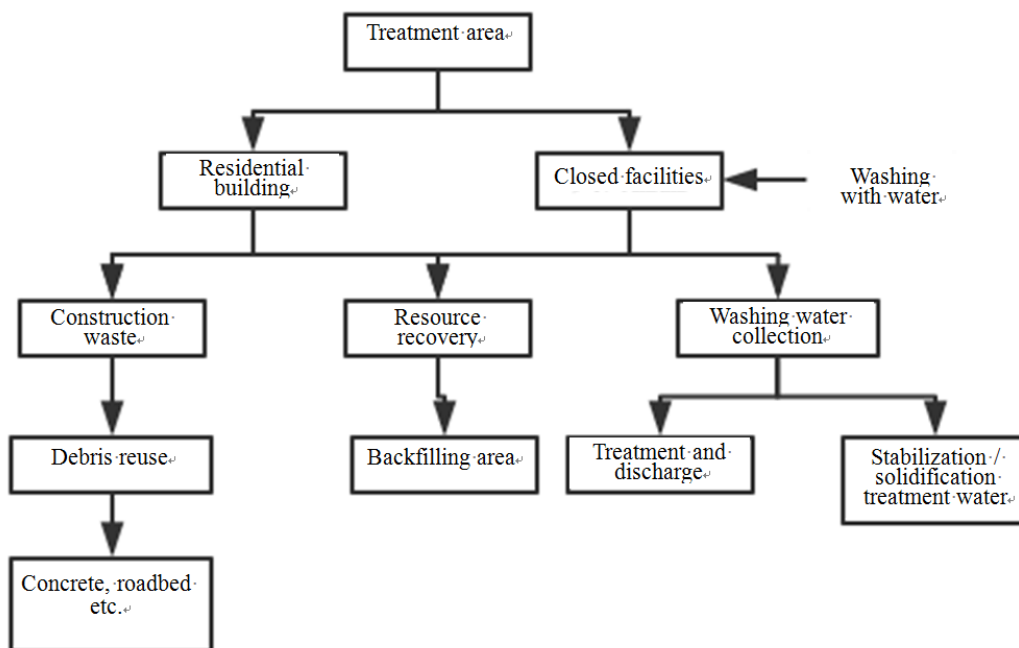


Figure 2-1 Technical Route of Soil Heavy Metal Pollution Treatment

According to the technical route, the logical approach of resettlement impacts of the project is as follows:

- 1) Determine project area, i.e. the 8.48km² in Qingshuitang, according to project goal.
- 2) Investigate the current condition and site pollution of project area.
- 3) Based on site pollution investigation, draw a site pollution distribution map according to current status of land use. Determine the target of treatment according to the type of land use, thus obtain regional risk distribution map.
- 4) According to risk distribution map and implementation of environmental treatment in the area, classify areas into risk-free areas (including projects which are underway and completed), risk controllable areas and risky areas. Based on that, the

project area includes area of 2.73km² requiring treatment, and area of 5.75km² not requiring environmental measures.

5) According to pollution level and future land use in the 2.73km² area, following treatment scheme is determined:

- Site cleaning route in area under treatment

Before soil remediation in polluted area, site cleaning shall be carried out, including demolition of buildings of single-family detached home and closed enterprises, and recovery of rebar and windows & doors. Protective measures shall be taken as well. Building of closed enterprises shall be rinsed. Used rinse water shall be collected for stabilization/solidification or discharged after treatment.

- Technical route of soil treatment in polluted site

Considering the level of soil heavy metal pollution and *Controllable and Detail Plan of Zhuzhou Qingshuitang New Ecological City*, ecological restoration, replacement, stabilization/solidification, chemical incineration or in-situ isolation shall be carried out according to soil pollution type after site cleaning.

- Technical route of pond, ditch pollution treatment

Drain polluted ponds and channels as well as ditches then dredge them. Ponds shall be drained and dredged zone by zone. Channels and ditches shall be diverted section by section for drainage and dredging.

- Technical route of organic soil pollution treatment

Polluted organic soil in project shall be excavated and transported to cement kiln of Zhuzhou Cement Plant for incineration.

- Technical route of waste residue treatment

Waste residue left in project area shall be excavated and transported to stabilization/solidification landfill for treatment, then transported to industrial solid waste landfill for burial.

6) Based on above treatment schemes, whether land requisition and house demolition is required can be determined. As a result, finally identified area involving land requisition and house demolition is 0.18 km².

Conclusions are: the project area is 8.48 km², including 2.73 km² of requiring soil heavy metal pollution treatment. In the 2.73 km² area, A land of 0.18 km² is to be requisitioned due to pollution treatment, the rest 2.55 km² is to be temporarily rented for

pollution treatment.

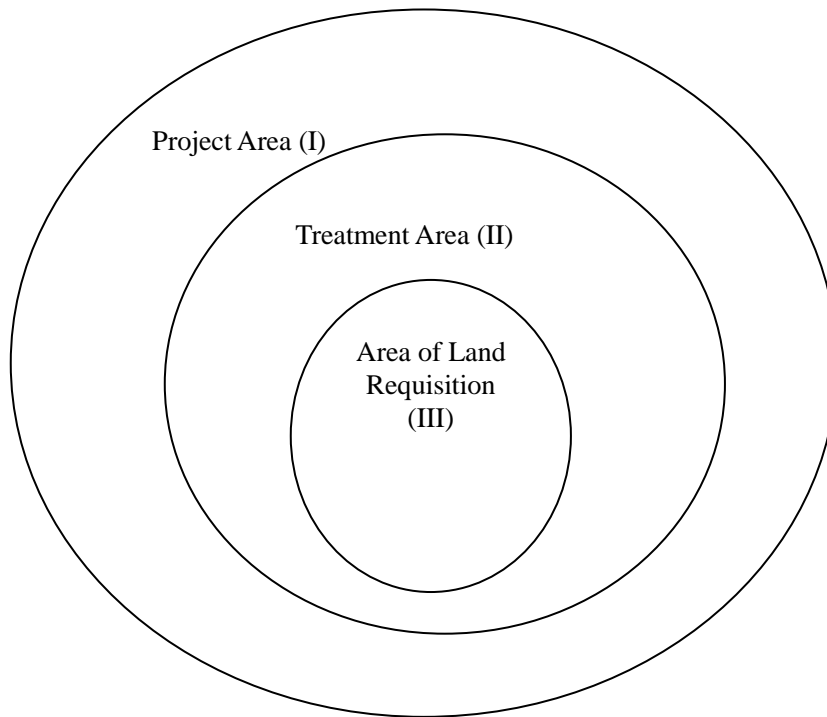


Figure 2-2 Schematic Map of Project Area

Project area (Scope I): 8.48 km².

Treatment area (Scope II): 2.73 km². Various measures shall be taken in the area to treat pollution. Except land within Scope III, the rest land is to be temporarily rented for pollution treatment.

Area of land requisition (Scope III): 0.18 km². This area will be requisitioned and buildings in it demolished for pollution treatment.

In addition, scattered replacement of polluted surface bare soil will be carried out beyond Scope I and Scope II. The total area of replacement is 0.11km², i.e. 165 mu. Such replacement can be completed in a short time. Therefore, the land where replacement will take place is to be temporarily rented.

The physical investigation of land requisition and house demolition is based on above boundaries. Terms in project impacts are:

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

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

construction.

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

(4) Affected land attachments: Various land attachments affected by permanent or temporary land occupation..

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

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

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

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

(9) Affected labors: Labors who are engaged in agricultural production in the expropriated lands.

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

2.2 Closing date of project impacts statistics

In 2011, the State Council has approved the Zhuzhou Qingshuitang pollution treatment plan. In 2012, Zhuzhou city has initiated relevant treatment project and laid strict control for new construction projects since then. Authorized by the People's Governments of Zhuzhou city and Shifeng District, PMO and Tongwan Office have publicly issued the construction banning order in project area on November 25, 2014. November 25, 2014 is marked as the closing date of impacts statistics of land requisition and house demolition in project area. The investigation and impacts statistics of land requisition and house demolition of the project will be subject to that date. Buildings and various land attachments constructed after that date will not be

compensated.



Picture 2-1 Construction Banning Order Issued in Project Area

2.3 Project impacts survey

From May to November 2014, the work personnel of Project Management Office of Zhuzhou Qingshitang Brownfield Remediation Project, Involuntary Resettlement Research Center of Wuhan University, Tongtangwan Community Office and villages conducted survey on resettlement of the project.

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

1. Desk Review

a. Social and economic statistics of Zhuzhou City and Shifeng District where the project is located, Tongtangwan Community Office, such as statistic yearbook, population census data and various document literature.

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

2. Collection of background information on local society and economy

a. The basic situation of affected households and the situation of vulnerable

households within the surveyed area;

b. Public views and suggestions;

c. Basic situation of affected villages: population, labor force, industrial structure, land use, etc.

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

a. Property ownership and utilization situation of affected land;

b. Demolished buildings and other land attachments: location, type, quantity, property ownership;

c. Type and quantity of various public facilities;

d. Situation of affected enterprises.

As per the requirements of the World Bank, the survey has taken samples from the households affected by land requisition and house demolition and collected information of 48 households to learn about the basic economic situations of their households. The participation of affected communities and villages is also encouraged to seek opinions and advice on resettlement of affected population. In the mean time, the work personnel has hold meetings with personnel from Shifeng District Land Requisition and Compensation Office and Tongtangwan Key Works Office to learn about the policies on and implementation of compensation for land requisition and house demolition of various projects in Qingshuitang. The in-depth survey has provided data for the formulation of the *Resettlement Plan*.

2.4 Overview of project impacts

According to survey summary on resettlement, the general situation of Zhuzhou Qingshuitang Brownfield Remediation Project is as follows:

Affected area: The project is entirely located in the administration area of Tongtangwan Community Office, Shifeng District, Zhuzhou city, involving 7 communities (villages), i.e. Xiawan New Village, Yingfeng Community, Qingxia Community, Jianshe Village, Tongtangwan Community, Dingshan Community and Zhushan Community. Land requisition and house demolition involves Yingfeng Community, Qingxia Community and Jianshe Village. The rest only involves temporary land occupation.

Impact of demolition:

The total area of demolished buildings in the project is 31539.80m², which includes private houses of 94 households, with a total area of 21993 m² of demolished buildings, and 3 closed enterprises, with a total area of 9,546.80 m² of demolished buildings.

Impact of land requisition:

The total area of requisitioned land in the project is 272.53 mu (18.17 hectares), including 215.14 mu (14.34 hectares) of collectively-owned land, 57.39 mu (3.83 hectares) of state-owned land and 4189.97 mu (279.33 hectares) of temporary land occupation.

See Table 2-1 for overview of land requisition and house demolition in this project.

Table 2-1 Overview of Land Requisition and House Demolition in the Project

Name of sub-project	Occupied land (mu)		Resettlement			
	Temporary	Permanent	Household		Enterprise	
			Area (m ²)	Affected household/person	Number	Area (m ²)
Treatment and restoration of polluted site	4008.67	115.14	21993	94/372	3	9546.80
Construction of utilities for site restoration	6.30	0	0	0	0	0
Construction of solid waste landfill	0	57.39	0	0	0	0
Construction of environmental protection demonstration center	0	100.00	0	0	0	0
Replacement of surface bare soil	165	0	0	0	0	0
Total	4189.97	272.53	21933	94/372	3	9546.80

2.5 Impact of land use in the project

The project involves permanent land requisition and temporary land occupation. Land permanently requisitioned is the land that requires engineering measures for soil heavy metal pollution treatment and that will be used permanently. Such land will be requisitioned by Zhuzhou Cyclic Economy Investment and Development Group Co.,

Ltd through Shifeng District Land Requisition and Compensation Office. The nature of such land will shift to state-owned land from collectively-owned land. Land temporarily occupied is the land that is temporarily rented to Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd during to contaminated soil treatment period and will be returned to the original owner of the land. The nature of such land does not change. According to survey, land to be requisitioned for pollution treatment and project construction is 272.53 mu, including 57.39 mu of state-owned land and 215.14 mu of collectively-owned land. Land to be temporarily rented is 4189.97 of collectively-owned land. See table 2-2 for distribution of permanently requisitioned land and temporarily rented land.

Table 2-2 Land Requisitioned and Temporarily Occupied Collectively-owned Land in the Project (mu)

Village (community)	Temporary land occupation	Permanently requisitioned land				
		Construction land	Farmland with shifted nature	Forest land	Unutilized land	Subtotal
Xiawan New Village	3098.6	0	0	0	0	0
Yingfeng Community	343.77	20.92	7.08	0	36.05	64.05
Qingxia Community	0	100	0	0	0	100
Jianshe Village	203.38	24.93	3.24	1.16	21.76	51.09
Tongtangwan Community	524.42	0	0	0	0	0
Zhushan Community	6.6	0	0	0	0	0
Dingshan Community	13.2	0	0	0	0	0
Total	4189.97	145.85	10.32	1.16	57.81	215.14

According to project plan, land requisition is required in subprojects such as soil pollution treatment, construction of environmental protection demonstration center, etc. The total area of land requisitioned is 272.53 mu (18.17 hectares). Land requisitioned is located in 3 communities (villages). In terms of area, Yingfeng Community has the most land requisitioned, mainly construction land. Yingfeng Community is also one of the most polluted communities close to Zhuzhou Smelter Group, Zhuzhou Chemicals Group and other industrial enterprises. Therefore, the most extensive pollution treatment and demolition of a relatively large number of houses are carried out in Yingfeng

Community. Hence, the most land is requisitioned in the Community. The remaining three communities only involve small-scale temporary land occupation. What we learn from Tongtangwan Community Office is that permanently requisitioned farmland with shifted land nature in QingXia Community, Yingfeng Community and Jianshe Village accounts for 2.22%, 1.12% and 0.18% respectively of the total land of the same nature owned by the communities (villages).

Except acquiring above-mentioned collectively-owned land, a state-owned construction land of 57.93 mu will also be requisitioned for the construction of solid waste landfill. Currently, that state-owned construction land is an abandoned pit of a mine.



Picture 2-2 Solid Waste Landfill

According to the technical route of the project, in the treatment area of 2.73km², a total land area of 272.53 mu will be requisitioned. The use right of the rest land during treatment period shall be obtained in a manner of lease, so that contaminated soil treatment can be carried out. In light of statistics, temporary land occupation covers an area of 4189.97 mu (279.33 hectares). Land temporarily occupied is forest land, unutilized farmland, roads, etc. which do not constitute the income of the land owners. Therefore, temporary land occupation will not affect substantially their living standards.

2.6 Demolished private buildings

According to the affect area provided by design department and demolition plan determined upon the technical route of contaminated soil treatment, upon confirmation by on-site survey, for construction of this project, building of 21993m² of 94households will be demolished. The 94 households have a population of 372, average 3.95 persons per household. The average floor area per household is 233.97 m², average floor area per person 59.12 m².

2.7 Affected enterprises

There are 6 enterprises will be impacted by this project. Among the affected enterprises , 3 of them were closed .They are Zhuzhou Hongji Zinc Industry Company, Zhuzhou Xinda Metallurgy Company, and Zhuzhou Kangli Metallurgy Company. One of the enterprise went bankrupt and the asset were disposed(Tiancheng Chemicals Company, the land use right now is belong to Guanhong Real Estate Coppany), one of them went bankrupt but the asset wis to be disposed(Tianyuan Textile Company, now the land is used by Xiongdi Industry Company). Only Hehua Cement Plant is still producing normally。

Table 2-3 The affected Enterprises

No	Enterprise	Contents of treatment			
		Area	Area of demolished buildings	Buildings requiring rinsing	Attachments demolished
1	Xinda Metallurgy	1840.59	4753.60	97.80	None
2	Tianyuan Textile	1146.50	0	0	None
3	Hongji Zenic	1146.50	0.00	0.00	Rotary kiln
4	Kangli Metallurgy	1837.33	1116.2	116.5	None
5	Guanhong Real Estate	1916.88	3677.00	180.00	None
6	Hehua Cement Plant	4331.90	0	7316.46	None
Total		115409.50	9546.80	7710.76	

Technical route of pollution treatment varies with the pollution level of these enterprises. According to the treatment scheme provided in feasibility study, bare

contaminated soil in these 6 enterprises will be replaced with borrowed land. Some buildings in 3 enterprises will be demolished. The total area of to-be-demolished buildings is 9,546.80m². Other buildings of 7,710.76 m² will be rinsed. Since the enterprises have closed down, pollution treatment will not affect the operation. Therefore, only demolished buildings and equipment require to be compensated in the project.

2.8 Affected public facilities

Survey finds that public facilities are affected by land requisition and construction in two ways: one is countryside cement road. A road section of 1,500m along low drainage ditch will not be available for traffic due to construction and 2,000m hardened road in Qingxia Mayuan Group will be affected; second is electricity facilities in demolition area. Electricity facilities include 3 transformers and 20 poles of 200V power transmission line.

2.9 Affected vulnerable group

In this project, the vulnerable group refers to people who are easiest to be hurt and unable to adjust to the change brought by project construction. The vulnerable group mainly includes the following types:

- The elderly without family, which refer to the elderly over the age of 65, who are single and have no legal obligor of support.
- Single families, which refer to families whose householder is a single and has minor children.
- Orphans, which refers to children under the age of 16 who have no parents.
- Poor families
- The disabled, which refers to people whose psychological or physiological structure has lost the normal functions, completely or partly lost the ability to engage in normal activities.
- Other families with special difficulties.

Based on survey, 10 particularly vulnerable families are identified among the affected families, with a population of 36. The area of affected buildings is 2,605m², average 72.36 m² per person. Based on average level, the living areas of 10 vulnerable

households are not small except two households which have a living area less than 100m². Therefore, the two families shall be given special attention.

Table 2-4 Affected Vulnerable Families

No.	Community/ village	Name of householder	Number of family member	Area of demolition	Description
1	Xiawan New Village	Feng Zaoliang	6	520	Disabled, household enjoying the minimum living guarantee
2	Xiawan New Village	Liu Jihong	4	330	Disabled
3	Xiawan New Village	Liu Furong	4	380	household enjoying the minimum living guarantee
4	Xiawan New Village	Liu Lixin	5	240	household enjoying the minimum living guarantee
5	Xiawan New Village	Feng Meisheng	3	260	household enjoying the minimum living guarantee
6	Yingfeng Community	Guo Zhenghai	4	360	household enjoying the minimum living guarantee
7	Jianshe Village	Ye Lin	3	240	household enjoying the minimum living guarantee
8	Qingxia Community	Kuang Tian Min	1	60	households enjoying the five guarantees
9	Qingxia Community	Wu Xiang Rong	3	170	household enjoying the minimum living guarantee
10	Qingxia Community	He Ju	3	45	household enjoying the minimum living guarantee
Total			36	2605	

3 Analysis of Project Social Impact

3.1 Overview of the project-affected area

Zhuzhou Qingshuitang Brownfield Remediation Project is located in the core area of Qingshuitang Circular Economy Industrial Zone. Qingshuitang was just a community office in the north Zhuzhou before 1997. In 1997, the division of administrative region changed. Zhuzhou is divided into four districts i.e. Shifeng, Hetang, Lusong and Tianyuan. Qingshuitang is governed by Shifeng District which covers a state-owned area of 92 km² and holds a population of 250,600 with an urbanization rate of 97.33%. In 2007, Qingshuitang was listed among the 2nd group national pilot parks for circular economy development. The governance of Hunan province also listed Qingshuitang into 5 demonstration sites for building comprehensive and auxiliary reform pilot area in Changsha-Zhuzhou-Xiangtan City Cluster with an aim of being energy-saving and environmentally-friendly. In 2009, the government of Zhuzhou city established Zhuzhou Qingshuitang Circular Economy Industrial Zone which is administered by Shifeng District and exercises its economic management function.

Qingshuitang industrial zone has a long history of development. It was one of the 156 key projects initiated during the first and second five-year plan periods. It also was the main industrial zone Zhuzhou, Hunan, and cradle of Zhuzhou industry. Currently, nonferrous metallurgy and heavy chemical industry based have been established in Qingshuitang, which allows Qingshuitang to become an iconic industrial zone in Hunan and nationally renowned metallurgy base. Over 60's development, Qingshuitang Zone has contributed 48 billion Yuan to national tax revenue. Zhuzhou Qingshuitang Circular Economy Industrial Zone has a planned area of 47 km², centered in Qingshuitang industrial area which covers an area of 15.15 km² and holds population of 50,000.

World Bank financed soil heavy metal pollution treatment project is entirely located in Qingshuitang industrial area. Administratively, the area is governed by Tongtangwan Community Office, Shifeng District.

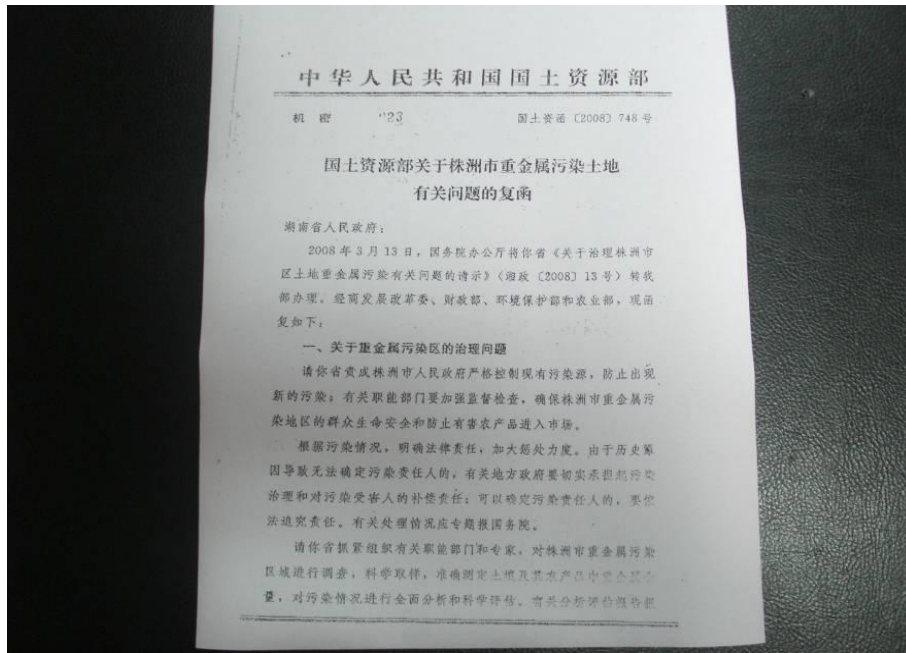
Tongtangwan Community Office governs 8 communities, i.e. Tongtangwan, Zhushan, Yingfeng, Qingshuitang, Xianghe, Dingshan, Yangmeitang and Qingxia, and 4 administrative villages, i.e. Qingshui, Jianshe, Changshi and Xiawan New Village. It covers an area of 27.95km² and holds a registered population of 39,000 and a resident

population of 45,000.

Table 3-1 Basic Information of Tongtangwan Community Office Where the Project is Located

Community (village)	Area (km ²)	Population	Per capita income in 2013 (Yuan)
Tongtangwan Community	3.25	7152	9000
Zhushan Community	0.6	1974	20000
Yingfeng Community	4	1980	12000
Qingshuitang Community	2.5	6354	21000
Xianghe Community	0.8	838	10000
Dingshan Community	1.3	5465	10000
Yangmeitang Community	0.6	4732	12000
Qingxia Community	1.5	1680	3570
Qingshui Village	1.5	951	10000
Jianshe Village	1.9	1580	10000
Changshi Village	4	2076	9200
Xiawan New Village	6	4300	9300
Total	27.95	39082	136070

Since 1950s, more 200 enterprises, including Zhuzhou Smelter Group and CNSIC-Zhuzhou Chemical Industry Group, have settled in Qingshuitang. Long-term emission of waste gas, water and residue results into high heavy metal content in soil of the area, which presents great harm and becomes the main heavy metal pollution source of Xiangjiang river basin. For now, the water bodies and soil in Qingshuitang are all polluted to varying degrees. Especially, the pollution of heavy metals such as cadmium, arsenic and lead is so serious that the physical and chemical properties of soil in the district have changed, which affects the living and production of residents in the area.



Picture 3-1 Documents about Changes in Physical and Chemical Properties of Soil in Qingshuitang Issued by Ministry of Land and Resources

The No.748 Letter issued by Ministry of Land and Resources in November 2008 has expressly stated that, contaminated soil in Qingshuitang is not suitable for growing agricultural crops and the type of land shall be changed. Members of collective economic organization of the land shall be compensated and resettled as per relevant standards. In 2009, upon the requirement of the Ministry of Land and Resources, the farmland in Qingshuitang core area is changed into construction land. Residents governed by Tongtangwan Community Office become urban residents and incorporated into urban resident employment and social security network. Formerly contracted farmland from economic organization does not constitute the income source of the residents in the area any more.

According to overall planning and administrative division of Qingshuitang industrial area, the project area can be divided into seven sub-areas, i.e. Xiangshiling, Qingshi, Tongtangwan, Tongxia, Qingshui, Yingfeng and Qingshui Lake.

Table 3-2 Basic Information of Sub-areas

No.	Name of sub-area	Area (km ²)	Population
1	Xiangshiling	1.24	1081
2	Qingshi	1.21	854
3	Tongtangwan	1.23	1185
4	Tongxia	1.05	1205
5	Qingshui	1.10	504
6	Yingfeng	0.97	546
7	Qingshui Lake	1.68	862
	Total	8.48	6237

3.2 Identification of stakeholders of the project

Zhuzhou Qingshuitang Brownfield Remediation Project is carried out in an area of 8.48 km². Based on survey results, the area is classified into several types according to pollution level. It is determined to adopt different treatment methods in area of different types. During treatment, various stakeholders are concerned. Here, stakeholders refer to those who have direct or indirect interest in the preparation and implementation of the project and who have direct or indirect impacts on the success of the project. It is significant for good preparation and complete implementation to identify the stakeholders of the project, analyze their impacts on the preparation and implementation of the project, their demands and possible attitudes.

After in-depth study on various documents of the project and field survey on project area, it is confirmed that stakeholders of the project include:

1. Management Committee of Qingshuitang Circular Economy Industrial Zone (Shifeng District Government)

Qingshuitang is governed by Shifeng District in administrative perspective. In 2009, Qingshuitang Circular Economy Industrial Zone was established. The management committee of the industrial zone is run by Shifeng District government which thus becomes the administrative agency of the area where the project is located. As a level-1 government administrative institution, the Management Committee of Qingshuitang Industrial Zone (Shifeng District Government) bears the role of administrating the social and economic development in the zone, implementing national strategies like *Implementation Plan of Overall Relocation and Transformation of Qingshuitang Old Industries* and *Implementation Plan of Heavy Metal Pollution Environmental Governance of Xiangjiang River Basin*, and promoting the upgrading of economic structure in the area. Therefore, the Management Committee (Shifeng District Government) is directly responsible for the preparation and implementation of the project.

2. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd

Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd, a wholly state-owned company, is established by the Management Committee of Qingshuitang Circular Economy Industrial Zone (national level) and Shifeng District Government and

restructured in June 2013. The company is an investment and financing platform developed by Shifeng park zone, bearing the role of carrying out environmental governance and ecological restoration, infrastructure construction, land purchasing and storage, cultivation and service for environmental protection industries, investment in projects and stock rights, etc. It is also authorized by Qingshuitang Circular Economy Industrial Zone as the general control platform for primary land development within the zone and the development and operation of the zone. The company also is responsible for the resettlement and upgrading of Qingshuitang old industrial zone, investment in the construction of Tianxin Rail Technology City and the preparation and implementation of the project. Contaminated soil treatment in Qingshuitang is the goal of the project. The goal, however, is connected with the long-term development strategy of the company. Therefore, the scale and implementation method of the project is subject to the long-term development goal and capacity of the company.

3. Enterprises closed and resettled due to pollution treatment of the project

A complete industrial chain centered on metallurgy and chemical engineering has been established in Qingshuitang for a long time. Over 200 enterprises gathered here. In recent years, Shifeng District Government takes greater and greater efforts in implementing national environmental protection policies while carrying out pollution treatment. Especially, a number of small-scale and backward enterprises that discharge heavy pollution and fail to meet emission standard have been closed or resettled since the implementation of *Implementation Plan of Overall Relocation and Transformation of Qingshuitang Old Industries* and *Implementation Plan of Heavy Metal Pollution Environmental Governance of Xiangjiang River Basin* approved by the state and Hunan province. Since 2013, a total of 18 enterprises, mainly in metallurgy, chemical engineering and construction material industries, have been closed or resettled in succession. Such closure and resettlement mitigates the pressure of environmental pollution and provides space for soil heavy metal pollution treatment.

4. Enterprises that are still operating in Qingshuitang

Though a number of small-scale enterprises are closed, old industries resettled, currently, there are still over 100 enterprises engaging various industries operating in Qingshuitang. Furthermore, these 100 enterprises are those of key importance in environmental protection, such as Zhuzhou Smelter Group, CNSIC-Zhuzhou Chemical

Industry Group, Kibing Group, Hunan Haili Chemical Industry, etc. These enterprises are large-scale and pillars for the economic development of Shifeng District even Zhuzhou. Though these enterprises can well manage their environmental governance and emission, they are still the focus of environmental protection in the area. Though the emissions of these enterprises meet the standards based on monitoring carried out by environmental protection department, the enterprises shall still take direct responsibility for the accumulated pollution in the long term. Surrounding residents report that these enterprises discharge excessive pollutants when regulatory institutions fail to do their job. Therefore, these enterprises are important stakeholders during the preparation and implementation of the project.

5. Tongtangwan Community Office

The affected area of the project is centralized in Tongtangwan Community Office. Among the 11 communities and villages governed by the Office, 10 of them are involved in the project. For a long time, Tongtangwan Community Office has reported the pollution issue to relevant departments of Shifeng District and Municipal government, carried out negotiation for solution, and calmed down the residents. After the closure and resettlement of enterprises is initiated in the area, a key project office was established by the Community Office to take charge of the closure and resettlement of enterprises. During the implementation of the project, Tongtangwan Key Project Office will be responsible for formulating policies on land requisition and house demolition and implementing the policies.

6 Residents who are affected by the project and need to be resettled

A large-scale soil heavy metal pollution treatment is carried out in the project. Therefore, some demolished buildings of residents shall be resettled beyond project area. These residents has suffered from the contaminated soil and polluted air and water for a long time and their normal production and lives are affected significantly, so they crave for the pollution control and treatment and have high expectation for outward resettlement. However, they also hope there are acceptable compensation and resettlement policies.

7. Residents who are not incorporated into resettlement plan at current stage

Because the pollution level of soil varies greatly with location, various treatment methods are adopted. At certain locations, the residents may be resettled outward to

provide space for pollution treatment. At other locations, the pollution level of heavy metal in soil is relatively low due to hardened pavement and building coverage, so there is no need for the residents in these locations to remove at current stage. Generally, the residents in Qingshuitang are most concerned with the environmental pollution of the area and all hope to move outward. If some residents are not incorporated into the resettlement plan of the project while some are, explanation shall be provided.

3.3 Stakeholders' knowledge of the project and attitude towards the project

1. Management Committee of Qingshuitang Circular Economy Industrial Zone (Shifeng District Government)

Management Committee of Qingshuitang Circular Economy Industrial Zone (Shifeng District Government) is the administrative institution in the project area and plays an important role for the implementation of the project and transformation and upgrading of industrial zone. In the meantime, the preparation of the project is also carried out under the leadership of the Management Committee and government leaders. The Management Committee and District government principles are also the principles of Project Management Office. Therefore, the Management Committee and government fully understand the information about the preparation and implementation of the project, and support the project. At the same time, as the administrative institution at a bigger level and the spokesman of public interest, they are concerned with not only the preparation and implementation of the project but also the stability and development of the area. Therefore, they will look out the interest of other stakeholders of the project while promoting the preparation and implementation of the project.

2. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd

As the institution implementing the project, Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd is the source of all original project information and most active promoter of the project. However, restricted by the long-term development strategy and the nature of the company, the soil heavy metal pollution treatment has to be combined with a series of operating factors of the company such as the cost and profit, possibility of long-term profit, sustainability of cash flow at sight. Therefore, the company has to consider the scope, technical route and implementation of soil heavy

metal pollution treatment in an integrated manner and select the most reasonable scheme to promote the preparation and implementation of the project.

3. Enterprises closed and resettled due to pollution treatment of the project

These enterprises have been targeted in pollution treatment due to heavy pollution and backward product capacity. They are also the victims of environmental pollution. Resettlement and compensation for closing provides an opportunity to develop in new or original field with new process and technology & equipment. For these enterprises, resettlement is a good opportunity to walk out of environmental pollution with the help of policies on environmental governance. Therefore, if resettlement and compensation can be provided in place, enterprises will proactively participate in closing and resettlement and support the project.

4. Enterprises that are still operating in Qingshuitang

These enterprises are of large-scale production, advanced process and good awareness of and capacity in environmental protection. According current environmental policy and monitoring results, the emission of these enterprises meet the standard. However, these enterprises in general are considered as the source of pollution by surrounding residents due to their long-term operation. Though a lot of efforts have been made by Community Office and these enterprises have reached an environment compensation agreement with the residents, harmony may not be the right word to describe the relation between these enterprises and surrounding residents. Though these enterprises have been listed into long-term resettlement plan, they are still operating at current stage. On one hand, these enterprises generally support the project and especially hope that surrounding residents to move out of project area, which can erase the adverse impact on operation. But on the other hand, these enterprises fears that the construction of the project would affect the normal operation of enterprises, and expects there will be scientific organization and arrangement.

5. Tongtangwan Community Office

For a long time, the residents in Tongtangwan have suffered from the environmental pollution and have conflicts and problems with various enterprises. Tongtangwan Community Office bears great pressure for maintaining the social stability in the local area by handling and coordinating various conflicts. Therefore, Tongtangwan Community Office strongly supports the project and hopes that the project

will resettle affected residents into location with better environment and that the pollution treatment can provide a new opportunity for developing local economy.

6. Residents who are affected by the project and need to be resettled

The residents in the villages of the project area have suffered from polluted air, water and soil for a long time. Many residents express that they are living under fire. In their statements, the survey summaries 3 main harms brought by the environmental pollution: 1) they have to give up farming on farmland, which deprives them of income. 2) The healthy was affected by the pollution. Blood lead concentration exceed standard in general. Respiratory disease is high incidence in the area. 3) People are difficult to be drawn in due to environmental pollution. Auxiliary facilities are in short, which brings inconvenience. Therefore, the residents warmly welcome the project and urgently hope that the pollution in the area can be rooted out. They fully support the project and expect that resettlement could be the priority of pollution treatment works.



Picture 3-3 Previous Coverage of Pollution in Qingshuitang by Local Newspaper

Residents in Project Area Suffer from Environmental Pollution

Information gathered during social impact survey reveals that the residents in project area suffer greatly from environment pollution:

- Mr. Yuan from Yingfeng Community reported: flowers and vegetables could not grow on the land of Qingshuitang. They are poisonous and not edible. Locals did not grow vegetables here and brought them from outside. Chickens raised on the polluted soil become abnormal. The eggs are too firm to eat.

- Mr. Feng from Qingxia Community reported that the doors, windows, air-conditioners and bicycles are out of use due to erosion by polluted air in less than half a year. The concentrations of lead, zinc and cadmium in residents' blood are extremely high. High incidence of respiratory diseases and cancer is present in the area. People with cancer are relatively young. Once the local newspaper called one village "Widow's Village" in its coverage.

- Ms. Z was too sad to shed tears when she talked about her son died of cancer after his dad died of the same. Another young mother, Ms. C cannot hold her tear when she thought of that the high concentration of blood lead has brought lifelong damage to the health of her 3 and half year old son.

- Mr. M from Qingxia Community had showed us the analysis and test result of contaminated soil carried out by students from Tsinghua University.

Ms. Y from Jianshe Village was still planting vegetables on the open land in front of her house. She said that she knew the soil was contaminated and grown vegetables cannot be eaten. But she cannot bear the image of open land without any crops. She forced herself to eat the vegetables she grew because they did not cost money. Mr. H said gardening was his habit. He had to transport soil from the Hexi, so that he can plant some flowers. He relied on medicine and felt that there would be no hope in his life if he did not move out this "Place of Hell".

7. Residents who are not incorporated into resettlement plan at current stage

The project will be carried out stage by stage. Only part of residents needs to be resettled in preliminary stage. Residents who are not incorporated into resettlement plan will feel disappointed and hope the pollution treatment project could be carried out as soon as possible, so that they can live in unpolluted environment in short time.

Table 3-3 Relations between Stakeholders and the Project and Stakeholders' Attitude toward the Project

Stakeholder	Relation with the project	Role in the project	Attitude toward the project
Management Committee of Qingshuitang Circular Economy Industrial Zone (Shifeng District Government)	It hopes the project construction could improve the relation between residents and polluting enterprises, stir up the development of the area and facilitate the economic development of the area	Institution that plans and organize the project	Strongly support
Zhuzhou Cyclic	It hopes to provide a	Institution that	The biggest activist

Economy Investment and Development Group Co., Ltd	platform for realizing its long-term strategy through the construction of the project	implements the project	of the project
Enterprises closed and resettled due to pollution treatment of the project	These enterprises will be resettled and compensated and get an opportunity for second life.	Those who are affected by and profiting from the project	Generally, they support the project but require reasonable compensation or resettlement
Enterprises that are still operating in Qingshuitang	Historically, they are the pollution source. Currently, they are providing environmental pollution compensation of certain amount to surrounding residents	They are indirectly affected by the project. On one hand, they want to shake off the burden of pollution, but on the other hand, they fear that the construction of the project could affect their normal operation.	They support the project in general and hopes there is reasonable organization and scientific arrangement
Tongtangwan Community Office	It hopes pollution treatment could reduce the risk of social instability in pollution area, and create environment for economic development	Direct beneficiary	It strongly supports with positive attitude
Residents who are affected by the project and need to be resettled	They suffer from pollution for a long time and hope to walk out of the current difficulty.	Direct beneficiary	They are satisfied with current resettlement policies and hold positive attitude toward the project
Residents who are not incorporated into resettlement plan at current stage	They suffer from the pollution to a varying degree and hope to walk out of the current difficulty	Indirect beneficiary	They support the project and hope to be incorporated into resettlement plan.

The survey on 232 persons (including 48 resettled households) sampled from affected population in communities and villages under Tongtangwan Community Office has shown that, the public in Qingshuitang is fully aware of the pollution in the area and urgent to treat the pollution, and strongly support the project.

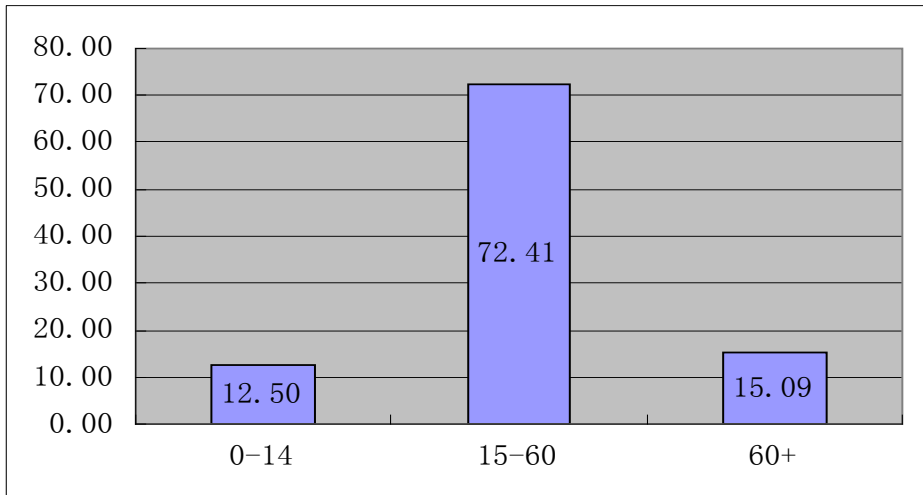


Figure 3-1 Age Distribution of Affected Residents (%)

In light of the age distribution of residents, the economically active population accounts for 72.41% of the whole population of the affected residents. Aged population ratio is relatively high. Such facts echo with the emotions expressed by the affected residents in the survey and the actual situation that many young people seek outside employment considering the heavy pollution and single industrial structure in the area. In addition, many residents the pollution could pose threat to the health of next generation. Therefore, people all arrange their children to go to schools and live beyond the area as far as possible if condition allows, which leads to the low ratio of young population.

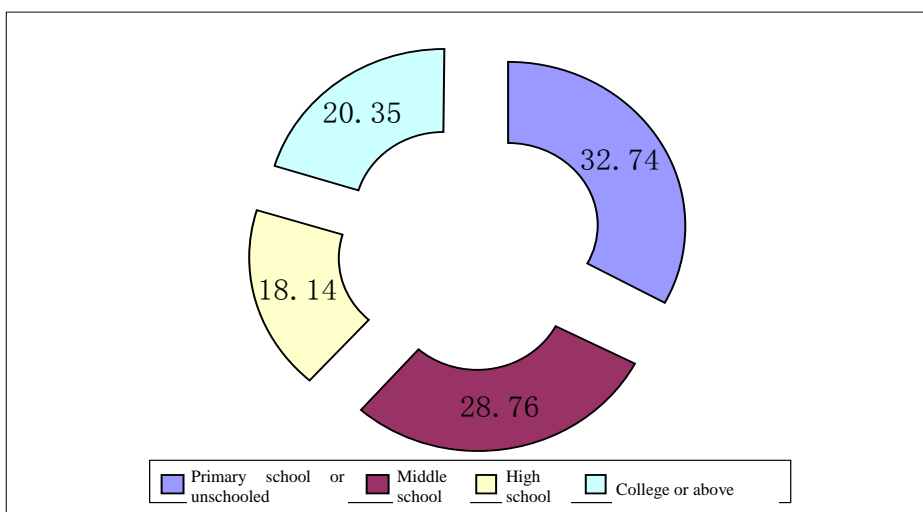


Figure 3-2 Distribution of Education Level of Affected Residents

Over 60% of the affected residents are primary and middle school graduates. Therefore, the overall education level of affected resident is low. Among investigated adults, 36.59% work for various industries in a flexible manner in Zhuzhou. Their job position changes often; 28.04% work for local enterprises, and 23.17% in service industry and 12.2% in public institutions. Total sample coincides with the resettled households in terms of employment trend.

Table 3-4 Employment Trend of Affected Population (%)

Employment	Total sample	Resettled
Local factories	28.04	28.04
Local service industry	23.17	23.17
Public institutions	12.2	12.2
Work for various industries	36.59	36.59

Regarding income level, the average annual income of respondents is about 15,000 Yuan. Among them, the annual income of 4.4% is less than 10,000 Yuan, that of 10% above 30,000 Yuan. The total sample varies a little with the survey results of affected residents.

Table 3-5 Income Level of Affected Residents (%)

Annual income	Total sample	Resettled residents
Below 10,000 Yuan	4.4	4.17
10,000 to 13,000 Yuan	25.25	27.08
13,000 to 16,000 Yuan	37.36	37.50
16,000 to 30,000 Yuan	23.08	20.83
30,000 Yuan	9.89	10.42

Regarding income source, the main income of residents on collectively-owned land is salary. Income from agriculture is less than 15%. Either total sample or resettled households is the situation.

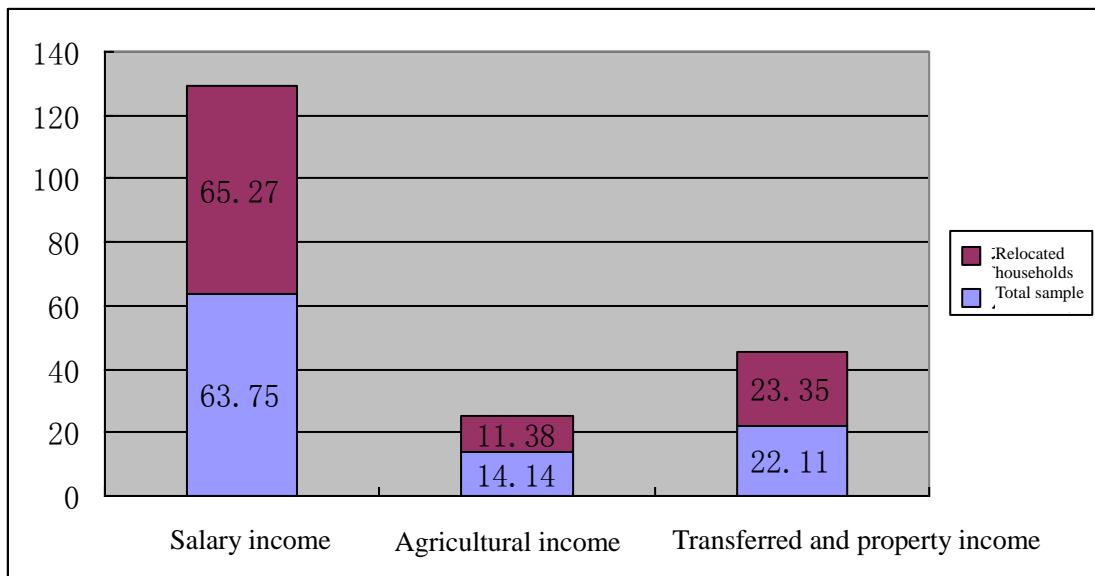
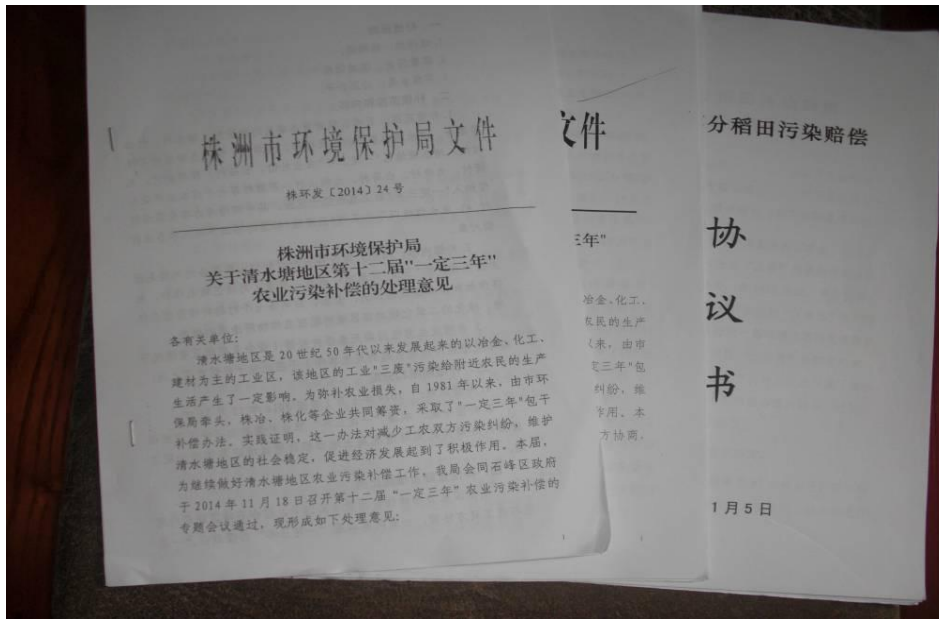


Figure 3-3 Ratio of Various Incomes of Affected Households in the Area

Social and economic impact survey has reveals that, affected residents do not think temporary land occupation for pollution treatment will pose adverse impacts on the income of the residents because there is an order which prohibits grow food and other commercial crops on the land of the area. Since 1981, Zhuzhou environmental protection bureau and other government authorities have compensated (compensation amount will not change within 3 years after it is set down) for the agricultural loss on polluted land in Qingshuitang as per national rules. In November 2014, new compensation arrangements for 2015 have been made. Take Xiawan New Village as an example, in 2013, rice field per mu will get a compensation of 1309.99 Yuan as per Zhuzhou city rules (production value of early or late rice minus cash cost). In other words, the farmers can get a compensation of 1309.99 Yuan for rice field per mu without farming and labor cost. Temporary land occupation for pollution treatment does not affect such incomes. In short, the agricultural income of farmers in Qingshuitang is the agricultural compensation. Therefore, contaminated soil treatment will improve the living conditions of farms instead of adversely affect their income and living situation.



Picture 3-4 Documents about the Compensation for Polluted Farmland

Judging from their knowledge of the project and attitude toward the project, respondents feel the same towards environmental pollution regardless of their employment and income level. In other words, they 100% understand that the area is heavily polluted and that their lives are severely damaged by the pollution.

Approximate 98% of residents want to move out of the area. Only 4% among the respondents mention there should be suitable conditions. About 2% of residents do not want to move. After in-depth communication, it is found that the 2% know that this area is not suitable for living any more, and want to leave this living hell. But they note that, they have lived in the polluted area for a long time; the responsibility of pollution shall be clarified; enterprises shall assume their own liabilities and explain themselves to the affected households. Resettlement shall be carried out after all these matter are clarified. If not, enterprises responsible for pollution will be indulged.

89% of the residents do not think that soil heavy metal pollution treatment in Qingshitang will adversely affect their income. Even in the opinion of 17% of them,

the project could bring positive effect on their income. Therefore, the residents strongly support the project. Only 10.87% of them think that the project could bring negative influences to their income and hope that certain compensation could be made. 93% of respondents express their support to the project, 4% feel indifferent to the project and 2% oppose to it. A further analysis reveals that a number of residents fear that pollution treatment could cause the closing of enterprises and affect their household income as a result. And a number of residents have brought houses at Hexi Area or other places where is not within Qingshuitang. Therefore, these people feel indifferent to the project.

Table 3-6 Public Knowledge of Soil Pollution and Attitude towards Pollution

Treatment (%)			
Item	Option	Total sample (N=232)	Resettled residents (N=48)
How are you aware of the soil pollution in the area?			
	Fully aware	100	100.00
	Aware	0	0.00
	Unaware	0	0.00
			0.00
	How does soil pollution affect the living of yourself and your family?		
	Severely	100	100.00
	Sort of	0	0.00
	Hardly	0	0.00
Are you willing to resettle in an unpolluted area?			0.00
	Willing	93.49	97.92
	Willing upon conditions	4.34	2.08
	Not willing	2.17	0.00
Do you support the pollution treatment project?			0.00
	Strongly support	86.96	93.75
	Support upon conditions	6.52	6.25
	Oppose	2.17	0.00
	Indifferent	4.34	0.00

How does the pollution treatment project affect your household income?			0.00
	Positive impact	17.39	72.92
	No impact	71.74	22.92
	Negative impact	10.87	4.17

3.4 Population of ethnic minorities

According to the population census data provided by Shifeng District Statistics Bureau, in the sixth nationwide population census of 2010, Tongtangwan Community Office has a permanent resident population of 36,900, including 200 of ethnic minority which accounts for 0.54% of whole population. The 200 ethnic minorities scatter in the project. No centralized ethnic minority area is found in project area. Therefore, the population of ethnic minorities will not be affected by the project.

3.5 Impacts of project on poor people and females

The social and economic survey in project area reveals that the biggest victim of heavy metal pollution in Qingshuitang is poor people and females:

- According to the residents in Yingfeng Community and Jianshe Village, 80% of the poor are impoverished by the diseases which in turn are caused by the pollution. The most common in the area are respiratory disease and blood disease.

- Many young males work at surrounding chemical and metallurgical enterprises and suffer from respiratory diseases as a result. Some of them die at an early age, left the females in their families living in hardship.

- In recent 20 years, 70% of young males chose to seek outside employment. On one hand, they are seeking higher income; on the other hand, they are trying to avoid the

polluted environment. Relatively, only a small number of young females go outside for work. The most of them cannot find a way out and suffer from the polluted environment.

- Due to the natural division of domestic labor, females in Qingshuitang make contact with polluted water, air and other contaminants for longer time, which increase the risk of female to get sick.

Therefore, the implementation of Zhuzhou Qingshuitang Heavy Metal Pollution Environmental Treatment Project will bring direct and positive impacts on the poor and females in the area.

First, heavy metal pollution treatment will improve the living environment of the poor. The resettlement residential buildings under construction are located in beautiful environment with complete auxiliary facilities and convenient traffic, free from pollution. A new livable urban community can be expected.

Second, environmental improvement will greatly reduce the risk of female to contact with pollutants and exposure in polluted environment.

Third, heavy metal pollution treatment will reduce the risk of residents to get impoverished due to disease. The residents in this polluted environment will be moved to a beautiful environmental free from pollution. The lives of resident will be greatly improved, which will be good for their healthy, and will reduce the risk to get impoverished due to disease.

Fourth, heavy metal pollution treatment creates conditions for the development of Qingshuitang, which allows the participation of the poor and females in social and economic activities and benefit from the development.

3.6 Measures to optimize the social impacts of the project

The analysis of stakeholders of the project reveals that Zhuzhou Qingshuitang Brownfield Remediation Project receives great support from government, public and various stakeholders. In other words, the project is of sustainable development and good social benefits.

Apart from the social benefits, some stakeholders also note that there is a number of noteworthy issues in the preparation and implementation of the project. If enough attention is not given to such issues, the preparation and implementation of the project will be affected in lesser cases, and social benefits will not realize in bigger cases. Therefore, Project Management Office shall take some measures regarding the issued identified in social impact assessment to optimize the preparation and implementation of the project and maximize the social benefits. Identified issues and corresponding measures are:

First, regarding the concern of some residents about difficulty in purchasing new houses after demolition, the resettlement policies implemented in previous similar projects and preferential offer in resettlement plan (in calculation) will be publicized in project area. A visit of the residents to new resettlement buildings will be arranged to assure the residents.

Second, regarding the concern of resettled residents about the quality of resettlement building, a visit of the residents to new resettlement buildings will be arranged. Confirmed construction plan of resettlement building will be notified to the residents. A communication channel between resettled residents and resettlement building construction unit will be established, so that resettled residents or their

representatives can inspect the quality of resettlement building under construction from time to time.

Third, regarding the concern of some residents about employment, the Project Management Office promises that local labors will be preferred during the implementation of the project. In future development plan of the area, labors in the area will be incorporated in training plan. Training will be provided to labors, aiming at satisfying the employment demand of enterprise settled in the industrial park.

Fourth, regarding the concern of residents about transparency and disclosure of distribution of income from land requisition and land lease, the Project Management Office and Tongtangwan Community Office will establish a system to disclose all information about the income from land requisition and land lease with each community (village). The Project Management Office, Tongtangwan Community Office and various communities will disclose the information about the income from land requisition and land lease regularly. Each community (village) will hold mass meeting to determine how to distribute the income and disclose the decision. Internal and external monitoring institutions of the project will monitor and track the use and distribution of the income from land.

Fifth, regarding the problem that some residents are not happy that they are not a part of the resettlement plan, the Project Management Office and Tongtangwan Community Office will give a detail explanation to them patiently. On one hand, monitoring data from environmental monitoring authorities will be provided to show that contaminated soil treatment is carried out stage by stage according to pollution level and technical routes. On the other hand, the long-term plan for the overall

treatment and development in the area will be publicized to earn the understanding and support from residents.

Sixth, regarding the concern of enterprises that pollution treatment will affect the normal operation of the enterprises, the Project Management Office and project design unit will make reasonable arrangements according to the demands of pollution treatment to minimize the destructive impacts on the roads, water & gas supply and other infrastructure. At the same time, a hotline shall be established to allow the smooth communication between enterprises and the Project Management Office and minimize the impacts on enterprises.

Seventh, regarding various problems of vulnerable population in the area during resettlement, the Project Management Office will organize communities and villages under Tongtangwan Community Office to formulate special support measures to help vulnerable households overcome the adverse influences brought by the project and restore even improve their lives. Main measures include: putting vulnerable households into the annual list of households receiving aids from civil affairs department or other channels; providing assistance to vulnerable households in resettlement; providing assistance fund to specially vulnerable households; give priority to vulnerable household in choosing resettlement houses; if a transition house is required, community and the Office shall provide assistance in getting transition houses; employment opportunity shall give priority to vulnerable households during implementation of the project.

4 Polices, Laws and Regulations

The resettlement work involved in Zhuzhou Qingshuitang Brownfield Remediation

Project will be performed in strict accordance with the relevant laws, regulations, and policies of PRC, Hunan Province, and Zhuzhou City. Meanwhile, the relevant policies of the World Bank on involuntary resettlement will be followed throughout the planning and implementation of resettlement work.

4.1 Major policies, laws and regulations for resettlement work

4.1.1 Relevant laws and regulations issued by the central government

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

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

- Guiding Opinions on Improving Compensation System for Land Acquisition issued by the Ministry of Land and Resources (November 3, 2004);
- Reply from the Ministry of Land and Resources on Land Issues related to Heavy Metal Pollution in Zhuzhou (November 25, 2008);
- Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants (March 2, 2010);
- Notice of the Ministry of Land and Resources on Further Strengthening Management on Land Acquisition (June 26, 2010);
- Notice of the People's Government of Hunan Province on Adjusting Land Acquisition Compensation Standard in Hunan Province (December 28, 2012).

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

- Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City, coming into force on February 1, 2011;
- Notice of the People's Government of Zhuzhou City on Announcing Standard of Compensation for Land Acquisition, coming into force on March 6, 2013;
- Methods on Implementation of Expropriation and Compensation of Houses on State-owned Land in Zhuzhou City, coming into force on June 7, 2011;
- Notice of the People's Government of Zhuzhou City on Further Improving

Compensation and Resettlement concerning Land Acquisition and Housing Demolition (March 2, 2015).

4.1.4 Policies of the World Bank on involuntary resettlement

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

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

4.2 Abstract of major policies, laws and regulations

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 ownerships by collectives. Land in urban areas shall be owned by the State. Land in rural areas and suburban areas of cities excluding those belonging to the state prescribed by law belongs to peasants' collective ownership; house sites, land allotted for personal needs and hilly land allotted for private use belongs to peasants' collective ownership (Article 2 and 8 of The Land Administration Law of the People's Republic of China).

- In order to meet the demands of public interests, it is allowed to requisition lands owned collectively, premises owned by entities and individuals or other realities according to the statutory power limit and procedures. When requisitioning land owned

collectively, it is required to, in accordance with law and in full amount, pay land compensation fees, placement subsidies, compensations for the aboveground fixtures of the lands and seedlings and other fees, arrange for social security fees for the farmers with land requisitioned, guarantee their livelihood, and protect their lawful rights and interests. When requisitioning the premises owned by entities and individuals or other realties, it is required to compensate for demolition and relocation in accordance with law, and protect the lawful rights and interests of the owners of the requisitioned realties. When requisitioning the individuals' residential houses, it is required to guarantee the housing conditions of the owners of the requisitioned houses (Article 42 of Real Right Law of the People's Republic of China)

2. Land acquisition compensation standard

- Land expropriated shall be compensated on the basis of its original purpose of use. Compensation for expropriated cultivated land shall include compensation for land, resettlement subsidies and compensation for attachments and young crops on the requisitioned land. Compensation for expropriated of cultivated land shall be six to ten times the average annual output value of the expropriated land, calculated on the basis of three years preceding such requisition. Resettlement subsidies for expropriated cultivated land shall be calculated according to the agricultural population needing to be resettled. The agricultural population needing to be resettled shall be calculated by dividing the area of expropriated cultivated land by the average area of the original cultivated land per person of the unit the land of which is expropriated. The standard resettlement subsidies to be divided among members of the agricultural population

needing resettlement shall be four to six times the average annual output value of the expropriated cultivated land calculated on the basis of three years preceding such expropriation. However, the maximum resettlement subsidies for each hectare of the expropriated cultivated land shall not exceed fifteen times its average annual output value calculated on the basis of two years preceding such expropriation. (Article 47 of Land Administration Law of the People's Republic of China).

- The local people's governments above the county level shall take effective measures to ensure that living standard of farmers whose land has been expropriated is not lower than before. Compensation for land, resettlement subsidies, and compensation for attachments and young crops on the requisitioned land shall be paid sufficiently and timely according to law. Where resettlement subsidies and compensation for land fail to ensure that farmers whose land has been expropriated and to maintain their previous standard of living, or where resettlement subsidies and compensation for land fail to meet the amount required to pay for the social security contributions of land-expropriated 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 to ensure that farmers whose land has been expropriated 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 expropriated land,

which cities and counties shall follow. Compensation for land acquisition shall comply with the same-land same-price policy. Key national construction projects shall incorporate all land acquisition costs into their budgetary estimates. (Article 12 of Decision on Deepening Reform for Strengthening Land Management by the State Council).

- Compensation for expropriated land shall include resettlement subsidies and compensation for land. Compensation for the expropriation of premises owned by entities and individuals or other realties, and compensation for young crops on the requisitioned land, shall follow the compensation standard that has been developed by the city/prefecture and approved by the provincial government. (Article 1 of Notice of the People's Government of Hunan Province on Announcing Land Acquisition Compensation Standard in Hunan Province).

- Expropriation of collectively owned construction land, rural roads, ponds, and other farmland shall be compensated based on the area's land acquisition compensation standard. Expropriation of barren mountains and wasteland (other grassland) shall be compensated at 50% of the area's standard compensation payments for expropriated land. Expropriation of bare land shall be compensated at no more than 30% of the area's standard compensation payments for expropriated land. (Article 2 of Notice of the People's Government of Hunan Province on Announcing Land Acquisition Compensation Standard in Hunan Province).

3. Regulations on resettlement of farmers whose land has been expropriated

- The local people's governments above the county level shall take concrete

measures to ensure that long-term livelihood of farmers whose land has been expropriated 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 farmers whose land has been expropriated into urban workforce and establish a social security system for these farmers; outside of the planned urban areas, when expropriating collectively-owned rural land, local governments shall, within their respective administrative areas, either preserve necessary cultivated land or provide relevant jobs for farmers whose land has been expropriated; farmers whose land has been expropriated and lack the basic production and living conditions, shall be relocated and resettled by the local government. (Article 13 of Decision on Deepening Reform for Strengthening Land Management by the State Council)

- People's governments of the cities/prefectures and counties shall develop guidance on distribution of land acquisition compensation payments based on the principle that land acquisition compensation payments shall be used primarily for reimbursing farmers whose land has been expropriated so that they can maintain their livelihood. All compensation fees for expropriated land shall be paid in full amount within 3 months after the compensation plan for land acquisition is approved. Social security policies for farmers whose land has been expropriated shall follow relevant national and provincial regulations. (Article 4 of Notice of the People's Government of Hunan Province on Announcing Land Acquisition Compensation Standard in Hunan Province).

- In order to ensure food safety and prevent agricultural products that have been

contaminated by pollution from entering the market, local governments shall take measures to prevent food crops from being grown in areas polluted by heavy metals, and they shall adapt these measures to local conditions. In areas polluted by heavy metals, non-food crops that do not directly nor indirectly enter the food chain shall be grown so as to take advantage of nature's ability to recover, thereby reducing the effects of pollution. Farmers and rural collectives in polluted areas shall be compensated and resettled. Human-made effects on the safety and living standards of farmers shall be prevented. People in potentially uninhabitable areas shall be relocated (Article 4 of Reply from the Ministry of Land and Resources on Land Issues related to Heavy Metal Pollution in Zhuzhou).

4. Regulations on the disclosure of land acquisition information

- During practice of land acquisition, local governments shall safeguard peasants' collective land ownership and their right to land contractual management. Before a land acquisition program is submitted to a higher authority for approval according to law, local governments shall notify the local farmers about the use, location, compensation standards, and ways of resettlement of the land that is to be expropriated; results from the survey of such land shall be confirmed by both the farmers and rural collectives whose land is to be expropriated.; where it is necessary, the Ministry of Land and Resources shall organize for hearings in accordance with relevant regulations. Ministry of Land and Resources shall require the submission of materials indicating 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 in a faster

pace to resolve the disputes over compensation and resettlement for expropriated land, and to safeguard lawful rights and interests of land users and farmers whose land has been expropriated. Information about land that has been approved for expropriation shall be made public except under special circumstances. (Article 14 of Decision on Deepening Reform for Strengthening Land Management by the State Council).

- People's governments of the provinces, autonomous regions, and the municipalities shall develop guidance on the distribution of land acquisition compensation payments within rural collectives, based on the principle that such payments shall be used primarily for reimbursing farmers whose land has been expropriated. The rural collective whose land has been expropriated 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 payments for land acquisition within rural collective economy (Article 15 of Decision on Deepening Reform for Strengthening Land Management 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 management order, it shall disclose the corresponding accurate government information within its scope of duties to clarify (Article 6 of Regulations of the People's Republic of China on the Disclosure of Government Information).

- 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 of Regulations of the People's Republic of China on the Disclosure of Government Information).

- 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 and equipments 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 of Regulations of the People's Republic of China on the Disclosure of Government Information).

5. Regulations on compensation for housing demolition and the resettlement of displaced households

- 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 peasants (Article 5 of Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants).

- Before people's governments of the cities and counties (towns) submit the land acquisition program to the provincial government or the state council for approval, the administrative department of the Ministry of Land and Resources shall issue the *Land Acquisition Notice* in the town(street) and village(community) where land is to be requisitioned, notify the households that are to be resettled about the use, location, and compensation standards of the land that is to be requisitioned, about the methods of resettlement, and about the right to apply for a hearing. The administrative department shall also investigate the houses and their auxiliary facilities on the requisitioned land; households that are to be resettled shall support the investigation. Households that are to be resettled shall sign and seal on the investigation result after they confirm it. Where households refuse to sign and seal on the results of an investigation, the land expropriation and relocation office may, by taking pictures and recording videos and having the resultant documents notarized, obtain evidence on which resettlement and compensation to households for housing demolition and relocation can be based (Article 6 of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City).

- When issuing the *Land Acquisition Notice*, the administrative department of the Ministry of Land and Resources shall inform departments of Public Security, Industry and Commerce, Construction, Planning, Real Estate, Agriculture, Forestry, Animal Husbandry, and Aquaculture that upon issuance of the *Land Acquisition Notice*, the following formalities shall be ceased to be handled on lands to be requisitioned:

1. New house sites and other lands for construction;
2. Examining and approving housing reconstruction and expansion; handling land

transfer and issuing land registration certificate;

3. Transferring household registration, unless people do need transferring their household registration to another place because of birth, marriage, demobilization, or graduation;

4. Changing the usage of housing and land, or handling commercial registration, tax registration, and issuing permits for sites on which housing is to be demolished;

5. Handling special aquaculture permits;

6. Other formalities that hinder compensation and resettlement of housing demolition

The time period of cessation for handling formalities shall not exceed 12 months upon issuance of the *Land Acquisition Notice*, except as otherwise provided by national or provincial laws and regulations (Article 7 of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City

●After service taxes and dues for house building are paid, compensation for demolished housing that has no land use certificate, no house ownership certificate, nor any other legitimate and valid certificates yet meets the following requirements, shall be paid at a rate of 70 square meters for every relocated person .

1. Relocated persons are eligible for house building as villagers;

2. Approval formalities for house building have ceased to be handled due to government planning control;

3. Houses to be demolished are well equipped with domestic installations and have been lived in all the time by relocated persons (Article 9 (2) of Methods of

Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City

- In Zhuzhou there are two resettlement options concerning housing demolition: resettlement houses, and monetary compensation which relocated households can use to buy commercial houses. Resettlement through the resettlement housing program refers to: after compensation for demolished houses is made according to the standards of requisition and purchase, relocated persons who meet the conditions necessary to be granted resettlement houses will receive subsidies to purchase resettlement houses such that every relocated person has no less than 45 square meters of living space (Article 13 of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City).

- For land designated to be used for urban development by the overall land-use plan, two resettlement options will be adopted: resettlement housing, and monetary compensation which relocated households can use to buy commercial houses; outside of the land for urban development, resettlement is generally implemented through building attached housing sites, but it shall meet other relevant regulations (Article 14 of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City).

- The orphans, “households enjoying the five guarantees”, and disabled who meet the conditions necessary to be granted subsidies and cannot afford to buy a house will, after their information is examined and confirmed and made public by the People’s Government of the Shifeng District, be granted a 30,000-50,000yuan subsidy per household with which to purchase/build housing.

- Where the legal floor area of demolished housing is less than 120m² per person, the home owner will be compensated the difference at a rate of 750 Yuan/ m² (Article 18 of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City).

4.2.2 Policies of the World Bank on involuntary resettlement

The operational policy and business procedure of the World Bank on involuntary resettlement (OP 4. 12 and BP 4. 12) has clearly specified the policies for involuntary resettlement. The main policies related to this project are as follows:

- Goal of resettlement policy

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

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

- Measures to achieve the goal

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

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

- (2) Consult with relocated people on the feasible alternatives at technical and

financial level, and provide them with options and these alternatives;

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

4. If the project involves relocation, the resettlement program or framework shall incorporate corresponding measures to ensure:

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

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

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

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

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

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

Monetary compensation for property loss may apply to: (a) relocated people make

their living on the land, but the requisitioned land is only a small part of their property damaged by the project, the rest of their property are financially independent; (b) relocated people can make use of active land, housing and labor markets, and ensure the sufficient supply of land and housing; or (c) relocated people do not make their living on the land. The monetary compensation shall substitute the cost in full amount on the local market, and compensate for land and other property loss.

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

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

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

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

Since the 1980s, with the market-oriented reform and economic development,

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

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

Table 4-1: Resettlement Policy Differences between China and the World Bank

	Policy of China	Policy of the World Bank	Policy in this project
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of relocated person is not lower than before.	Carry out the Bank's policy
Compensation approach	Land acquisition is generally compensated by currency, supplemented by employment assistance and social security. Demolition is generally compensated by money; real house can be taken as compensation if conditions permitted. When real house is chosen as compensation, the location and type of resettlement house have been determined.	land replacement resettlement shall be provided for population depending on land. Affected people have their own right to choose be compensated by currency or real house. Location of the resettlement house can be chosen freely by the relocated person.	Carry out the Bank's policy
Calculation	Take the price of second-hand house that	The price shall be calculated based on estimated	the actual compensation is higher than that of replacement

	Policy of China	Policy of the World Bank	Policy in this project
method of compensation fees	of the same type and purpose at the same district as the compensated price.	replacement cost, without considering depreciation.	cost
compensation for illegal building	No compensation shall be provided for illegal buildings.	Compensation is provided for illegal buildings.	Give compensation for those before cut-off date
Public participation	Public participation system is not sound enough, public can only participate in some phases of the project implementation.	Has a complete and sound public participation plan, public can participate in the whole process of the project.	Set up a public participation mechanism covering multi-levels and multi-channels
Monitoring arrangement	Internal management mechanism of project owner and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project owner and resettlement implementation agency and external monitoring from the external independent monitoring unit.	Ste up external and internal monitoring systems as the Bank requirement
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project owner, external monitoring agency, etc.	Set up grievance mechanism as the Bank requirement

Focusing on the above differences, the Project Management Office has carefully studied the involuntary resettlement policies of the World Bank, learned from other effective resettlement approaches adopted by other cities, especially from resettlement practice in Zhuzhou City in recent years, and summarized the operable resettlement policy that not only abides by basic principle of the World Bank but also takes real situation of Zhuzhou City into consideration. For instance, concerning the issue of unlicensed buildings, the Project Management Office has rigorously followed urban construction administration regulations and strictly controlled new cases of unauthorized construction in the project area after the project has been publicized; at the same time, the Office has tried to solve historic problems practically and realistically:

families (mostly vulnerable families) that have a licensed area of less than 120 square meters of housing space per person have been compensated with 120 square meters of housing space per person. Such policies have not only benefited vulnerable groups and balanced the involuntary resettlement policy of the World Bank and policy in China, but they are also practical. They are widely accepted by residents in the project area.

4.3 Resettlement policies applicable to this project

In accordance with the above national and local laws, regulations and relevant policies of the World Bank, based on the actual situation of affected area of Zhuzhou Qingshuitang Brownfield Remediation Project, especially after looking into the methods on recent land requisition, demolition, and resettlement for similar construction projects in Qingshuitang, after full consultation with the affected population, the Project Management Office has formulated the following resettlement policies applicable to this project. After both the World Bank and the People's Government of Zhuzhou City approve this Resettlement Action Plan, the resettlement policies will be implemented.

4.3.1 Compensation for expropriation of collectively-owned land

Expropriation of collectively-owned land for this project shall follow the compensation standards prescribed in the Notice on Adjusting Land Acquisition Compensation Standard in Hunan Province issued by the People's Government of Hunan Province on December 28, 2012 and in the Notice on Announcing Land Acquisition Compensation Standard issued by the People's Government of Zhuzhou City on March 6, 2013; compensation for the requisitioned land will be set at the integrated land price for expropriated land.

The temporarily occupied land during process of contaminated soil governance shall be compensated based on the compensation price of young crops and the actual time of land occupation (any fraction of one year shall be counted as a year).

According to the requirements of the State Council and the Ministry of Land and Resources, people's governments of the provinces shall adjust the land acquisition compensation standard once in three years. Therefore, it is expected that the People's Government of Hunan Province will issue a new standard for land acquisition by the end of 2015. If new policies are issued before land is requisitioned for this project, this project will follow the new policies.

4.3.2 Social security and vocational training policies for residents whose land has been requisitioned

Residents over 16 years old who have had land requisitioned and are not covered by basic old-age insurance for urban residents, shall be provided with vocational training and social security specifically for the residents whose land has been requisitioned.

Sources of social security and vocational training funds for land-requisitioned residents include:

(1) 20-60yuan for every square meter land that is newly requisitioned for construction is levied to pay for social security for the residents whose land has been requisitioned;

(2) 25% of compensation payments for the requisitioned land;

(3) 20% of the net income from selling the use right of state-owned land in the year when land is requisitioned;

(4) social security fees paid by the residents whose land has been requisitioned;

(5) income from interests and added value of social security funds of residents whose land has been requisitioned;

(6) Vocational training funds for the residents whose land has been requisitioned are disbursed from vocational training and social security funds for the residents whose land has been requisitioned; where funds for vocational training are insufficient, the shortfall can be filled by special employment funds.

(7) Where funds for vocational training and social security are insufficient, the shortfall can be overcome with the support of Shifeng District's financial sector.

Human resources and labor and employment security agencies shall build a database of information about age, knowledge, and skills of the residents whose land has been expropriated for supporting their employment. Through the database, these agencies can provide free occupational guidance, job information, vocational training, agency service for labor security affairs, and other types of "one-stop services" for the residents whose land has been requisitioned. For residents whose land has been expropriated and within three years after expropriation, females between the ages of 16 to 45 and males between the ages of 16 to 50 will receive one instance of vocational training including certification of vocational skills, two instances of occupational guidance, and three employment recommendations for free.

4.3.3 Policies on housing demolition

1. Policies on compensation for private housing demolition and resettlement

The basic policies on compensation for this project's private housing demolition

and resettlement can be summarized as follows:

First, this project will offer two resettlement options concerning housing demolition: resettlement houses and monetary compensation which relocated households can use to buy commercial houses. Relocated households may take one of the options at their free will.

Resettlement through the resettlement-housing program refers to: after compensation for demolished houses is made according to the standards of requisition and purchase, relocated persons who meet the conditions necessary to be granted resettlement houses will receive subsidies to purchase resettlement houses such that every relocated person has no less than 45 square meters of living space.

Monetary compensation which relocated households can use to buy commercial houses refers to: relocated persons who meet the conditions necessary to be compensated with money will receive subsidies from local governments to purchase commercial houses after compensation for demolished houses is made according to the standards of requisition and purchase.

Second, the eligibility of relocated persons for resettlement housing shall be examined, approved, and made public by the departments of Security, Planning, and Land and Resources, as well as by the Tongtangwan Office and residents (villagers) committees, all of which will be organized by the People's Government of the Shifeng District.

Third, families who abide by the one-child policy will be granted additional space equivalent to having an extra relocated person

Forth, persons whose special situations are confirmed may be granted resettlement

housing

Fifth, subsidies shall be offered to relocated families for resettlement and transition.

Sixth, awards shall be given to persons who sign the demolition agreement and finish relocation within the prescribed time

Seventh, support shall be provided for relocated households who have severe financial difficulties.

See Chapter 5-6 for information about resettlement policies and compensation standards mentioned above.

2. Policies on compensation for demolished corporate buildings

Three corporate buildings to be demolished in this project are old offices or workshops of the closed down enterprises. During closure, compensation has been made for these enterprises in the Shifeng District and they are properly resettled (see relevant content in the due diligence report on compensation and resettlement for the closed down enterprises). In order to bring heavy metal pollution under control, some buildings and production facilities that are out of service need to be demolished for this project. Demolition of these buildings will not cause any production or operating losses to the enterprises involved. Compensation prices for demolished buildings and production facilities will be determined through market evaluation by hired professional organizations, and monetary compensation will be given for these buildings and production facilities.

4.3.4 Special measures for supporting vulnerable groups

The vulnerable groups and families who are affected by housing demolition and

relocation and are identified in the survey of resettlement for this project will be supported by the PMO in the implementation of this project:

- Priority shall be given to these vulnerable families in selection of resettlement houses. Considering that most members of these families are handicapped or sick, the first floor and other lower floors of a building should be provided to them for their convenience.
- Personnel shall be sent to help the vulnerable families for relocation.
- The PMO will work with the villages where these vulnerable families live, to arrange for temporary housing for these families before relocation. If there is resettlement housing, priority will be given to them in selection of resettlement house.
- During construction, proper jobs will be offered to the affected vulnerable families first, so as to increase their income;
- The formalities of social insurance will first be handled for vulnerable families whose land has been expropriated. Minimum living guarantee will be applied to departments of civil affairs and other relevant agencies for these families and relevant formalities will be handled for them.
- Free vocational training will be provided for vulnerable families' members who have both willingness and ability to work. Recommendations will first be made to enterprises in industrial parks for these family members.
- The orphans, "households enjoying the five guarantees", and disabled who meet the conditions necessary to be granted subsidies and cannot afford to buy a house will, after their information is examined and confirmed and made public by the People's Government of the Shifeng District, be granted a 30,000-50,000yuan subsidy per

household with which to purchase/build housing.

- where the legal floor area of a demolished house is less than 120m² per person, the homeowner will be compensated the difference according to compensation standards for brick-wood houses.

5 Compensation Standards for Resettlement

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

5.1 Compensation standard for expropriated collectively-owned land

Compensation payments for expropriated collectively owned rural land shall include compensation payments for land, resettlement subsidies, and compensation payments for attachments and young crops on the requisitioned land.

(1) Compensation payments for expropriated land

On December 28, 2012, the People's Government of Hunan Province issued *Notice of the People's Government of Hunan Province on Adjusting Land Acquisition Compensation Standard in Hunan Province* (Document No.46 (2012)). According to this document, new compensation standard for expropriated land include compensation payments for land and resettlement subsidies, excluding compensation payments for attachments and young crops on the requisitioned land and social security payments.

Compensation payments for attachments and young crops on the requisitioned land and social security payments will be disbursed separately.

See table 5-1 for standards stipulated in this document’s appendix for land acquisition in Zhuzhou where this project is located

Table 5-1 Land Acquisition Standards in Zhuzhou Stipulated by Relevant Laws and Regulations of Hunan Province (Yuan/mu)

City	Cities and counties	Compensation standards			correction factors for types of land	
		District I	District II	District III	Dry land, garden plot	woodland
Zhuzhou City	Downtown	72000	65000		0.8	0.6
	Zhuzhou County	56000	51000	46500	0.8	0.6
	Liling City	57000	51000	46000	0.8	0.6
	Youxian County	52000	48000	44000	0.8	0.6
	Chaling County	52000	48000	44000	0.8	0.6
	Yanling County	50000	45000	42000	0.8	0.6

On March 6, 2013, Zhuzhou municipal people’s government issued *Notice on Announcing Standard of Compensation for Land Acquisition*. The notice states:

(1) In Zhuzhou City, areas /sub-areas where compensation can be made for land acquisition are divided into two districts: district I covers the land designated to be used for downtown construction by the overall land-use plan; district II covers the area outside of the designated land.

Table 5-2 Land Acquisition Standards in Zhuzhou Unit: Yuan/mu

Types of land	Compensation standards	
	District I	District II
Rice fields	72000	65000
Vegetable fields	118800	107250
Dry land, garden plot	57600	52000
woodland	43200	39000
Construction land, roads, pond	72000	65000

(2) Compensation standards for requisitioned vegetable fields are determined by 1.65 (correction factor for different types of land in different sub areas); compensation standards for other types of land being requisitioned shall be implemented by correction factors for different types of land determined by No. 46(2012) document which is issued by the people's government of Hunan government.

(3) The amount of compensation payments used for social security payments for farmers whose land has been requisitioned shall be determined by compensation standards which have been corrected.

Table 5-3 Amount of Compensation Payments used for Social Security Payments for Farmers Whose Land Has Been Requisitioned in Zhuzhou Unit: Yuan/mu

Types of land	Standards	
	District I	District II
Rice fields	6000	5400
Vegetable fields	9900	8940

Dry land, garden plot	4800	4330
woodland	3600	3250
Construction land, roads, pond	6000	5400

According to the aforesaid document and detailed provisions in the appendix, all of the collectively owned lands that have been requisitioned for this project are within the range of land for downtown construction (i.e. District I according to this document) in Zhuzhou city designated by the overall land-use plan; the applicable compensation standard for land acquisition is 72,000yuan/mu, and the standard social security payment for farmers whose land has been requisitioned is 6,000yuan/mu.

(2) Compensation payments for young crops

See table 5-4 for the standard of compensation for young crops according to the *Notice on Announcing Standard of Compensation for Land Acquisition* issued by Zhuzhou municipal people's government. Considering that the farmland in this project has become non-agricultural land for construction, the compensation for young crops on the expropriated land in this project will be implemented based on the standard of compensation for young crops on dry land, which is 1200yuan/mu

Table 5-4 Standard of Compensation Payments for Young Crops (production) Unit: Yuan/mu

Types of land	Category	Compensation rates
Vegetables	first	3000
	second	2700
Fishponds	first	2700
	second	2400

Paddy fields (including irrigation and water-conserving pond)	first	1800
	second	1600
Dry land		1200

(3) Standard of compensation for attachments on the expropriated land

Compensation standards for production facilities on different types of land are also stated in the *Notice on Announcing Standard of Compensation for Land Acquisition* issued by Zhuzhou municipal people's government. See details in table 5-5:

Table 5-5 Compensation Standard for Production Facilities on the Requisitioned Land

No.	Project	unit	Compensation rates (yuan)
1	pool(cesspool) for production of brick powder	m ³	30
2	pool(cesspool) for production of three kinds of sand	m ³	12
3	Soil manure pool	m ³	10
4	ammonia tank	m ³	70
5	Brick-built hotbed (surrounded by flowers)	m ²	20
6	Brick-built well	m	150
7	Brick-built well	m	160
8	Soil-built well	m	20
9	Drilled well (shake pump well)	number	800
10	cement-cobble pavement	m ²	6
11	pavement of a mixture of lime, clay, and sand	m ²	12
12	cement terrace	m ²	30
13	Terrace of a mixture of lime, clay, and sand	m ²	12
14	Brick-built open drain	m	30
15	Brick-built underdrain	m	40
16	Rubble revetment	m ³	130
17	Brick-built revetment	m ³	150
18	non-reinforced concrete	m ³	180
19	reinforced concrete	m ³	220
20	Dark concrete culvert	m	20
21	Dark concrete culvert	m	30
22	square-shaped cement pole	number	80
23	round-shaped cement pole	number	100
24	wood pole	number	60
25	Concrete slab	m ²	15

5.2 Compensation standard for expropriated state-owned land

This project needs to requisition 57.93mu of state-owned land for construction. The expropriation will be implemented according to the categories of land and standards prescribed in benchmark land price of Zhuzhou city proper issued by the people's government of Zhuzhou city. The land expropriated in this project is land for factories, mines, and warehouses under category III; the compensation standard is 452 Yuan/m², or 301,484yuan/ mu.

5.3 Compensation standard for housing demolition

Information obtained from the resettlement survey and public-engagement activities, shows that policies on compensation and resettlement concerning land acquisition and housing demolition for key construction projects in Zhuzhou are based on three documents of the people's government of Zhuzhou city: first, *Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City* (No. 325 (2010), letter of the Hunan Provincial People's Government) issued on January 30, 2011; second, *Methods on Implementation of Expropriation and Compensation of Houses on State-owned Land in Zhuzhou City*(No.12 (2011) issued by the Zhuzhou Municipal People's Government), issued on June 7, 2011; third, *Notice on Further Improving Compensation and Resettlement concerning Land Acquisition and Housing Demolition* issued by Zhuzhou Municipal People's Government Office on March 2, 2015.

All housing demolition involved in this project is on collectively owned land, according to *Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City*.

According to this document, all houses to be demolished will be expropriated based on their expropriation/purchase price and the relocated persons will be provided with two resettlement options: resettlement houses and monetary compensation which relocated households can use to buy commercial houses. Compensation for demolished houses will be based on their actual physical condition and structure. Where the legal floor area of a demolished house is less than 120m² per person, the homeowner will be compensated the difference according to compensation standards for brick-wood houses.

Table 5-6 Compensation Standards for Demolished Houses

Type	Level	Standards for purchasing and expropriation compensation
brick-concrete structure	1	980
	2	950
	3	920
brick-wood structure	1	630
	2	600
Simple structure	1	520
	2	500

The compensation standards mentioned above was developed in 2011. As prices of various commodities have risen in recent years, Zhuzhou's Municipal Government has given awards in addition to standard compensation to households who sign compensation and resettlement agreements for housing expropriation and are able to be relocated within a prescribed time. The award is paid at a rate of 500 Yuan/m², with every person being treated as having 120 square meters. From statistics and surveys, we have learned that all residents have less than 120m² of living space per person, therefore, the relocation award equals an increase of 500 Yuan/m² above the original compensation standard. In other words, the minimum compensation standard for brick-concrete

buildings is 1420 Yuan/m², while the minimum compensation standard for brick-wood buildings is 1000 Yuan/m²

Box 1 Justifiability of Compensation Standards for Housing Demolition

To justify the compensation standards for housing demolition in this project, the PMO has compared housing construction costs in Zhuzhou city with compensation rates in this project and analyzed them.

In housing construction costs, the PMO has studied the case of brick-concrete buildings which represent the most common structure, looked into several typical cases of housing construction by some households near the area where this project is implemented, and analyzed their construction costs. In areas east of the Zhuzhou River from 2013 to 2014, the cost of building a typical two-storey brick-concrete house with a floor area of 240 m² includes:

Floor space: 240 m² (two storey)

Payments for materials:

Bricks: total number: 50,000; price of one brick: 0.8yuan; freight of one brick: 0.03; total cost: 41,500yuan

cement: 700yuan/ton (including freight) × 20 tons=14000yuan

sand: total amount: 12 trucks of sand; coarse sand: 6 trucks, 800 Yuan for each truck; fine sand: 6 trucks, 1000 Yuan for each truck; total cost: 10,800yuan

Reinforced concrete: 9000yuan/ton (including freight) × 2 tons=18000 Yuan

stones: 2000, 3 Yuan for each, totaling 6000 Yuan

floor tiles and ceramic tiles: 24000 yuan

doors and windows: totaling an expenditure of 20,000 yuan for manufacturing on contract

water, electricity: all outsourced, totaling an expenditure of 15,000 yuan

hiring journeymen for masonry:: all outsourced, totaling an expenditure of 25,000 yuan

Hiring journeymen for woodworking: all outsourced, totaling an expenditure of 16,000 yuan

Human labor by family members: 200yuan/day × 180 days = 36000 yuan

Expenditures for other items:: 15000 yuan

Construction costs totaling 241300 Yuan, with 1000.5 Yuan per square meter

After studying the cases, it is safe to say that compensation for housing demolition in this project fully conforms to the principle of paying compensation at replacement rates. If residents take the option of monetary compensation, they can build housing of the same structure; if residents take the option of resettlement housing, they can have home ownership and property values for their homes will rise substantially. See details in Chapter 6.

Where households choose resettlement housing, the District government of Shifeng will provide resettlement-housing choices for relocated households involved in this project. Prices of resettlement housing are: 1280 Yuan/m² for low-rise buildings; 1780 Yuan/m² for high-rise buildings equipped with elevators.

For both resettlement options, if the compensation for houses to be demolished is made through expropriation/purchase, all households will be given subsidies with which to purchase houses. Standard for these subsidies is shown in Table 5-7.

Table 5-7 Standards for Subsidies with which to Purchase Houses

Name	Standard
subsidies with which to buy resettlement houses	Resettled population \times 45m ² / person \times 500 Yuan/m ²
subsidies with which to buy commercial houses	Resettled population \times 45m ² / person \times 2800 Yuan/m ²

Proper compensation for decoration and domestic installations of houses to be demolished should also be made. The compensation standard is shown in table 5-8:

Table 5-8 Compensation Standards for House Decoration and Domestic Installations

Unit: Yuan/m²

Name	brick-concrete structure	brick-wood structure	earth-wood structure
decoration compensation	300	280	200
combined compensation for production facilities and domestic installations	7000 Yuan/person		
Notes: 1. calculation of decoration compensation is based on legal housing area; 2. no decoration compensation will be made for simple structure houses			

For both resettlement options, all relocated households should be given relocation subsidies (see details in table 5-9). Households who choose resettlement housing will receive transition allowance for a transition period of no more than 12 months; the transition allowance will continuously be given for additional 6 months in case the transition period exceeds 12 months; the transition allowance will be doubled in case the transition period exceeds 18 months.

Table 5-9 Standards for Relocation Subsidies and Transition Allowance

Permanent resident population	Relocation subsidies (Yuan/household)	transition allowance (Yuan/month)
3 and less than 3	600	600
over 3	And increase of 100yuan for each additional person	And increase of 100yuan for each additional person

In addition to the compensation options mentioned above, households who sign compensation and resettlement agreements for housing expropriation and are able to be

relocated within a prescribed time, will be awarded. The award is paid at a rate of 500 Yuan/m², with every person being treated as having 120 square meters.

6 Implementation Plan for Resettlement and Recovery

6.1 Objective and principle of resettlement and recovery

6.1.1 Objectives of resettlement and recovery

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

- The house-demolished households will be well resettled and get monetary compensation in accordance with the standard of replacement cost, thus making their living quality and environment recover to or exceed the level before relocation;
- All affected land attachments will be compensated for as per their replacement prices;
- Infrastructure will be compensated for or recovered, so as to function as before;
- The public facilities and community environment of affected communities are recovered to or above the level before relocation;
- The residents who are affected by land acquisition are well resettled, with a long-term livelihood guarantee, and their living standard will be improved instead of decline. No residents will lose job permanently due to land acquisition.

6.1.2 Principle of resettlement and recovery

- The affected population participates in the whole process of resettlement

Affected population or representative shall participate in some issues such as

compensation standard of houses and facilities, selection of resettlement location, arrangement of demolition time and restoration time, funds transfer, use and management of resettlement funds, etc. and makes agreement. Negotiation shall be conducted by holding representative symposium and affected community residents or villagers consultation.

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

6.2 Resettlement of the relocated households

The largest and most direct impact of this project on the residents within the area is that relocated residents shall be resettled in the vicinity off the area where the project is implemented. Based on monitored pollution levels, the design of technical route for environmental governance, and affected residents' readiness, the integrated project planning unit has come to the final conclusion that houses of 94 households need to be demolished so as to control soil contamination and that the number of affected residents totals 372.

According to policies on compensation and resettlement concerning housing demolition prescribed in *Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City*, from May 2014 to May 2015, the Project Management Office and Tongtangwan street resettlement office had consulted with affected residents several times and solicited their opinions and advice on compensation and resettlement concerning housing demolition. Thus, policies

on compensation and resettlement concerning housing demolition were finalized as follows:

First, this project will offer two resettlement options concerning housing demolition: resettlement houses and monetary compensation which relocated households can use to buy commercial houses. Relocated households may take one of the options at their free will.

Resettlement through the resettlement-housing program refers to: after compensation for demolished houses is made according to the standards of requisition and purchase, relocated persons who meet the conditions necessary to be granted resettlement houses will receive subsidies to purchase resettlement houses such that every relocated person has no less than 45 square meters of living space. Prices of resettlement housing are: 1280 Yuan/m² for low-rise buildings; 1780 Yuan/m² for high-rise buildings equipped with elevators.

Monetary compensation, which relocated households can use to buy commercial houses, refers to: relocated persons who meet the conditions necessary to be compensated with money will receive subsidies from local governments to purchase commercial houses after compensation for demolished houses is made according to the standards of requisition and purchase.

For both resettlement options, if the compensation for houses to be demolished is made through expropriation/purchase, all households will be given subsidies with which to purchase houses. Households who choose to buy resettlement housing will be subsidized at a rate of 500yuan/m², with every person being resettled as having 45 square meters; households who choose monetary compensation with which to purchase

commercial housing will be subsidized at a rate of 2800 Yuan/m², with every person being resettled as having 45 square meters.

Second, the legitimacy of houses to be demolished shall, according to the following rules, be examined, approved, and made public by the departments of Security, Planning, and Land and Resources, as well as by the Tongtangwan Office and residents committees, all of which will be organized by the People's Government of the Shifeng District.

(I) The legitimacy of houses to be demolished that have land use certificate, house property certificate, and other legitimate and valid certificates, shall be confirmed;

(II) After 10 Yuan/m² of service taxes and dues for house building are paid, the legitimacy of houses to be demolished that have no land use certificate, no house ownership certificate, nor any other legitimate and valid certificates yet meet the following requirements, shall be confirmed.

1. Relocated persons are eligible for house building as villagers;
2. Approval formalities for house building have ceased to be handled due to government planning control;
3. Houses to be demolished are well equipped with domestic installations and have been lived in all the time by relocated persons.

Third, the eligibility of relocated persons for resettlement housing shall be examined, approved, and made public by the departments of Security, Planning, and Land and Resources, as well as by the Tongtangwan Office and residents (villagers) committees, all of which will be organized by the People's Government of the Shifeng District.

Person eligible for resettlement housing is defined with the following principles:

(I) Person eligible for resettlement housing refers to family members, including parents, spouses, and children, whose household registrations fall under this economic collective and who enjoy the rights and fulfill the obligations in this economic collective, and have been living within the range of requisitioned land for a long period of time.

(II) Under any of the following circumstances, one additional person can be added to the list of persons eligible for resettlement housing:

1. Single child;
2. Newly-wed couples with pregnancy permit;
3. Single youngsters who have exceeded the lawful marriage age;
4. Household registration of one of the spouses is in another place.

Forth, persons in any of the following special cases can be treated as persons eligible for resettlement housing

1. Persons who are former members of this economic collective, then obtain the blue-stamped residence permit or non-agricultural registered permanent residence after paying the administrative charges for permanent residence rights, but still live in hometown (native place);

2. Servicemen and veterans (excluding officers on the active list), whose original household registration is in the villagers (residents) committees; students at colleges and universities or students whose household registration is still in the colleges and universities; persons who undergo reformation through reeducation; prison inmates;

3. Children who were born under the family planning policy and have no long-term

household registration;

4. Other persons who shall be resettled according to relevant policies, laws and regulations.

Fifth, relocation and transition shall be subsidized for relocated households.

Relocation and transition shall be subsidized for relocated households. Where households take the option of resettlement housing, payment for their moving expenses shall be counted twice for a transition period of no more than 12 months; where households take the option of monetary compensation with which to buy commercial housing, payment for their moving expenses shall be counted once. Relocation expenses for households of three and less than three members shall be paid at a rate of 600 Yuan /household; where a family has more than three members, their relocation expenses shall be increased by 100 Yuan for each additional person.

Households who take the option of resettlement housing will receive transition allowance. Transition allowance for households of three and less than three members shall be paid at a rate of 600 Yuan/household; where a family has more than three members, their transition allowance shall be increased by 100yuan for each additional person. A transition period is generally no more than 12 months. In case the transition period exceeds 12 months, the transition allowance will continuously be given for additional 6 months; the transition allowance will be doubled in case the transition period exceeds 18 months.

Six, awards shall be given to persons who sign the housing demolition agreement and finish relocation within the prescribed time

According to Article 20 of *Methods of Compensation and Resettlement*

Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City issued on January 30, 2011, relocated persons who sign the housing demolition agreement within the prescribed time will be awarded at a rate of 80 Yuan/m² based on the legal floor area of housing to be demolished. Households who finish relocation within the prescribed time will be further awarded at a rate of 70 Yuan/m² based on the legal floor area of housing to be demolished. According to *Reply on Issues related to Implementation of Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City* issued on July 8, 2011, Zhuzhou Municipal People's Government Office approved giving special incentives to relocated households so as to encourage them to finish relocation ahead of schedule, thus supporting national construction. Based on the aforesaid Article 20, the Office has set up a prize specifically for households who finish relocation ahead of schedule. The prize will be paid at a rate of 350 Yuan/m² based on the legal floor area of housing to be demolished. So relocated households can be awarded at a rate of 500 Yuan/m² for finishing relocation ahead of schedule.

Seven, support shall be provided for relocated households who have severe financial difficulties, with the following measures:

1. The orphans, "households enjoying the five guarantees", and disabled who meet the conditions necessary to be granted subsidies and cannot afford to buy housing will, after their information is examined and confirmed and made public by the People's Government of the counties or cities, be granted a 30,000-50,000yuan subsidy per household with which to buy(build) housing.

2. Where the legal floor area of demolished housing is less than 120m² per person,

the home owner will be compensated the difference at a rate of 750 Yuan/ m²

3. Priority shall be given to these vulnerable families in selection of resettlement housing. Considering that most members of these families are handicapped or sick, the first floor and other lower floors of a building should be provided to them for their convenience.

4. Personnel shall be sent to help the vulnerable families for relocation.

5. The PMO will work with the villages where these vulnerable families live, to arrange for temporary housing for these families before relocation. If there is resettlement housing, priority will be given to them in selection of resettlement housing.

As project owner, Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd., has been authorized by Zhuzhou Municipal People's Government to control soil contamination in Qingshuitang area and to undertake one-stage development. The company has started to replan and develop the entire Qingshuitang area, and large-scale construction of resettlement housing is underway. According to the information provided by the company, 13 planned resettlement residential quarters cover a total area of 631.1 mu, with 821283.64 square meters of floor area and requiring 203.324 million Yuan of investment. In 2014, it is planned that 78.806 million Yuan of this investment will be made, providing 6000 homes for resettlement. Therefore, 167 relocated households involved in this World Bank financed project will be guaranteed resettlement housing.



Picture 6-1 First-phase Resettlement Housing in Xiawan Residential Quarter Has Been Completed



Picture 6-2 Construction of Second-phase Resettlement Housing in Xiawan Residential Quarter is Underway

Table 6-1 Information about Construction of Resettlement Housing in Qingshuitang Area

No.	Name of projects	Basic information	Progress
1	Jiulang Mountain A resettlement residential quarter	Covering 79.5mu, with a floor area of 105050 m ² ; 822 homes are available	Construction is expected to finish in March, 2015
2	First-phase Jinglong resettlement residential quarter	Covering 59 mu, with a floor area of 29800 m ² ; 240 homes are available	Housing construction is complete; interior and exterior decoration is underway
3	First-phase Xiawan resettlement residential quarter	Covering 65 mu, with a floor area of 55849 m ² ; 336 homes are available	Manually excavated piles and cast-in-place concrete for underground garage are being made
4	Xinming B resettlement residential quarter	Covering 40 mu, with a floor area of 57053 m ² ; 316 homes are available	Construction of walls, vehicle washing pools, mobile homes, and roads for transporting dirt is underway
5	Baima resettlement residential quarter	Covering 22 mu, with a floor area of 16646 m ² ; 156 homes are available	Construction is planned to start in 2015
6	First-phase Tongtangwan resettlement residential quarter	Covering 46 mu, with a floor area of 102070 m ² ; 6083 homes are available	Construction is planned to start in 2015
7	Second-phase Jinglong resettlement residential quarter	Covering 56 mu, with a floor area of 67039 m ² ; 510 homes are available	Construction is planned to start in 2015
8	Jiaojiling resettlement residential quarter	Covering 62 mu, with a floor area of 102109 m ² ; 800 homes are available	Construction is planned to start in 2015
9	Changshi resettlement residential quarter	Covering 16 mu, with a floor area of 12800 m ² ; 100 homes are available	Construction is planned to start in 2015
10	Third-phase Xianfeng resettlement residential quarter	Covering a total area of 12.6 mu, with a total floor area of 28405.64 m ² ; a total of 246 households have been resettled	Clearance on the construction site is complete
11	Second-phase Xiawan resettlement residential quarter	Covering 34 mu, with a floor area of 90813 m ² ; 675 homes are available	Construction is planned to start in 2015
12	Dachong resettlement residential quarter	Covering 61 mu, with a floor area of 30749 m ² ; 262 homes are available	Construction is planned to start in 2015
13	Xinming C resettlement residential quarter	Covering 58 mu, with a floor area of 122900 m ² ; 892 homes are available	Construction is planned to start in 2015

According to the aforesaid policies on resettlement and compensation, affected

households may either get new homes in resettlement residential quarters with unpolluted environment and favorable living conditions, or they may buy desirable housing on the commodity housing market. Thus, their living environment and conditions will be greatly improved, and value of their property will rise noticeably.

Box 2 Analysis on Justifiability of Compensation and Resettlement for Relocated Households

Mr. Li, who has long been working at the Tongtangwan sub-district office for land acquisition and relocation, has communicated with relocated households about policies on resettlement and compensation for relocated households in this project by doing the math related to subsidies and compensation payments in the presence of these relocated households. Whenever Mr. Li finishes doing the math in the presence of relocated households based on their respective actual conditions, members of these households will be happy with the policies and hold positive outlooks on future lives.

Mr. Li said: according to the current policy, regardless of current housing conditions of households who are to be relocated, each relocated household can receive compensation payments of at least 230,000yuan per person, including:

- 1) Compensation payments which shall be made according to brick-wood housing of at least 120 square meters is 108000yuan (i.e. $120 \times 900 = 108000$ yuan, in the case of brick-concrete housing, it is $120 \times 950 = 114000$ yuan);
- 2) compensation payments for decoration is at least 33600yuan (120×280);
- 3) compensation for domestic installations is paid at a rate of 7000yuan/person;
- 4) relocation payments (twice, 600 Yuan each time);
- 5) transition allowance :7200yuan (600yuan/month, counted as 12 months);
- 6) subsidies with which to buy housing: 22500yuan (counted as 45 square meters per person; paid at a rate of 500yuan/m²);
- 7) relocation incentives: 60000yuan (120×500)

When calculation is made on persons rather than on households, each person will receive a compensation payment of at least 231100 Yuan ($108000 + 33600 + 7000 + 22500 + 60000 = 231100$ Yuan).

Mr. Li analyzed: The number of members of a typical family is 4.1 on average, so the compensation payment for each of these families is at least 947510 Yuan. The standard area for resettlement housing is 45 square meters per person; each household can buy 185 square meters of resettlement housing. Regarding low-rise buildings, the resettlement housing rates is 1280yuan/m², the purchase is 236,800yuan, and the surplus is 710,710yuan; regarding high-rise buildings with elevators, the resettlement housing rates is 1780yuan/m², the purchase is 329,300 Yuan, and the surplus is 618,210yuan.

What can a surplus of 610,000-710,000yuan possibly mean? The average price of commercial housing in the Hexi development zone in Zhuzhou city is 5000yuan per square meter. In other words, all of the households cannot only buy up to 45 square meters of resettlement housing per person at a reduced price in the Qingshuitang resettlement area of the Shifeng district, but they can also buy between 120 to 140 square meters in Hexi with the surplus of the compensation payments.

“Everyone smiled when they learned the facts behind the policies”, Mr. Li said about his impression after talking with relocated households. As compensation and resettlement can greatly improve residents’ living conditions and environment and can increase their incomes from assets, policies on resettlement and compensation concerning housing demolition in this project have been well received. Many households who are not to be relocated in the current stage of this project wish they

could be relocated and resettled soon.

6.3 Resettlement of the population affected by land acquisition

In the implementation of this project, a total area of 272.53 mu of land will be requisitioned , in which stateowned is 57.39 and collective land is 215.14. And 4189.97 mu collective land will be temporarily rented. The land used in this project, whether it is requisitioned permanently or rented temporarily, will not affect the living standard of its owner, because:

First, according to the requirements stated clearly in No. 748 letter issued by the Ministry of Land and Resources in November 2008, the land in Qingshuitang’s polluted area is not suitable for growing crops, so measures shall be taken to change the land’s usage. In 2009, according to the requirements stated in No. 748 letter issued by the Ministry of Land and Resources, usage of the farmland within 6.7 square kilometers of Qingshuitang’s core has been changed for construction; residents of communities and villages under the jurisdiction of Tongtangwan Office have become urban residents and incorporated into urban employment and social security programs. The land contracted from specific economic collectives has no longer been a source of income for residents in the area. On the site of this project, we have seen some residents grow vegetables or other cash crops on idle land from time to time, but during interviews, they all admitted that they knew the soil in this area had been contaminated and that all crops in this area were neither edible nor marketable. Many people said they grew vegetables and other crops just to prevent the land from looking barren.

Second, according to the survey of income sources and readiness of residents in the

area where this project is implemented, 89% of the residents believe that controlling heavy metal pollution from contaminating soil in Qingshuitang area has no negative impacts on their families' income levels. 17% of the residents even believe controlling heavy metal pollution from contaminating soil in Qingshuitang area will have positive impacts, so they are supportive of this project. 10.87% of the residents believe that the implementation of this project may have a negative effect on their family income, with this effect probably being due to impacts caused by the project to the ongoing operation of enterprises in the area and to the work of these residents, rather than being caused by land acquisition and the temporary occupation of land. Many people said, requisitioning land and renting land brings economic benefits to the originally idled land, which is beneficial to the local residents. After soil contamination is well controlled, they can fully utilize the land that currently they cannot use because of contamination and thus make more money.

Revenue that comes from having land requisitioned and temporarily occupied, according to relevant national regulations and local practices in recent years, shall be distributed after being discussed by community (village) residents in the following ways:

1. Compensation payment for the collectively owned land that has been requisitioned will be transferred directly to the special account opened by the Tongtangwan Office

2. Where the requisitioned land was contracted by households, 70% of the land compensation payment and resettlement subsidy will be distributed directly to farm households, while the rest 30% will be assigned to collectives. Communities (villages)

will, according to the household- contract area of requisitioned land as well as the issued compensation standard, calculate compensation payment, register and record this payment, and make the payment public, which will be monitored by community (village) residents and examined by higher authorities. The compensation payment will be directly transferred to savings account of the households whose land has been requisitioned from the special account of Tongtangwan sub-district office. Compensation payment shall not, in any other name, be misappropriated and embezzled.

3. Compensation payment for collectively owned non-contracted land belongs to collective economy and shall be administered by the sub-district office through a special account. The specific usage of this payment shall be determined through negotiation by villagers committees and approved by the sub-district office. The payment shall be used primarily for public welfare undertakings. The distribution and use of land compensation payment and resettlement subsidy is subject to supervision and audit of higher authorities.

4. Compensation for attachments and young crops on the requisitioned land will be directly paid to the landowner.

5. Land, which needs to be temporarily held in the soil contamination control process, shall be compensated based on the reimbursement rate of young crops and the actual time of land occupation (any fraction of one year shall be counted as a year). In cases where temporary land use right belongs to households, payment will be made directly to the affected households and where the right belongs to collectives, payment will be made to the collective.

6.4 Compensation for the affected enterprises

There are 6 enterprises will be impacted by this project. Among the affected enterprises , 3 of them were closed .They are Zhuzhou Hongji Zinc Industry Company, Zhuzhou Xinda Metallurgy Company, and Zhuzhou Kangli Metallurgy Company. One of the enterprise went bankrupt and the asset were disposed(Tiancheng Chemicals Company, the land use right now is belong to Guanhong Real Estate Copmpany), one of them went bankrupt but the asset wis to be disposed(Tianyuan Textile Company, now the land is used by Xiongdi Industry Company). Only Hehua Cement Plant is still producing normally.

The steps of heavy metal pollution control are:

- 1) Stabilize and solidify the bare soil excavated in the project area;
- 2) Demolish some of the buildings and equipment of production in the original factories; after demolition, stabilize and solidify the excavated soil under the demolished buildings and equipment;
- 3) Flush the structures that are not severely polluted and do not need to be demolished;
- 4) Collect and treat the wastewater;

According to the previously mentioned principles, after enterprises' buildings are demolished, this project will need to treat a total floor area of 9546.80 square meters. These buildings are either original offices or production buildings belonging to the three enterprises that were closed down. These three enterprises are Xinda Smelting Chemical Co., Ltd, (Shifeng District) Yongfa Company (of Zhuzhou city), and Kangli Smelting Plant.

During the period of the closedown, people's government of Shifeng district has made compensations for the enterprises and they are properly resettled (see relevant content in the due diligence report on resettlement for the closed-down enterprises by PMO). Demolition of these buildings will not cause any loss to the production and operation of the enterprises. Reimbursement rates for demolished buildings and production facilities will be determined through an evaluation of the market by hired agencies and the reimbursement will be paid with money.

In order to protect rights and interests of the closed-down enterprises, from November of 2014 to February of 2015, the Project Management Office and relevant departments of the People's Government of Shifeng District have consulted with these enterprises many times, learning about resettlement and compensation for them, communicating with them about pollution in the area where they are located, and exchanging ideas with them on plans for pollution control. Through consultation, they have come to the final consensus: enterprises will welcome and support the efforts that Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd makes to control heavy metal pollution within enterprises; the PMO will compensate for the enterprises' demolished buildings based on the evaluated market values. For this purpose, Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd and six enterprises have come to an agreement on pollution control (See appendix 4 of this RP).

1. Yongfa Company (Hongji Zinc Industry Co., Ltd)

According to the site survey and the specimen analysis of environmental monitoring data, both bare soil in the Yongfa refinery area and soil in the previous

manufacturing plant of Yongfa Company have been severely polluted. Therefore, the manufacturing plant and the equipment that Yongfa Company has left behind need to be demolished and decontaminated; the soil thereunder needs to be decontaminated; and bare soil in the area needs to be fully decontaminated. The bare soil that needs to be decontaminated covers about 1916m²; the demolished buildings cover about 3677m², and the structures that need to be rinsed cover about 180 m². Yangfa Company has been closed down, and its demolished buildings and rotary kiln will be compensated based on the evaluated market values.



Picture 6-1 buildings to be demolished in the Yongfa refinery

2. Kangli Smelting Plant

The bare soil in the area of Kangli Smelting Plant has been severely polluted. Manufacturing structures left behind in the plant after it has been closed down have breakage, and its surrounding soil has been polluted more or less. In order to protect the restored soil and prevent primitive manufacturing plants from polluting the soil again, the obsolete manufacturing structures will be demolished while the bare soil in the plant

area is being decontaminated. An office premises within the plant area will not be demolished as it is relatively far from the manufacturing plant and it is well maintained. In the area, the bare soil that needs to be decontaminated covers 1837m²; the demolished buildings cover about 1116m², and the structures that need to be rinsed cover 116 m². The demolished buildings of Kangli Smelting Plant will be compensated at evaluated rates



Picture 6-2 Buildings to be Demolished in the Area of Kangli Smelting Plant

3. Xinda Smelting Chemical Co., Ltd

The bare soil in the plant area of Xinda Smelting Chemical Co., Ltd and the soil in the previous manufacturing plant is severely polluted, so the company's manufacturing plant and the equipment that the company has left behind need to be demolished and decontaminated and the soil in the area where the company is located needs to be decontaminated. In the area, the bare soil that needs to be decontaminated covers 1840m²; the demolished buildings cover about 4753m², and the structures that need to

be rinsed cover 97m². Xinda Smelting Chemical Co., Ltd has been closed down; demolition of its buildings has no effects on its production and operation and the demolished buildings will be compensated based on the evaluated market values.



Picture 6-3 Building to be Demolished in the Area of Xinda Smelting Chemical Co., Ltd

6.5 Resettlement and readjustment of the affected vulnerable group

The PMO and the affected community(village) will give special support and care to the vulnerable families affected by this project, with the following measures:

- Priority shall be given to these vulnerable families in selection of resettlement housing. Considering that most members of these families are handicapped or sick, the first floor and other lower floors of a building should be provided to them for their convenience.

- Personnel shall be sent to help the vulnerable families for relocation.
- The PMO will work with the villages where these vulnerable families live, to arrange for temporary housing for these families before relocation. If there is

resettlement housing, priority will be given to them in selection of resettlement house.

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

- The formalities of social insurance will first be handled for vulnerable families whose land has been expropriated. Minimum living guarantee will be applied to departments of civil affairs and other relevant agencies for these families and relevant formalities will be handled for them.

- Free vocational training will be provided for vulnerable families' members who have both willingness and ability to work. Recommendations will first be made to enterprises in industrial parks for these family members.

- During resettlement and transition, vulnerable families will be given living subsidies, depending on the specific situation.

First, the orphans, “households enjoying the five guarantees”, and disabled who meet the conditions necessary to be granted subsidies and cannot afford to buy a house will, after their information is examined and confirmed and made public by the People’s Government of the Shifeng District, be granted a 30,000-50,000yuan subsidy per household with which to purchase/build housing.

Second, where the legal floor area of demolished housing is less than 120m²/person, the home owner will be compensated the difference at 120m²/person.

6.6 The schedule of the resettlement and restoration

Implementation of this soil contamination control project is planned to start in 2016. See the schedule of resettlement activities in table 6-4:

Table 6-4 Schedule of resettlement activities

Activity	2014				2015				2016-2022			
	1	2	3	4	1	2	3	4	1	2	3	4
PMO												
The establishment of resettlement office of the Street												
Investigation of the land requisition and demolishing												
The preliminary consultation of the resettlement plan												
Plan draft of the resettlement												
Further investigation												
Modifying the resettlement plan												
Re-negotiation of the resettlement plan												
Improvement of the resettlement plan												
The approval of the resettlement plan												
The resettlement implementing												
Internal monitoring												
External monitoring												

7 Resettlement Funds Budget and Management

7.1 Composition of resettlement funds

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

7.1.1 Expropriation compensation expenses

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

7.1.2 Compensation fund for house demolition

Compensation fund for house demolition includes:

- (1) Compensation fees for house demolition;;
- (2) Compensation fees for living facilities and decoration;
- (3) Relocation fees, transition fees and relocation reward;
- (4) Allowance for purchasing house.

7.1.3 All kinds of attachments

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

7.1.4 Other expenses related to resettlement

Other expenses related to resettlement mainly refer to the expenses occurred in the course of preparation and implementation of the resettlement work, such as expenses for construction and maintenance of resettlement information management system, expenses for employment training of land-expropriated population, expenses of independent monitoring organizations for monitoring and evaluating the resettlement,

expenses for hiring professional agencies to measure and evaluate the relocated objects, etc. These expenses will be determined as per the charging criteria of similar industry and project. To ensure implementation of the project, expenses for construction and maintenance of resettlement information management system and expenses for employment training of land-expropriated population have been incorporated into the technical assistance project of World Bank Loan.

7.1.5 Administrative expenses for resettlement

The administrative expenses for resettlement are calculated as per 5 percent of the direct resettlement funds. These expenses are mainly used for strengthening the organizations related to relocation work, organization and coordination, internal monitoring, official and foreign affairs reception, on-the-job training, rewards for progress of relocation of implementing units, information collection and publish, preparation in early period, purchasing offices, renting temporary offices, paying salaries and social security of employees, purchasing and using transportation facilities, maintaining the vehicles, communication and daily management, etc.

7.1.6 Unforeseeable expenses

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

7.2 Budget of resettlement funds

Based on the compensation standard and statistical quantity of all kinds of affected items, the budget of the resettlement funds for the **Zhuzhou Qingshuitang Brownfield Remediation Project totals to 200110737.86 Yuan (32.28million USD)**. See Table 7-1 for the details.

Table 7-1 Budget Sheet of Resettlement Funds for Zhuzhou Qingshuitang Brownfield Remediation Project

No.	Item	Unit	Quantity	Compensation rate (Yuan)	Amount (Yuan)
I	Basic expenses				168727434.96
	1 Expenses for land acquisition				66448678.96
	Compensation fees for collective-owned land acquisition				30573972.00
	Compensation for land and allowance of relocation	mu	215.14	72000	15490080.00
	Compensation fees for temporary land use	mu	4189.97	3600	15083892.00
	Compensation fees for state-owned land acquisition		57.39 301484		17302166.76
	Fees for land acquisition				16178733.26
	Land use fees for newly-added construction land	m ²	143427.38	48	6884514.24
	Fund for water conservancy construction	m ²	143428.38	4.8	688456.22
	Social security	m ²	143429.38	60	8605762.80
	Service fee for land acquisition			2% of the expenses of land acquisition	957522.78
	Management fee for land acquisition			3.6% of the expenses of land acquisition	1436284.16
	2 Compensation for house demolition	Yuan			102278756
	Expenses for house acquisition	m ²	44640	900	40176000
	House decoration		44641	300	13392300

	Lump sum compensation for living facilities		372	7000	2604000
	Allowance for purchasing house		372	22500	8370000
	Moving expenses	Household	94	600	56400
	Transition fees		94	18*600	1803600
	Reward for relocation		44640	500	22320000
	Compensation for enterprises demolition		9546.8	1420	13556456
II	Relevant expenses				6074187. 659
	1 Agency fees for land acquisition and house demolition (1.8 percent of the basic expenses)				3037093. 829
	2 Expenses for monitoring and evaluating the resettlement (0.8 percent of the basic expenses)				1349819. 48
	3 Expenses for demolition cleaning, and hiring evaluating and audit agencies and other relevant expenses (1 percent of the basic expenses)				1687274. 35
III	Administrative expenses for resettlement (5 percent of the basic expenses)				8436371. 748
IV	Unforeseeable expenses (10 percent of the basic expenses)				16872743. 5
V	Total				200110737. 86

7.3 Object and flow of resettlement funds

7.3.1 Object of resettlement funds

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

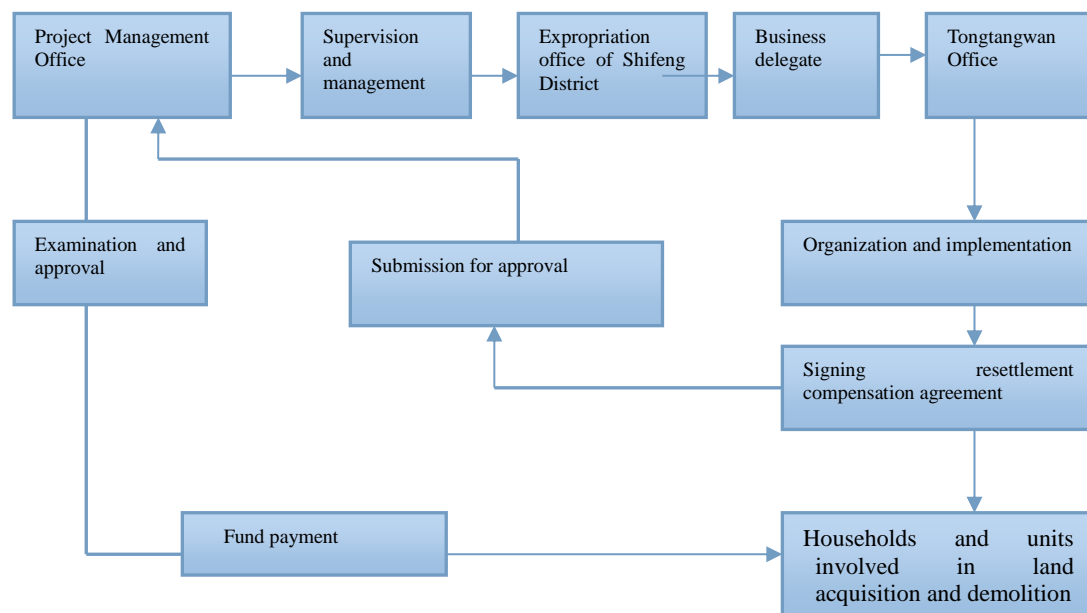
directly in simple and easy ways to both individuals and units.

Table 7-2 Object of Resettlement Funds

Object	Expense category
Village collective	Compensation for collective-owned land without contract-letting, compensation fees for attachments, compensation fees for collective facilities, etc.
Household	Compensation for land contract, relocation, attachments and green crops, house purchase subsidy, relocation fee, transition allowance and relocation reward, etc.
Others	All kinds of taxes concerning land acquisition.

7.3.2 Source and flow of resettlement funds

The resettlement funds of World Bank financed Zhuzhou Qingshuitang Brownfield Remediation Project is raised by the Project Management Office. All the resettlement funds will be included in the total investment plan, the the sources of funding are secured by PMO and relevant departments, and a commitment letter for the arrangement will be submitted to the Bank prior to negotiation. All the resettlement funds will be appropriated directly to compensation targets through special accounts list and name list of agreement which are



provided by Tongtangwan Resettlement Office without any intermediate links to avoid being withheld and embezzled.

Figure 7-1 Flow Chart of Resettlement Fund Payment

7.4 Appropriation, management and monitoring of resettlement fund

7.4.1 Appropriation of resettlement funds

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

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

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

- Land compensation is paid after land is expropriated.

7.4.2 Management and monitoring of resettlement funds

- The expenditure of the resettlement funds must be in strictly accordance with the national laws and regulations on land acquisition and relocation, and the policies in the Resettlement Action Plan and no less than the compensation rates and scope prescribed in the Resettlement Action Plan.

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

- Compensation funds for land, houses, attachments, relocation and transition shall be approved by implementing unit of each sub-project.

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

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

- Independent monitoring organizations of resettlement shall follow up to monitor

the progress of appropriating the compensation funds to affected families during external monitoring.

8 Resettlement Organizations

8.1 Organization setting

In order to do well in the resettlement of Zhuzhou Qingshuitang Brownfield Remediation Project, all levels of governments of Zhuzhou first set up organizations and improve their abilities to make sure the resettlement can go on smoothly. Since the second half of the year, we have successively established organizations related to the resettlement of this project and defined their responsibilities clearly. The major organizations are:

- Zhuzhou Leading Group of World Bank Financed Projects
- Zhuzhou World Bank Financed Project Management Office
- Resettlement Office of Shifeng District
- Resettlement Office of Tongtangwan Street
- Consulting agency of resettlement

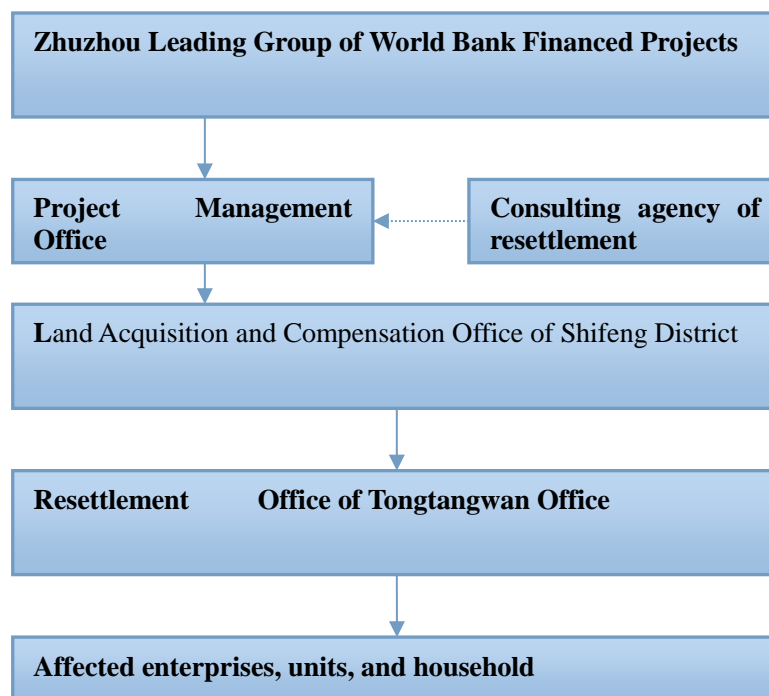


Figure 8-1 Resettlement Organizations of Zhuzhou Qingshuitang Brownfield Remediation Project

8.2 Responsibilities of each organization

8.2.1 Zhuzhou Leading Group of World Bank Financed Projects

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

8.2.2 Project Management Office (PMO)

- Apply to related authorities for Land Planning Permit and Land Construction Permit;
- Formulate policies of the Resettlement Action Plan;
- Coordinate the progress of the construction and implementation of the Resettlement Action Plan;
- Coordinate the work of resettlement organizations;
- Train principals of all levels of resettlement offices;
- Report the progress of resettlement to World Bank;
- Communicate with other departments during the implementing phase of resettlement;
- Audit and implement the resettlement fund plan of each sub-project;
- Guide and supervise the implementation of resettlement of each sub-project;
- Manage the data and files of resettlement;
- Conduct internal monitoring of resettlement;
- Receive resettlement experts from the World Bank during preparatory and implementing phase;
- Handle the grievance and appeals of relocated people during resettlement;
- Communicate with independent monitoring organizations during the implementation of resettlement.

8.2.3 Land Acquisition and Compensation Office of Shifeng District

- Organize and coordinate detailed surveys on resettlement;
- Implement resettlement work of the project;
- Formulate and submit resettlement fund plan of the project;

- Dispense demolition fund;
- Handle the grievance and appeals of relocated people during resettlement;
- Cooperate with independent monitoring organizations of resettlement;
- Collect and classify all required data of internal monitoring report of this project;
- Submit files of resettlement of the project to Project Management Office;
- Work with the Project Management Office to deal with the inspection of resettlement experts from the World Bank.

8.2.4 Resettlement Office of Tongtangwan Office

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

8.2.5 External monitoring organization

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

8.3 Staffs and facilities of each resettlement organizations

At present, the Social Security Group of Project Management Office, which takes charge of resettlement of this project, has 6 work staffs with strong coordination skills as well as proficient use of computer and other skills. Besides, Resettlement Office of Tongtangwan Street is composed of staffs of Key Project Office of the Street, who are

also high-quality and experienced staffs that are fully qualified for the resettlement work. The member list is given in Table 8-1. See Table 8-2 and Table 8-3 respectively for staffs and facilities of resettlement organizations at all levels.

Table 8-1 Member List of Resettlement Offices at All Levels

Resettlement organization	Principal	Staffs
Project Management Office	Chen Chaoyang	Libin, Lijing, etc.
Land Acquisition and Compensation Office of Shifeng District	Zhong Yongjun	Zhu Ren, Shen Wenbin
Resettlement Office of Tongtangwan Street	Luo Xinshan	Zhou Lin, etc.

Table 8-2 Staff Arrangement of Resettlement Organizations at All Levels

Resettlement organization	Total staff	Qualifications of staffs	Working period
Project Management Office	6	Know foreign language, computer, engineering, familiar with environment and resettlement policies	From September, 2013 to the completion of resettlement
Land Acquisition and Compensation Office of Shifeng District	5	Have long-term working experience of a similar job, with junior college certificate or above	From July, 2015 to the completion of evaluation after resettlement
Resettlement Office of Tongtangwan Street	5	Have long-term working experience of a similar job, with high school certificate or above	From July, 2015 to the completion of evaluation after resettlement

Table 8-3 Facilities of Resettlement Organizations at All Levels

Organization	Computer (unit)	Camera (unit)	Car (unit)	Office (m ²)
Project Management Office	6	1	1	200
Land Acquisition and Compensation Office of Shifeng District	5	1	1	80
Resettlement Office of Tongtangwan Street	5	1	1	80

8.4 Measures to enhance abilities of resettlement organizations

To improve the quality of staffs and overall ability of all resettlement organizations, and to enable the resettlement staffs to master the laws and regulations and requirements of the World Bank in terms of involuntary resettlement so that the resettlement work can go smoothly, the Project Management Office has organized staffs for many times to study and inspect similar projects in China to make them master the process of resettlement work of the World Bank financed projects and policies of involuntary resettlement. The Project Management Office has conducted lots of trainings to staffs, by which they can study the national laws and regulations on resettlement, policies on involuntary resettlement of the World Bank OP4.12/BP4.12 and skills to deal with resettlement work. Please refer to Table 8-4 for the trainings that have been conducted.

Table 8-4 Training Plan of Resettlement Staffs

Item	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	PMO	Experience on resettlement of projects financed by World Bank of other provinces	Staffs of PMO	2013 9
2	PMO	Process of resettlement, resettlement and survey	Staffs of PMO	2013 9-10
3	PMO	Computer operation and data processing	Staffs of PMO	2013-2014 4
4	PMO	National laws and regulations on resettlement and the policies of the World Bank	Staffs of PMO	2013 10-2014 5
5	PMO	Process, management and monitoring of fund appropriation	Staffs of PMO	2014 7

6	PMO	Data processing of the resettlement	Staffs of PMO	2014 8-9
7	PMO	Process and policies of resettlement	Staffs of the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2014 10-11
8	PMO	Resettlement policies of the World Bank	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2014 11-12
9	PMO	Latest policies of China on relocation	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 1-2
10	PMO	Study experience about resettlement from other World Bank financed projects of China	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 3-4

8.5 Plan to further enhance abilities of resettlement organizations

To better carry out the Resettlement Action Plan, the Project Management Office will take the following measures to enhance the ability of resettlement organizations and improve efficiencies during the preparation and implementation of the project:

1. Leader responsibility system: major leaders of the Project Management Office will lead to organize a strong group of resettlement leading organizations.
2. High-quality staffs: staffs in all resettlement offices must know more policies, have better professional competencies, and more importantly, be familiar with expropriation and demolition, have rich communication experience with the public.
3. Define responsibility: we will clearly define the responsibilities of all resettlement offices according to the requirements of the World Bank and relevant national laws and regulations.
4. Staff trainings: we will conduct trainings non-regularly to resettlement staffs concerning the resettlement policies and information management.

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

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

7. The Project Management Office will provide all resettlement offices with necessary vehicles and office facilities to meet the demands of work.

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

Table 8-5 Further Training Plan of Resettlement Offices

No.	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	PMO	Study experience about resettlement from other World Bank financed projects of China	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 5-6
2	Involuntary Resettlement Research Center, Wuhan University	Resettlement policies of the World Bank	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 6
3	Land Acquisition and Compensation Office of Shifeng District	Latest changes in national policies on relocation	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 6
4	PMO	Lessons draw from resettlement of the other places	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 6-7
5	PMO	Computer operation and data processing	Staffs of PMO and the Land Acquisition Compensation Office of the district, and staffs of resettlement of street office	2015 7-8
6	PMO	Process and policies of resettlement work of the World Bank financed project	Resettlement Office of Street, and Resettlement Group of Community	2015 6-7
7	PMO	Policies and practice of the resettlement	Resettlement Office of Street, and Resettlement Group of Community	2015 7-8
8	PMO	Study of the international experience about resettlement	Staffs of PMO	2016-2017

9 Public Participation and Consultation

To make the resettlement work of Zhuzhou Qingshuitang Brownfield Remediation Project practical and reliable, guarantee the lawful rights and interests of relocated families, and reduce grievance and disputes in resettlement, this Project Management Office attaches great importance to the participation of and consultation with relocated people and prepares the Resettlement Action Plan on the basis of consultation and publicity. Therefore, during the planning, designing and implementation of this project, the Project Management Office organized authorities of Shifeng District, and staffs from Tongtangwan Street Office, the resettlement offices of affected communities (villages), taking the advantages of socio-economic survey and evaluation survey on social impact of resettlement and other chances, together with all advisory agencies, to widely publicize the information of this project by various means, solicit the opinions of affected people and consult with them about problems of common concern. The results of public participation and consultation provide basis for the improvement of the resettlement plan.



Picture 9-1 Staff of the Resettlement Office of Tongtangwan Street is explaining Resettlement Policies to Residents.



Picture 9-2 Collecting Opinions and Suggestions from Affected Population

9.1 Activities of public participation and consultation having been conducted

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

Major ways of activities of public participation the Project Management Office and the Resettlement Advisory Agencies have conducted include:

- (1) Publicize the project-related information to the public in affected areas through announcement and outdoor publicity boards;
- (2) Collect affected population's opinions and suggestions on land acquisition and demolition by means of questionnaires;
- (3) Hold various symposiums in affected villages to know the socioeconomic status of affected households and solicit opinions and suggestions on resettlement;
- (4) The affected population puts forward opinions and suggestions to the governments of streets and residents' committee orally or in a written form, and the opinions are delivered to the Project Management Office by the local government;

According to incomplete statistics, the participants of all activities exceed 300

person-times, covering all the communities (villages) in the affected scope of the project. The participation of female population is paid special attention in all the activities. In all symposiums and surveys, the female population all exceeds 50%.

As for possible problems in land acquisition and demolition, such as selection of the newly-constructed house location for relocated residents and transition of land-expropriated households, etc., we will hold special symposiums or inspect on site to solicit the public opinions in affected areas. Major activities of public participation and consultation that have been conducted so far can be seen in Table 9-1.

Table 9-1 Major Activities about the Publicity of Resettlement Information and Consultation

Item	Time	Content that is publicized and consulted	Participant	Organizer
1	2013 12	Preliminary publicity of the project information	Design unit, the Project Management Office, affected streets and communities	PMO
2	2013 12	Resettlement of closed enterprises	The Project Management Office, Bureau of Human Resources and Social Security of Shifeng District, closed enterprises	Bureau of Human Resources and Social Security of Shifeng District
2	2013 12	Standards of expropriation and demolition	The Project Management Office, affected streets, representatives of village collectives and affected people	PMO, affected streets, villages (communities)
4	2014 1	Resettlement means and willingness	The Project Management Office, affected streets, representatives of village collectives and affected people	PMO, affected streets, villages (communities)
5	2014 2-3	Resettlement policies	The Project Management Office, affected streets, representatives of village collectives and affected people	PMO, affected streets, villages (communities)
3	2014 4-5	Social affect of the project	The Project Management Office, affected streets, representatives of village collectives and affected people, Wuhan University	PMO, affected streets, villages (communities)
6	2014 5	Impact of land acquisition and demolition on	The Project Management Office, affected representatives of female population, Wuhan University	PMO, affected streets, villages (communities)

		women and vulnerable family		
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In April and May of 2014, apart from a field investigation, Involuntary Resettlement Research Center, Wuhan University held a questionnaire to 232 affected population to learn the degree of public to understand land pollution environmental governance project, the willingness of support, and relevant opinions and suggestions. Please refer to Chapter 3 for the analysis result of this survey.

For all kinds opinions and suggestions collected in the process of public participation, PMO feeds back to design unit of the project; As for problems related to resettlement, PMO together with Land Acquisition and Compensation Office of Shifeng District and Tongtangwan Street Office absorb valuable content from them to improve the measures of expropriation and demolition, and conduct the preparation and implementation of resettlement as carefully as possible.

9.2 Feedback to public participation and consultation

For all the opinions and suggestions collected from public participation during the second half year of 2013 to May, 2015, PMO organized relevant units and agencies to summarize and feed the problems of most concerns of the affected population timely back to project design units, environmental impact assessment unit and related departments, and took these opinions and suggestions into full consideration when formulating the Resettlement Action Plan. Table 9-2 shows the feedback to the public participation and consultation.

Table 9-2 Main Opinions and Solutions about Public Participation and Consultation

Problem	Opinions of affected people	Solutions
Demolition by batch	The residents in the area of the project has deeply experienced the land environmental pollution of the area, and hopes to relocate earlier, but as the project is a part of the governance and development of the whole area, the demolition can only be conducted by batch.	Promote widely to residents of Qingshuitang area about the environmental pollution governance planning and development plan of the area, demonstrating the pollution monitoring data provided by environmental monitoring departments, explaining the scope, technical route, and implementing steps of soil pollution governance in the World Bank financed project, introducing the reason of implementing the project and demolishing by stage, and explaining the plan of resettlement house construction, to obtain understand and cooperation of the residents in the area.

Problem	Opinions of affected people	Solutions
Building resettlement site	The affected population expects centralized planning and unified rebuilding outside the polluted area.	Provide the construction plan and planning materials of resettlement house construction to affected residents, as well as multiple resettlement sites for demolished households to choose from.
Use and payment of land compensation	Some affected people worry they can't directly get the compensation funds, which will be withheld and misappropriated by intermediate links	After consultation with residents of the communities (villages), it's decided to distribute the compensation funds in the following ways: 1. Collect the collective land compensation fund and save it directly to the special account established by Tongtangwan Office. 2. If the expropriated land is contracted by original families, 70% of the land compensation fees and resettlement allowance are granted directly to the land-expropriated farmers' family, and the rest is used by collective. Conforming to the publicized compensation criteria, all communities (villages) will calculate the amount of compensation by the contracting area of land-expropriated families, make registrations in a booklet and publicize the results, to receive supervision of residents of communities (villages) and review of the superior. The compensation fund will be granted to the land-expropriated households through a special account of Tongtangwan Street in the manner of bankbook without any intermediate links. Besides, the compensation fund cannot be withheld and misappropriated under any name. 3. The collective possesses all non-contracted land compensation funds of collective, which is escrowed through a special account established by street office. The specific use methods of the compensation funds shall be decided through consultation of the Villagers' Congress and reported to the office for approval, mainly used for the public welfare undertakings of collective. The distribution and use of the land compensation funds and resettlement allowances receives supervision and audit of the superior units. 4. The compensation for attachments and green crops on the expropriated land will be granted directly to their owners.
Transition	They worry the transition period will be too long	1. Arrange the time of demolition and pollution governance properly, shorten the time as far as possible. 2. Accelerate construction of resettlement houses and report the construction progress to the affected residents regularly. 3. Specify the transition period cannot be more than 18 months, otherwise the transition fees shall be paid double.
Purchasing house for household in hardship	Some households owing house with small area, and those are faced with	1. Through accounting, disseminate the existing resettlement compensation policies, explaining that there is no big problem for general

Problem	Opinions of affected people	Solutions
	difficulties worry they can't afford resettlement house.	households to buy resettlement house by resettlement compensation fund. 2.For the household of orphan and the disabled, as well as the households enjoying the five guarantees that are conformed with the conditions of resettlement but indeed can't afford to buy (build) house, upon evaluation and statistic of their community and village, and review and confirmation of Tongtangwan Office, they will be provided 30000-50000 Yuan of allowance for buying (building) house, after reported to the people's government of Shifeng District for review, confirmation, and publicity. 3.The demolished households of which the legal construction area is less than 120 m ² per person, will be complemented as per 120 m ² of construction area per person.
Quality problem of resettlement houses	Some residents hear that resettlement houses in some places have quality problems, and worry that the same problems will exist in the resettlement house selected by themselves, so they hope the quality of resettlement houses can be ensured	1. In construction of resettlement houses, PMO will strengthen supervision and hire professional supervision organizations to inspect and supervise the quality of resettlement houses. 2. Conduct the quality acceptance before handover of resettlement house, and unqualified houses cannot be handed over to the residents. 3. In construction of resettlement houses, invite the resettled objects to check on site, find out problems and solve them promptly.
Selection of resettlement house	They hope the distribution of resettlement houses can be open.	1. In signing demolition agreement, specify the principle "persons who sign first select houses first", and announce the house selection sequence; 2. Take care of the vulnerable families and give them the top priority of house selection; 3. The process of house selection shall be open and transparent with the way of casting lots; 4. The results of house selection shall be publicized.
Supply of employment opportunity	Some affected population hopes that employment opportunities can be provided as far as possible during the process of soil pollution governance and later development, to increase the income of the population.	1. Employ labor force of the area in the construction process of the soil pollution governance project; 2. It's required to give preference to labor force of affected households in constructing resettlement house. 3. Advise the enterprises introduced in the development of the industrial park from the perspective of ethics, requiring them to employ the local labor force preferentially by proximity. 4. Provide employment skills training and employment information to the land- expropriated population.
Compensation for closed enterprises	How to compensate the demolition of closed enterprises	1. The pollution governance in the field of the enterprises should be conducted in the manner of borrowing land as far as possible; 2. The buildings that have to be demolished should be compensated as per the evaluation price

Problem	Opinions of affected people	Solutions
		in the market.
Expression of grievances	How can the affected population express their opinions and suggestions smoothly?	1. Establish three levels of expression mechanisms of grievances and appeals of resettlement. 2. Channels and methods of appeals are incorporated into the information manual for relocation households, of which each household keeps one copy.

9.3 Plan of consultation with affected people in the next stage

With the progression of the preparation and implementation of the project, the Project Management Office and the Resettlement Offices at all levels will conduct further consultative activities, which include:

- Affected people's opinions about compensation policies on land acquisition and house demolition;
- Compensation for the relocation households and its schedule of payment;
- Construction of resettlement places;
- Potential problems in transition;
- Other problems the affected people show concern in.

Schedule for consultation with affected people by resettlement offices at all levels can be seen in Table 9-4. All streets and the grass roots in the affected areas can hold consultative conferences non-regularly based on the problems requiring consultation and reflect the circumstance to the Project Management Office in the form of report. Apart from taking part in the consultation activities organized by the Project Management Office, monitoring departments will also conduct consultation with affected people on other monitoring problems, collect their grievances and suggestions and provide monitoring information to resettlement departments of all levels.

Table 9-4 Time Arrangement for Consultation with Affected People

Content of consultation	Time arrangement	Participating units
Compensation policies on land acquisition and demolition	2015 8	PMO, the land acquisition compensation office of the district, the resettlement office of street, external monitoring agencies
Resettlement means and specific implementing plan	2015 9	PMO, the land acquisition compensation office of the district, the resettlement office

		of street, external monitoring agencies
Construction of resettlement site, and selection of resettlement selection	2015 10-12	PMO, the land acquisition compensation office of the district, the resettlement office of street, external monitoring agencies
Problems occurring in the implementing period	The whole process of project implementation	Resettlement offices of all levels, external monitoring agencies.
Collection of suggestions and grievances	The whole process of project implementation	Monitoring department, PMO, the land acquisition compensation office of the district, the resettlement office of street

9.4 Ways to participate in consultation of affected people during implementing phase

1. Direct ways

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

2. Indirect ways

The public express their grievances, opinions and suggestions to the residents' committees, land acquisition and demolition departments at all levels and monitoring departments. Resettlement offices give their solutions according to the procedures.

9.5 Publicity of policies and the *Resettlement Information*

Booklet

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

- Before formal assessment of this project, publicly announce the policies about resettlement of this project in media like Zhuzhou Daily, government website and others

with large coverage;

- Publicize such information as the affected situation, compensation standards, resettlement measures, ways of complaining and appealing of respective community in all affected residents' committees or other public places;

- Before starting the project, distribute the *Resettlement Action Plan* of this project in sub-district offices, residents' committees or other public places so that affected people can read anytime they want;

- Before land expropriation and house demolition starts, distribute the Resettlement Action Plan to every affected family.

The *Resettlement Action Plan* will list how much impact there is on every affected family, resettlement policies and compensation standards that is applicable to this project, progress of the project, and the process of solving the grievances and appeals. The *Resettlement Action Plan* will be distributed to affected people before the official launch of this project. The form can be seen in Attachment.

10 Complaints and Appeals

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

10.1 Means of collecting grievances and complaints

(1) Through reports from residents' (villager's) committees and resettlement office of street, which cover people's complaints, project schedule, measures and existing problems;

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

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

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

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

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

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

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

(9) Through special investigation of internal monitoring.

10.2 Complaint and appeal procedure

●Phase 1

The affected persons can express their grievances orally or in writing to each residents' committee of the community (village) or resettlement office of the Tongtangwan Street. In case of oral grievances, the residents' committee or resettlement office of Tongtangwan Street must record them in written form and give definite replies within 2 weeks. In case of severe matters concerned which need the instruction from the superior resettlement office, they must try to get replies from the superior resettlement management offices in two weeks.

●Phase 2

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

●Phase 3

In case that the replies at Phase 2 are still not satisfactory, affected persons can appeal to the civil court within 15 days after receiving the replies at Phase 2.

10.3 Principles for handling complaints

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

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

During the course of resettlement, the Project Management Office requires resettlement offices at all levels to employ at least one female personnel to handle

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

10.4 Content and means of reply to complaints

10.4.1 Content of reply

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

10.4.2 Means of reply to complaints

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

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

10.5 Records of and feedback on complaints and appeals

During the implementation of the resettlement action plan, resettlement offices should record and manage the information concerning complaints and their solutions, and submit such information in writing to the Project Management Office every month. The Project Management Office will conduct regular inspections on the records of complaints and their solutions.

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

Table 10-1 Complaint and Appeal Registration Form Related to The Resettlement

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

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

10.6 Contact information for the channels to express complaints and appeals

The Project Management Office will arrange special personnel in charge of collecting and receiving grievances and appeals from affected persons. See Table 10-2 for names of the personnel in charge as well as the phone numbers and addresses.

Table 10-2 Organizations and Personnel Receiving Complaints and Appeals

Resettlement organization	Contacts	Address	Telephone number
Project Management Office	Long Lianjie	15 floor of Sijitianlun Hotel, Jianshe North Road, Shifeng District	0731-22194111
Land Acquisition and Compensation Office of Shifeng District	Zhu Ren		0731-22333973
Resettlement Office of Tongtangwan Street	Luo Xinshan	Tongtangwan Office of Shifeng District	0731-28316218

11 Resettlement Monitoring

11.1 Internal monitoring

11.1.1 Aims and purposes of internal monitoring

Internal monitoring is continuously conducted by the Project Management Office and resettlement organizations at all levels to internally monitor the implementation of the resettlement action plan by a top-down management system, aimed to get to know the progress of resettlement comprehensively, timely and accurately, to find out and solve problems and to provide basis for decision making for the successful implementation of resettlement work.

The purposes of internal monitoring are to standardize and guide the internal monitoring work of the organizations related to the resettlement activities, including Project Management Offices and resettlement organizations of the World Bank financed project, to make sure the resettlement work is carried out in strict accordance with the *Resettlement Action Plan*, to make sure monitoring and evaluation activities are conducted orderly, up-to-standard and efficiently, so that related parties can be informed promptly of the status of resettlement as well as find out and correct the problems existing in the resettlement.

The principles for internal monitoring should include: periodically investigating, getting to know and evaluating the implementation progress of the resettlement action plan; carrying out accurate data acquisition and analysis to make sure the monitoring results are correct; scientifically, objectively and justly evaluating the implementation progress of the resettlement action plan; reporting to the Project Management Office and the World Bank in time so that they are informed of the progress of the project timely and can make scientific decision

Functions of internal monitoring: internal monitoring is an important part of project internal management aimed to get to know the resettlement activities, to collect, analyze and share data and information regarding the progress, funds and performance of the resettlement activities by establishing and using the resettlement information management system, so as to find out existing or potential problems, to look into the causes and propose suggestions and measures to solve the problems.

Internal monitoring of the resettlement activities is conducted by the Project Management Office and resettlement organizations. The project owners are required to submit internal monitoring reports to the World Bank regularly.

11.1.2 Implementation process of internal monitoring

The internal monitoring can be divided into two phases: the preparation phase and the implementation phase. The preparation phase starts from the project identification period in the project cycle of the World Bank financed project, covers the project preparation period, pre-evaluation period and evaluation period, and ends at the project approval period. The implementation phase starts from the implementation of resettlement and ends at the fulfillment of the goal of resettlement.

1. Preparation phase of internal monitoring

The Project Management Office and local governments should establish a resettlement organization in the early stage of project preparation phase. The Project Management Office should set up a special internal organization to take charge of the resettlement work, which should be equipped with a staff of capable and professional workers to deal with resettlement issues, so as to provide complete and objective information and data as well as to help organizations in other fields to take part in the resettlement work. Internal monitoring should be started during project preparation.

Preparation work of the Project Management Office includes:

——To organize training for staff of the Project Management Office and resettlement implementation organizations at all levels in areas of resettlement policies and experiences of the World Bank, national resettlement policies, compilation of resettlement action plan, resettlement implementation and resettlement monitoring and evaluation;

——To hire professional organizations and personnel to help compile the *Resettlement Action Plan* as early as possible; to conduct socio-economic investigation; to compile the *Resettlement Action Plan* with the help of professional organizations and personnel;

——To establish the subsystem of the comprehensive information management system of Zhuzhou Circular Economy Industrial Zone with the help of professional organizations and personnel. The system should include various modules such as

affected population information, job information, and vocational training and education information to facilitate enterprise-labor two-way selection. The establishment and maintenance of the system and the employment training for the labors among the affected population should be covered in the technical support sub-project of the World Bank financed project so as to ensure its successful implementation.

Preparation work of resettlement implementation organizations includes:

- To sign detailed resettlement implementation contracts with project owners;
- To set up or improve resettlement organizations at all levels and hire necessary work personnel;
- To organize training for staff in resettlement organizations at all levels; to work with project owners and the professional organizations commissioned by the project owners to conduct socio-economic investigations and to compile resettlement action plan;
- To establish the resettlement information management system.

2. Implementation phase of internal monitoring

During the implementation phase of internal monitoring, the Project Management Office will:

- conduct internal monitoring on resettlement activities in accordance with the *Resettlement Action Plan*;
- submit a detailed internal monitoring report to the World Bank semiannually;
- timely update statistical data of resettlement implementation and improve the resettlement information management system.

11.1.3 Content of internal monitoring

Internal monitoring will cover all the World Bank financed projects, linkage projects and the resettlement activities mentioned in due diligence report. It includes the following items:

- Organizations and agencies: establishment of the resettlement implementation organizations and associated agencies and their division of work; staffing and capacity building of resettlement organizations;
- Resettlement policies and compensation standard: development and

implementation of resettlement policies; implementation of compensation standards for all kinds of losses (such as permanent land acquisition, temporary land occupation, demolition of enterprises and organizations, demolition of special facilities, etc.). It is required to specify in particular whether all the compensations are paid in accordance with the standards stipulated in the *Resettlement Action Plan* and give reasons if there is any change;

- Implementation progress of land acquisition and house demolition and resettlement activities: general schedule and annual schedule; resettlement organizations and personnel arrangement progress; implementation progress of permanent land acquisition and temporary land occupation in project area; progress of house demolition and resettlement house reconstruction; progress of relocation of displaced people; progress of public facilities construction; progress of special facilities recovering, relocation, and reconstruction; progress of other resettlement activities. See Table 11-1 for progress report of internal monitoring on land acquisition and house demolition and resettlement;

- Resettlement budget and implementation: amount and time of level-by-level payment of resettlement funds; use and management of resettlement funds by resettlement implementation organizations at all levels; amount and time of payment of compensation funds to affected owners of properties (real states etc.), land owners and users; use and management of land compensation funds for the collective of community (village), supervision and audit of the use of funds. See Table 11-2 for fund use internal monitoring report;

- Payment and use of land acquisition funds: Whether the payment is open and transparent, whether the collective funds are used through reasonable procedure, etc;

- Reconstruction of resettlement house and life arrangement of immigrants: the means and direction of resettlement, form of house reconstruction, payment of compensation fund, supporting public facilities (water, electricity, road, etc.), relocation, etc;

- Complaints, appeals, public participation, consultation, information disclosure, and external monitoring: channels, procedures and responsible organizations related to complaints and appeals; major issues that people have made complaints and appeals about and their handling; main activities, content and forms of public participation and

consultation and the corresponding effects; resettlement information booklet and its disclosure; external monitoring agency and its activities as well as effects of external monitoring;

- Handling relevant issues in memorandum book of the World Bank inspection team;
- Existing problems and their solutions.

11.1.4 Internal monitoring methods

Internal monitoring, as conducted from top to bottom within the resettlement system to monitor the implementation process of resettlement, requires to establish a standard, unobstructed bottom-top resettlement implementation information management system between the Project Management Office and resettlement implementation organizations at all levels related to the resettlement implementation, so as to follow up and reflect the progress of resettlement implementation in each area. Resettlement organizations at all levels use the information management system to report the schedule of resettlement implementation, funds and effects from bottom to up as well as handle and analyze the information.

The Project Management Office has established a perfect information management system which can store and manage all kinds of data and information related to project implementation activities comprehensively, timely and accurately.

Based on the project implementation, this project will adopt the following methods to conduct internal monitoring:

1. Normalized system of statistical report

The Project Management Office will formulate unified reports according to the requirements of resettlement implementation, which are required to reflect the progress of resettlement fund appropriation and the completion status of land acquisition and house demolition. The reports are regular monthly reports submitted from bottom to up when funds are allocated at the end of every month so that the Project Management Office can get to know the project progress through the status of fund appropriation.

2. Regular and non-regular feedback

Resettlement organizations at all levels should take various forms to exchange with each other the problems generated in the implementation of resettlement and relevant

information, and put forward suggestions to handle the problems.

3. Regular joint meetings

At the beginning of every month, the Project Resettlement Office will hold a resettlement coordination meeting. Personnel of resettlement offices at district/county and township/town level will attend the meeting and report the project schedule and existing problems, or exchange their work experiences, or study out the measures to handle these problems.

4. Inspection

The Project Management Office will conduct both routine inspections and unconventional special inspections on the resettlement work of subordinate resettlement organizations, carry out in-depth field investigations, handle land acquisition and resettlement problems on site, and verify the work progress and the implementation of resettlement policies.

5. Information exchange with external monitoring agency

The Project Management Office and resettlement implementation organizations at all levels should keep regular contact and information communication with the external monitoring agency, and should take the findings and evaluation opinions of external monitoring agency as reference basis for internal monitoring.

6. Survey

The Project Management Office will conduct surveys by both questionnaire and household interview to inspect the implementation of resettlement. The survey on households will be conducted in the approach of sampling by selecting a certain number of households or collective enterprises as samples to investigate their resettlement status with reports, to feed back the actual payment of compensation fund and relocation fund to them, so as to see whether the resettlement work is carried out in strict accordance with the *Resettlement Action Plan*.

The Project Management Office will conduct the first survey after the relocated people receive the first sum of compensation funds. When the first survey is completed, the Project Management Office will take improvement measures to solve the problems reflected in the survey results and by the channel of complaints, and will conduct follow-up investigations on the implementation of the improvement measures. The follow-up investigations will be conducted by means of non-regular questionnaire to

follow up the resettlement of affected labor forces, land adjustment and settlements of complaints, and to collect opinions and suggestions in terms of public consultation and 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	Ratio to the total (%)
Permanent land acquisition	mu				
Temporary land occupation	mu				
House demolition	m ²				
Land compensation	10 thousand Yuan				
Payment of house demolition fees	10 thousand Yuan				
Construction of resettlement houses	m ²				

Author: _____ Responsible person signature: _____ Seal: _____

Table 11-2 Progress of Fund Use

_____ district _____ street _____ village (community) date ____/____/____ (year/month/day)

Affected unit	Brief description	Quantity (unit)	Amount of funds needed (Yuan)	Amount of compensation funds obtained in reporting period (Yuan)	Amount of cumulative obtained compensation funds	Ratio of obtained funds to total compensation funds (%)

Author: _____ Responsible person signature: _____ Seal: _____

11.1.5 Internal monitoring organizations and personnel arrangement

For number of personnel in implementation organizations involved in monitoring,

see Table 11-3.

Table 11-3 Personnel of Internal Monitoring Implementation Organizations

Resettlement organizations	Number of constant work personnel	Total number of personnel in peak periods
PMO	6	10
Land Acquisition and Compensation of Shifeng District	6	10
Resettlement Office of Tongtangwan Street	6	10

11.1.6 Cycle of internal monitoring and report

Internal monitoring is a continuous process, in which at least one overall monitoring activity must be conducted in every quarter; in the critical period of relocation, monitoring activities will be conducted more frequently.

During project preparation, internal monitoring organizations will combine with the inspection of the World Bank to draw up regular or non-regular internal reports, of which the forms will be based on the requirements of the World Bank and differ with sub-project and phase. When the implementation starts, brief weekly and monthly reports and detailed quarterly, semiannual and annual reports are needed for projects with relatively significant influence while brief quarterly reports and detailed semiannual and annual reports are required for projects with less influence. Special reports should also be given according to the requirements of project management. A final report is required upon the finishing of the project. Internal monitoring reports are given by resettlement organizations at all levels to People's Government and Project Management Office at the same level. The Project Management Office should submit an internal monitoring report to the World Bank semiannually.

11.2 External monitoring

According to the requirements of the World Bank, during the implementing period of this project, the Project Management Office will choose an organization as the external monitoring agency of this project through comparison and selection in a large scope to -independently monitor and evaluate the project. This organization must have

engaged in related work for more than five years with rich relevant experience. External monitoring will cover all the World Bank financed projects, linkage projects and the resettlement activities mentioned in due diligence report.

11.2.1 Purpose of external monitoring

External monitoring and evaluation is conducted to provide comments on resettlement work from organizations independent from government departments. The purposes of external monitoring are: to examine the implementation of resettlement action plan by taking an extensive and long-term view, to monitor and evaluate whether the goals of land acquisition, resettlement and relocation are achieved, to put forward evaluation opinions and suggestions, to take remedial measures and take follow-up actions timely, so as to guarantee the implementation effects of resettlement work.

External monitoring will be conducted to track the land acquisition and house demolition and resettlement activities, so as to monitor and evaluate whether the resettlement:

1. Conforms to relevant national laws and regulations concerning resettlement;
2. Conforms to the relevant policies of the World Bank on involuntary resettlement;
3. Make the living standard of affected persons recover to or exceed the level before resettlement.

11.2.2 External monitoring agency and monitoring personnel

Personnel of external monitoring agency must meet the following requirements:

(1) External monitoring personnel should have done similar job, should have rich experience in socio-economic survey, should understand the policies of the World Bank on involuntary resettlement, and should know well related national and local policies and laws concerning resettlement.

(2) External monitoring personnel should have the ability to conduct social survey and research independently, should have good communication skills, and should be able to bear hardships and stand hard work.

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

in external monitoring.

11.2.3 Responsibilities of external monitoring agency

External monitoring agency should undertake the following activities:

- Before the resettlement, external monitoring agency should conduct living standard benchmark survey to get to know the basic situation of the life and production of the affected population.

- During the process of resettlement, external monitoring agency should track the implementation of resettlement activities, collect the opinions and grievances of affected population and feed back to the Project Management Office and local resettlement offices, and submit monitoring reports to the Project Management Office and World Bank;

- External monitoring agency should conduct follow-up survey on the changes of production and living standard of affected population and give comments on the resettlement activities and measures;

- On the basis of survey and research and sufficient consultation with the affected population, external monitoring agency should put forward constructive suggestions to the Project Management Office and local resettlement offices, so as to ensure the successful implementation of resettlement work and the early recovery of the production and living standard of affected persons.

11.2.4 Methods and steps of external monitoring

External monitoring agency will adopt the following methods to monitor the resettlement work:

- (1) On the basis of resettlement survey, external monitoring agency will establish a database of the information of affected population and carry out household interviews on a regular basis. External monitoring agency will make full use of the socio-economic survey data and the resettlement information management system created by Project Management Office to dynamically manage the basic information of the land-requisitioned and house-demolished households and to know the resettlement situation at any time. By use of the information reflected in the database, external monitoring agency will go deep into the affected households to have face-to-face interviews, so as to know the progress of resettlement work, to collect their grievances,

complaints and suggestions, as well as to publicize related policies of China, relevant requirements of World Bank and information of project construction.

Household interview is to be carried out independently by external monitoring agency after obtaining the affected population list and relevant information from organizations at basic level, without the company of personnel from local resettlement organizations or local administrations. External monitoring agency should send fixed personnel to carry out household interview, that is to say, one interviewer should visit one affected area, which will help establish a relationship with mutual trust between the interviewers and the affected population and will be conducive to resettlement work.

(2) In area with dense affected population, external monitoring agency will convene the affected population to hold non-regular forum to collect the opinions of the affected population regarding the major issues affected by the project. The forum can be either formal or informal; external monitoring agency may invite personnel of resettlement organizations at basic level to attend the forum or not, depending on the specific situation then.

(3) Field observation. Personnel of external monitoring agency will pay regular and non-regular visits to the resettlement sites to carry out field observation of resettlement.

(4) Case study. External monitoring agency will focus on dissecting some certain outstanding cases that may occur in the process of resettlement to analyze the root cause of the problem, to find out solutions and to provide reference suggestions.

(5) Questionnaire survey. External monitoring agency will conduct sample survey on the recovery of production and living standard of relocated people and their opinions on resettlement work, analyze the survey results timely and 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 agency, for which external monitoring agency will focus on the following aspects:

- Whether the compensation for houses and other land attachments conforms to the principle of replacement cost;
- Whether the compensation funds are allocated in time and in full;

- Whether the choices of resettlement houses are made through consultation;
- Whether the time arrangement for relocation is reasonable;
- Whether transition allowance and relocation fee are paid;
- Whether physical compensation is discounted;
- Construction status of resettlement houses;
- Handling complaints and appeals.

(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 requisitioned land is made in accordance with related national laws;
- Whether the process of allocation of land compensation funds can ensure that all affected communities can get the deserved compensation funds;
- Whether the quantity of requisitioned land, the compensation standard and the amount of compensation funds are publicized in the whole community and in which form they are publicized;
- How to determine the scope of allocation of compensation funds if compensation funds are to be released directly to each individual;
- Whether there is definite and feasible plan for the centralized use of land compensation funds;
- Whether the opinions of interest-related residents are solicited in making the plan for land compensation funds use and how is the plan finally determined.

(3) Monitoring on the operation of resettlement organizations

Lean, professional and effective resettlement organizations are the reliable guarantee for the smooth progress of resettlement work. The operation of resettlement organizations is also an important target of external monitoring conducted by external monitoring agency. Monitoring on resettlement organizations is conducted mainly by field visits to the resettlement organizations and by verification of their work data and records, which includes:

- Whether the staff composition of resettlement organizations at all levels meets the needs of resettlement work;
- Whether resettlement organizations at all levels have the necessary working

conditions;

- Whether the personnel of resettlement organizations are qualified enough to meet the requirements of resettlement work;

- Personnel training of resettlement organizations;

- Management of internal work data of resettlement organizations.

(4) Monitoring on resettlement of vulnerable groups

Vulnerable groups are those who need special care of resettlement organizations and are also the target to which external monitoring agency should pay special attention in the process of external monitoring. External monitoring agency will conduct follow-up monitoring on the vulnerable groups among the affected population by means of household interview, questionnaire survey and case study. The main aspects of monitoring are:

- What special preferential policies vulnerable groups enjoy in the resettlement;

- Whether the affected poverty-stricken households receive help in house demolition;

- Measures taken in the recovery of production 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 groups especially women can get jobs related to the project and how many people among the vulnerable groups are employed in the construction of the project;

- Whether resettlement organizations have female workers to deal with women's affairs.

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

Before the formal implementation of resettlement, external monitoring agency will establish the resettlement benchmark data for the World Bank financed Zhuzhou Qingshuitang Brownfield Remediation Project through sample survey. Sample survey will be conducted by means of structural questionnaire survey. Based on the sample database of all the affected households involved in socio-economic survey at the project preparation phase, a sampling by category will be conducted. The sampling ratio of the benchmark survey on the living standard will be 20% of the demolished households.

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

(6) Monitoring and evaluation on the effects of resettlement

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

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

The principle of sample selection in the follow-up survey should be the same with that in the living standard survey and the follow-up survey should be conducted on the respondents of the living standard survey as much as possible. Upon the conclusion of the living standard benchmark survey, all the samples should be collected into a database as the basis of the follow-up survey. With regard to a few respondents that can hardly be tracked due to various factors, external monitoring agency will refer to the database of the earlier socio-economic survey and use similar affected households in the same community as substitute respondents.

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

11.2.6 External monitoring report system

External monitoring agency will write external monitoring reports based on the data acquired from observation and survey. The reports have two purposes, one is to objectively reflect the work progress and the existing problems of resettlement to the World Bank and the Project Management Office, the other is to evaluate the social and

economic effects of resettlement and put forward constructive opinions and suggestions to improve and refine the resettlement work.

The schedule for the external monitoring agency to report to World Bank and the Project Management Office is:

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

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

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

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

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

12 Entitlement Matrix

Type of impact	Affected object	Resettlement and recovery policies	Compensation standard
Land acquisition and temporary occupation	Communities (villages) and households	<p>1. The compensation standard for requisitioned land will be implemented according to Notice on Publishing Land Requisition Compensation Standard issued by the People’s Government of Zhuzhou Municipality on March 6, 2013.</p> <p>2. The land compensation fund of collective-owned land will be allocated directly to special account set by Tongtangwan Office</p> <p>3. If the requisitioned land was contracted by original households, the land compensation and resettlement allowance will be paid directly to the land-requisitioned household of farmers by 70%, and the rest 30% will be used by the collective. Each community (village) will calculate the sums of compensation as per the area of the contracted area of land-requisitioned household according to the compensation standards published, record them in booklet, post a notice to publish them, and receive supervision of residents of the community (village) and review of superior for them. The compensation fund will be granted directly to the land-expropriated households through a special account of Tongtangwan Street in the manner of bankbook without any intermediate links. Besides, the compensation fund cannot be withheld and misappropriated.</p> <p>4. The collective possesses all non-contracted land compensation funds of collective, which is escrowed through a special account established by street office. The specific use methods of the compensation funds shall be decided through consultation of the Villagers’ Congress and reported to the office for approval, mainly used for the public welfare undertakings of collective. The distribution and use of the land compensation funds and resettlement allowances receives supervision and audit of the superior units.</p> <p>5. The compensation for attachments and green crops on the expropriated land will be granted directly to their owners.</p> <p>6. For the temporary occupied land, the compensation will be given as per the compensation price of green crops and the actual years of occupation</p>	<p>The compensation standard for land requisition is 72000 Yuan per mu, and the expense used on social security of land- requisitioned farmers is 6000 Yuan per mu.</p> <p>Compensation for green crops on the land shall be implemented referring to the standard of the land category of dry land, which is 1200 Yuan per mu.</p>

		<p>(less than a year will be calculated as per a year). If the use right of the temporary occupied land is owned by household, the compensation fees for temporary occupied land will be paid to the affected household directly; if it is owned by collective, the compensation fees for temporary occupied land will be owned by the collective.</p> <p>7. Residents over 16 years old who have had land requisitioned and are not covered by basic old-age insurance for urban residents, shall be provided with vocational training and social security.</p>	
Demolition of private house	Demolished households	<p>1. This project will offer two resettlement options concerning housing demolition: resettlement houses and self-purchase commercial houses. Relocated households may take one of the options at their free will. Resettlement through the resettlement-housing program refers to: after compensation for demolished houses is made according to the standards of requisition and purchase, relocated persons who meet the conditions necessary to be granted resettlement houses will receive subsidies to purchase resettlement houses such that every relocated person has no less than 45 square meters of living space. Self-purchase commercial houses refers to: relocated persons who meet the conditions necessary to resettlement will receive subsidies from governments to purchase commercial houses by themselves after compensation for demolished houses is made according to the standards of requisition and purchase.</p> <p>2. The eligibility of relocated persons for resettlement housing shall be examined, approved, and made public by the departments of Public Security, Planning, and Land and Resources, as well as by the Tongtangwan Office and residents (villagers) committees, all of which will be organized by the People's Government of the Shifeng District.</p> <p>3. Families who abide by the one-child policy will be granted additional space equivalent to having an extra relocated person.</p> <p>4. Persons whose special situations are confirmed may be granted resettlement housing.</p> <p>5. Subsidies shall be offered to relocated families for resettlement and transition.</p>	<p>Purchasing and expropriation price per square meter for brick-concrete structure: first class: 980 Yuan; second class: 950 Yuan; third class: 920 Yuan.</p> <p>Purchasing and expropriation price per square meter for brick-wood structure: first class: 630 Yuan; second class: 600 Yuan.</p> <p>Purchasing and expropriation price per square meter for simple structure: first class: 520 Yuan; second class: 500 Yuan.</p> <p>Prices of resettlement housing: 1280 Yuan/m² for low-rise buildings; 1780 Yuan/m² for high-rise buildings equipped with elevators.</p> <p>Allowance for purchasing house: for those who choose resettlement house, it will be calculated as per 45 square meters per person, and 500 Yuan per square meter. For those who choose self-purchasing commercial house, it will be calculated as per 45 square meters per person, and 2800 Yuan per square meter.</p> <p>Decoration compensation per square meter: brick-concrete: 300 Yuan, brick-wood: 280 Yuan; simple: 200 Yuan.</p> <p>One-off compensation for production and living facilities: 7000 Yuan per person.</p>

		<p>6. Awards shall be given to persons who sign the demolition agreement and finish relocation within the prescribed time.</p> <p>7. Support shall be provided for relocated households who have severe financial difficulties.</p>	<p>Relocation fees: for the household that choose resettlement house, the relocation fee will be calculated by twice, and the transition period is not permitted to exceed 12 months; for the households that choose self-purchasing commercial house, the relocation fee will be calculated by once. For the household with no more than 3 persons, the standard of relocation fee per time is 600 Yuan per household; for the household with more than 3 persons, the relocation fee will increase by 100 Yuan for each additional person.</p> <p>Transaction fee: for the household with no more than 3 persons, the standard of transaction fee is 600 Yuan per household per month; for the household with more than 3 persons, the relocation fee per month will increase by 100 Yuan for each additional person. The transaction period doesn't exceed 12 months generally; in case of exceeding 12 months, the relocation fee will continuously be paid for the additional 6 months; and the transition allowance will be doubled in case of exceeding 18 months.</p> <p>Award for relocation: the households that relocate within specified period, will obtain relocation award of 500 Yuan per square meter.</p> <p>Allowance for vulnerable groups: 1.The orphans, "households enjoying the five guarantees", and disabled who meet the conditions necessary to be granted subsidies and cannot afford to buy a house will, after their information is examined and confirmed and made public by the People's Government of the Shifeng District, be granted a 30,000-50,000 Yuan subsidy per household with which to purchase/build housing. 2. Where the legal floor area of demolished housing is less than</p>
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			120 m ² per person, the home owner will be compensated the difference at a rate of 750 Yuan/m ² .
Demolition of closed enterprises	Demolished enterprises	1. The pollution governance in the field of the enterprises should be conducted in the manner of borrowing land as far as possible; 2. The buildings that have to be demolished should be compensated as per the evaluation price in the market.	The demolished buildings and production facilities shall be compensated as per market price evaluated by professional agencies.

Attach Table 1 Affected Private Buildings

No.	Village		Head of the household	Demolished area (m ²)		Household
	Community	Group		Brick and concrete	Brick and wood	
1	Qingxia	Yuye	Liu	135		3
2	Qingxia	Yuye	Chuanzheng	270		3
3	Qingxia	Yuye	Liu Zhiping			3
4	Qingxia	Yuye	Luo	365		3
5	Qingxia	Yuye	Quanmei	310		3
6	Qingxia	Yuye	Shen	310		3
7	Qingxia	Yuye	Guangming	150		2
8	Qingxia	Yuye	Long	150		2
9	Qingxia	Yuye	Xingzhen	170		3
10	Qingxia	Yuye	Liu	170		3
11	Qingxia	Yuye	Chuanyin	350		5
12	Qingxia	Yuye	Liu qinqi	350		5
13	Qingxia	Yuye	Long Aihua	173		2
14	Qingxia	Yuye	Liu	210		3
15	Qingxia	Yuye	Guangwen	350		3
16	Qingxia	Yuye	Fu Youyun	350		3
17	Qingxia	Yuye	Jiang Ping	410		7
18	Qingxia	Yuye	Yang	280		2
19	Qingxia	Yuye	Peiliang	370		8
20	Qingxia	Yuye	Liu Kun	370		8
21	Qingxia	Yuye	Jiang	205		11
22	Qingxia	Yuye	Yuzhen	205		11
23	Jianshe	Dahu	Chen Yulan	87		2
24	Jianshe	Dahu	Chen	218		4
25	Jianshe	Dahu	Meilan	218		4
26	Qingxia	Yuye	Guo	310		3
27	Qingxia	Yuye	Guifang	310		3
28	Qingxia	Yuye	Guo Fuhua	150		3
29	Qingxia	Yuye	Yi Qingxiu	270		7
30	Qingxia	Yuye	Yi Qingxiu	270		7
31	Qingxia	Yuye	Liu Diming	140		7
32	Qingxia	Yuye	Liu Diming	140		7
33	Qingxia	Yuye	Liu	103		1
34	Qingxia	Yuye	Hansong	310		5
35	Qingxia	Yuye	Liu Dibin	310		5
36	Qingxia	Yuye	Liu Dihui	310		5

24	Qingxia Community	Yuye Group	Guo Zhilong	220		4
25	Qingxia Community	Yuye Group	Guo Wenming	340		6
26	Qingxia Community	Yuye Group	Guo Hua	170		3
27	Qingxia Community	Yuye Group	Guo Dehua	370		4
28	Qingxia Community	Yuye Group	Guo Baolin	105		3
29	Qingxia Community	Yuye Group	Guo Jianli	170		3
30	Qingxia Community	Yuye Group	Guo Deyun	270		4
31	Xiawan New Village	Mayuan Group	Feng Shuliang	250		4
32	Xiawan New Village	Mayuan Group	Feng Bingchu	360		8
33	Xiawan New Village	Mayuan Group	He Lu	480		3
34	Xiawan New Village	Xiawan Group	Wang Yingchun	260		3
35	Xiawan New Village	Xiawan Group	Feng Shaozhi	280		4
36	Xiawan New Village	Xiawan Group	Guo Xinli	450		5
37	Xiawan New Village	Mayuan Group	Liu Hanqin	120		1
38	Xiawan New Village	Mayuan Group	Feng Xilin	300	180	5
39	Xiawan New Village	Mayuan Group	Liu Huangjin	240	110	6
40	Xiawan New Village	Mayuan Group	Liu Jihong	290	40	4
41	Xiawan New Village	Mayuan Group	Feng Shaobing	180		3
42	Xiawan New Village	Mayuan Group	Liu Ganting	260	80	4
43	Xiawan New Village	Mayuan Group	Liu Furong	280	100	4
44	Xiawan New Village	Mayuan Group	Zeng Huaxiang	240	80	5

	Village					
45	Xiawan New Village	Mayuan Group	Liu Lixin	200	40	5
46	Xiawan New Village	Mayuan Group	Feng Meisheng	180	80	3
47	Xiawan New Village	Mayuan Group	Feng Yinhua	160	60	5
48	Xiawan New Village	Mayuan Group	Guo Zhengliu	200	50	5
49	Qingxia Community	Yuye Group	Wu Xiangrong	170		3
50	Qingxia Community	Yuye Group	He Ju	45		3
51	Qingxia Community	Yuye Group	Li Shusheng	70		3
52	Qingxia Community	Yuye Group	Wang Wenhua	80		3
53	Qingxia Community	Yuye Group	Qi Zhenxiang	45		3
54	Qingxia Community	Yuye Group	Long Lei	45		3
55	Qingxia Community	Yuye Group	Deng Shuyao	50		3
56	Qingxia Community	Yuye Group	Wu Shanyuan	70		3
57	Qingxia Community	Yuye Group	Yuan Daming	80		3
58	Qingxia Community	Yuye Group	Liu Chunyuan	90		3
59	Qingxia Community	Yuye Group	Yi Shusheng	30		3
60	Qingxia Community	Yuye Group	Feng Minglan	50		3
61	Qingxia Community	Yuye Group	Zhou Yueping	60		4
62	Qingxia Community	Yuye Group	Yang Daping	45		1
63	Qingxia Community	Yuye Group	Yuan Dadi	30		2
64	Jianshe Village	Dahu Group	Ye Huibin	280		8
65	Jianshe Village	Dahu Group	Ye Huichang	380		5
66	Jianshe Village	Dahu Group	Ye Huafu	300		3
67	Jianshe Village	Dahu Group	Ye Huagui	320		8
68	Yingfeng Community	Yuye Group	Yuan Songlin	89		2
69	Yingfeng	Yuye	Guo	121		3

	Community	Group	Shuzhong			
70	Yingfeng Community	Yuye Group	Guo Zhenghai	360		4
71	Yingfeng Community	Yuye Group	You Jigang	129		3
72	Yingfeng Community	Yuye Group	Yuan Wei	320		3
73	Yingfeng Community	Yuye Group	Ni Kuojun	380		4
74	Yingfeng Community	Yuye Group	Yuan Yunhua	350		4
75	Yingfeng Community	Yuye Group	Yuan Zhenghui	160		7
76	Yingfeng Community	Yuye Group	Feng Jianhui	300		3
77	Yingfeng Community	Yuye Group	Yuan Yuehui	239		3
78	Yingfeng Community	Yuye Group	Tian Xinmin	200		2
79	Yingfeng Community	Yuye Group	Wen Diyun	155		2
80	Qingxia Community	Yuye Group	Long Ming	350		4
81	Qingxia Community	Yuye Group	Long Zhong	405		3
82	Qingxia Community	Yuye Group	Long Weiping	507		8
83	Qingxia Community	Yuye Group	Long Yang	170		3
84	Qingxia Community	Yuye Group	Li Xingxing	180		3
85	Yingfeng Community	Yuye Group	Ma Zuohui	111		3
86	Jianshe Village	Congshu Group	Guo Ailian	300		5
87	Yingfeng Community	Yuye Group	Chen Meilan	270		5
88	Yingfeng Community	Yuye Group	Liu Guike	202		5
89	Yingfeng Community	Yuye Group	Chen Cui'e	222		6
90	Yingfeng Community	Yuye Group	Chen Hui	107		3
91	Yingfeng Community	Yuye Group	Chen Yijun	300		3
92	Yingfeng Community	Yuye Group	Chen Duanyun	314		7
93	Yingfeng Community	Yuye Group	Chen Juqiu	71		2
94	Yingfeng Community	Yuye Group	Yuan Jianxin	600		
Total				21173	820	372

Appendix 1 Resettlement Information Booklet

Dear Mr. / Ms. _____,

The World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation 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 requisition and house demolition and the impact of the project on your family.

I. Overview of the project

The World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation Project includes soil pollution governance, construction of treatment field, construction of ecological river-bank, soil and water environmental monitoring station, air environmental monitoring station, etc. The total investment is 242 million dollars, of which 150 million dollars are applied for loan of World Bank. The project is expected to start in 2016, and the construction period is 7 years.

II. Laws, regulations and compensation standards in regard to land requisition and house demolition

The policies on land requisition and house demolition of this project are made according to the following laws and regulations:

- *Land Administration Law of the People's Republic of China*, which came into force in January 1999 and the revised version of which came into force on August 28, 2004;
- *Decision on Furthering Reform and Strengthening Land Administration*, which was issued by State Council on October 21, 2004;
- *Guidance of the Ministry of Land and Resources on Improving Land Acquisition and Resettlement System* (November, 3, 2004);
- *Notice of the Ministry of Land and Resources on Further Improving Rural Residential Land Management System and Practically Securing Farmers' Rights and Interest* (March 2, 2010);
- *Notice of the Ministry of Land and Resources on Further Improving Land Requisition Administration* (June 26, 2010);
- *Notice of the People's Government of Hunan Province on Adjusting Land Requisition Compensation Standards* (December 28, 2012);

- Replying Letter of the Ministry of Land and Resources on Issues of Zhuzhou Heavy Metal Land Pollution (November, 25, 2008);
- Measures of Compensation and Resettlement for House-demolition on Collective-owned Land in Zhuzhou City, which came into force on February 1, 2011.
- World Bank operational policy OP4.12 *Involuntary Resettlement* and Appendixes, which came into force on January 1, 2002;
- World Bank business procedure BP4.12: *Involuntary Resettlement* and Appendixes, which came into force on January 1, 2002.

The compensation policies for land requisition and house demolition in this project is shown in the table below:

Category	Compensation standard
I. Compensation for requisitioned land	
II. Compensation for houses	
III. Compensation for land attachments	
IV. Compensation for living facilities and decoration	
V. Allowance for purchase house	
VI. Reward for relocation	

III. Impact on your house (enterprise)

Item	Quantity	Compensation standard	Deserved Compensation Fund	Remark
1				
2				
3				
4				
Total				

IV. Predicted schedule of the project

Item	Time
Release of the announcement of land requisition and house demolition	
Payment of funds	
Land requisition and house demolition	
Moving into new houses	
Project preparation	
Project construction	

V. Rights and obligations of the affected persons

(I) Rights of the affected persons

The affected persons may obtain compensations they deserve completely according to the above compensation standard and may report their ideas and suggestions to resettlement offices of villages and sub-districts and the Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project. The detailed contents are: base quantity of compensation, compensation standard, time for paying compensation, site selection for house reconstruction, and so on. Each resettlement office must respond within 15 days after receiving the appeals of affected persons or feedback from subordinate resettlement offices.

(II) Obligations of the affected persons

- The affected persons should actively cooperate in project construction.
- The affected persons should not build new structures within the area under investigation when the relocation survey is over, otherwise no compensation will be paid.

VI. Compliant and grievance procedures

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

Phase 1

The affected persons can express their grievances orally or in writing to the resettlement offices of the community (village) or Tongtangwan Street. In case of oral grievances, the resettlement office of each community (village) or street must record the grievances in written form and make clear replies within 2 weeks. In case of severe matters concerned which need the instruction from the superior resettlement office, they must try to get replies from the superior resettlement offices within 2 weeks.

Phase 2

In case that the replies at Phase 1 are not satisfactory to the complainants, the complainants may appeal to the Land Acquisition and Compensation Office of Shifeng District within one month after receiving the replies at Phase 1, and the Land Acquisition and Compensation Office of Shifeng District should make decisions on how to handle the appeals within 3 weeks.

Phase 3

In case that the replies at Phase 2 are still not satisfactory, the complainants may

appeal to the civil court within 15 days after receiving the replies at Phase 2.

VII. Organizations related to land requisition and house demolition

- Organizations at the municipal level

Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project

Address: 15 floor, Sijitianlun Hotel, Jianshe North Road, Shifeng District, Zhuzhou City

Tel: 0731-22194111

- Resettlement organizations of the district

The Land Acquisition and Compensation Office of Shifeng District

Address: No.39, Hongqi North Road

Tel: 22629884

- Resettlement Office of Tongtangwan Street

Address: No.1778, Jianshe North Road, Shifeng District

Tel: 0731-28316178

- External monitoring agency:

Address:

Tel:

VIII. Right to interpret this booklet

The right to interpret this booklet belongs to Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project.

Thanks for your support to this project!

Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project

December 2015

Appendix 2 Resettlement Due Diligence Report

**Zhuzhou Qingshuitang Area Tongxia Road Phase II Project and
Waste Residue Treatment Project**

Resettlement Due Diligence Report

**Project Management Office of Zhuzhou Qingshuitang Brownfield
Remediation Project**

Involuntary Resettlement Research Center of Wuhan University

July, 2015

1 Project Background

After the year 2007 when Changsha-Zhuzhou-Xiangtan City Agglomeration was approved by the State Council as a National Pilot Region for Building a Resource-conserving & Environmental Friendly Society, the old Qingshuitang Industrial Zone was listed as a key area of pollution treatment and transformation of Zhuzhou City and Hunan Province. For this reason, Zhuzhou City invested 500 million Yuan to form the wholly state-owned Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd. to take charge of the environment treatment, investment and financing, land development and infrastructure construction of the Qingshuitang area. In order to intensify efforts for treatment and introduce advanced engineering technologies and management experiences, Zhuzhou Qingshuitang Cyclic Economy Industrial Zone and Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd. listed the Qingshuitang Brownfield Remediation Project as a World Bank Loan Project to seek for the support of World Bank. The total investment of the project is initially planned to be 242 million US dollars, including 150 million US dollars of World Bank loan. The implementation period of the project will be as long as three years.

As specified in the overall plan and arrangement of pollution treatment, the total area of the World Bank supported project is 8.48 square kilometers. According to the results of monitoring on heavy metal pollution level of soil and the treatment plan, the treatment area is identified to be 2.73 square kilometers. Treatment to be carried out in the area includes the following:

1. Polluted site treatment and restoration

Clean up and organize the sites in the project area: carry out treatment of residential areas, sites of closed facilities, soil in the sites, waste residue, polluted channels, water ponds and sediment in the project area; converge the water systems in the Qingshuitang area into the Qingshui Lake and then discharge the water into Xiang River uniformly; carry out ecological and landscape restoration for the areas where treatment and remediation are completed according to the development progress of the areas.

2. Construction of public works for site remediation

Make use of the existing 4,000m² Xinqiao waste residue treatment plant and the 15,000m² Xiawangang dewatering site, and build a dewatering site between the low discharge channel and the old Xiawangang with a land area of 4,200 square meters.

3. Construction of solid water landfill

Build a new solid waste landfill to accept some heavy-metal polluted soil that requires safe landfilling in the project. The landfill is to be built based on the abandoned stone pit of Zhuzhou Hehua Cement Plant as per the standards for disposal site of Class II general industrial solid waste, with a land area of 57.39 mu (1mu=0.0667 hectares) and an effective volume of about 2,000,000.00m³.

4. Construction of the environmental protection demonstration center

Build an environmental protection demonstration center. The demonstration center will be constructed with an area of 820m², also construct an environmental protection museum 10,000m², and auxiliary test land (demonstration base) 40,000m².

.During the preparation for the World Bank supported project in 2013-2015, the World Bank mission has reviewed the treatment and construction works carried out in the project area in recent years, and has found that the construction of Tongxia Road Phase II Project and the implementation of Waste Residue Treatment Project since 2012 has caused a certain amount of land expropriation and house demolition. According to the policies of World Bank on involuntary resettlement, such resettlement activities are significantly associated to this World Bank supported project which is under preparation. Since land expropriation in the two subprojects has been completed, the Project Management Office of Zhuzhou Qingshuitang Brownfield Remediation Project has prepared this due diligence report to present in details the resettlement works in the Tongxia Road Phase II Project and the Waste Residue Treatment Project.

2 Amount of Expropriated Land

The land expropriation and house demolition in Tongxia Road Phase II Project and Waste Residue Treatment Project were carried out in 2012-2013, all within the boundary of Tongtangwan Subdistrict.

According to the summary table of land classification and land area provided by the Tongtangwan Subdistrict Key Project Resettlement Office, the area of expropriated land is 393.01 mu in the Tongxia Road Phase II Project and 23.17 mu in the Waste Residue Treatment Project.

Table 1 Collectively-owned land expropriated for the Tongxia Road Phase II Project and the Waste Residue Treatment Project

Unit: mu

Subproject	Village (Community)	Transformed farmland	Construction land	Unutilized land	Total
Tongxia Road Phase II Project		213.41	107.06	72.53	393.01
	Xiawan New Village	201.24	61.70	69.91	332.84
	Jianshe Village	0.56	0.00	0.31	0.87
	Qingxia Community	11.61	45.36	2.32	59.29
Waste Residue Treatment Project		18.39	4.78	0.00	23.17
	Shifeng Village	15.70	2.97	0.00	18.68
	Jianshe Village	0.00	1.81	0.00	1.81
	Zhushan Community	2.68	0.00	0.00	2.68

In terms of impacts and distribution, expropriation of collectively-owned land covers 5 villages, and the most of the expropriated land is in Xiawan New Village while the amount of expropriated land in the other villages is quite small. In terms of type, the expropriated land is mainly farmland, followed by construction land. It should be noted that all the expropriated farmland is transformed farmland, which cannot be used for growing food or cash crops as explicitly stipulated by relevant authority. The users of such farmland receive agricultural pollution compensation every year.

3 Quantity of Demolished Houses

The original statistic data of relocation and resettlement obtained from Tongtangwan Resettlement Office show that: in Tongxia Road Phase II Project, 60 households have their houses demolished, with total construction area of 19,661.44 square meters, and 268 persons are relocated and resettled; in the Waste Residue Treatment Project, 62 households have their houses demolished, with total construction area of 30,099.54 square meters, and 240 persons are relocated and resettled. For detailed information on house demolition, see Table 2

Table 2 Private houses demolished in Tongxia Road Phase II Project and the Waste Residue Treatment Project

No.	House property owner	Number of persons to be resettled	Construction area of demolished house (m ²)
1	Ye Lin	4	304.64
2	Guo Ailian	2	340.42
3	Guo Ailan	5	228.6
4	Yuan Zhenjun	4	216.55
5	Long Lijun	6	938.87
6	Yuan Qingshan	3	460.34
7	Yuan Jinhua	0	1087.9
8	Shen Xiuheng	0	417.38
9	Kuang Tianmin	1	38.8
10	Long Weiping	5	323.94
11	Liu Shunzhi	8	449.92
12	Liu Hui	4	151.72
13	Liu Li	4	345.03
14	Liu Guangming	9	445.19
15	Yuan Fengqing	12	467.43
16	Long Ming	5	411.46
17	Long Saijuan	5	221.13
18	Long Yongzhong	4	503.09
19	Dai Shaobing	2	631.93
20	Kuang Sanjun	4	217.68
21	Liu Peng	6	797.47
22	Wu Zhongyi	10	480.33
23	Feng Yuee	3	271.44
24	Jiang Jieling	7	294.76
25	Wu Yanjiao	4	417.26
26	Liu Meiqun	7	285.14
27	Liu Yueming	3	143.5
28	Liu Yexing	6	384.14
29	Liu Ziai	6	123.97
30	Chen Cuie	4	296.6
31	Chen Lihui	5	271.99
32	Chen Meilan	6	304.04
33	Feng Jianhui	2	183.98
34	Liu Yuan	4	247.04
35	Liu Zhijian	2	241.52
36	Liu Xinlai	5	353
37	Yuan Jianxin	7	581.66
38	Chen Hui	4	196.12
39	Chen Haiqing	5	237.17
40	Wu Dongmei	0	80.12
41	Qiu Guixiang	5	280.17
42	Liu Guiliang	4	233.4
43	Liu Guiqing	0	288.36

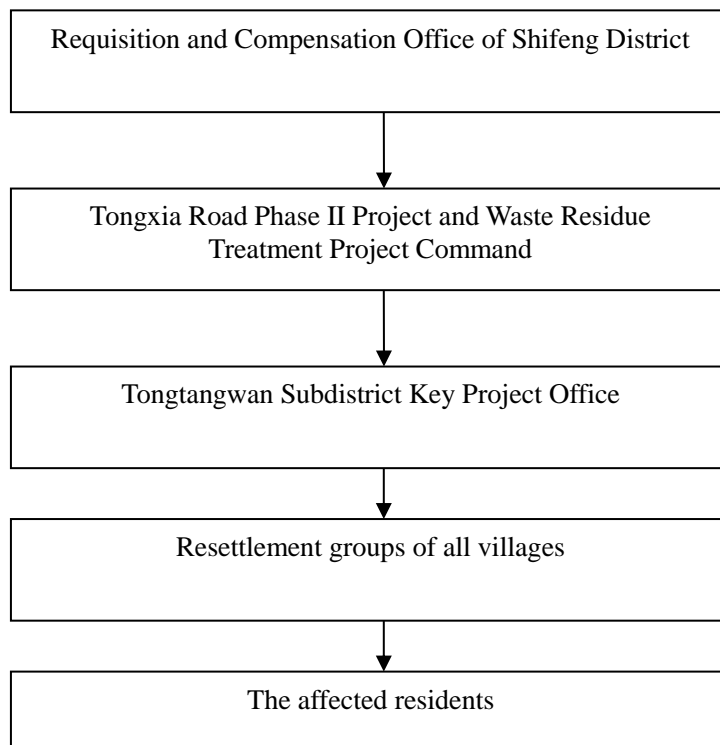
44	Xia Yuxia	6	347.04
45	Liu Guike	6	511.08
46	Xia Douhong	4	300.68
47	Xia Zhiqi	3	307.96
48	Chen Yijun	5	596.62
49	Chen Ruihe	6	144.36
50	Chen Xianhe	7	174.54
51	Chen Juqiu	4	158.2
52	Xia Guangming	0	226.61
53	Xia Shulin	2	224.72
54	Huang Qilan	9	291.51
55	Liu Zexian	6	388.63
56	Xia Xiaoling	6	124.74
57	Xia Mingqiang	3	297.24
58	Huang Yuxiu	3	254.94
59	Chen Dingwen	6	117.37
60	Yuan Fenglan	4	499.08
Sum of Tongxia Road Phase II Project		268	19661.44
61	Huang Jinhui	0	385.52
62	Yuan Qinghua	0	110
63	Hu Shusong	0	111.76
64	Yuan Xianyun	6	424.18
65	Yuan Shuiqing	4	416.43
66	Chen Yuan	0	78.12
67	Yuan Xiaolin	0	83.16
68	Fang Aiqiu	1	876.56
69	Yuan Zeyun	4	403.87
70	Yuan Meihua	0	193.5
71	Yuan Zili	0	146.2
72	Yuan Yixiang	0	125
73	Yuan Jianyu	0	445.81
74	Yuan Jian'an	4	344.61
75	Yuan Yijun	0	314.24
76	Feng Ying	7	1504.96
77	Yuan Xinguo	5	787.94
78	Yuan Daming	5	885.08
79	Yuan Xiaomao	9	907.46
80	Yuan Jianzhao	0	416.94
81	Long Weihong	3	1464.63
82	Long Yannian	4	271.44
83	Long Yanhong	3	1141.97
84	Long Jian	4	796.8
85	Long Tiejun	4	1061.77
86	Liu Ailian	1	1091.52

87	Long Yanbing	5	663.54
88	Yuan Peilan	6	817.43
89	Long Xingchun	14	775.99
90	Long Shuiqing	5	572.14
91	Long Qinglian	2	120.86
92	Long Dongqing	4	586.13
93	Long Qiulin	5	348.45
94	Luo Xuelin	4	383
95	Luo Faming	5	464.65
96	Li Maolan	9	455.91
97	Luo Ding	0	116.64
98	Wang Fuwen	0	302.04
99	Yin Xiuli	5	219.75
100	Luo Laqing	6	323.33
101	Ling Jinhan	6	424.06
102	Liu Yueying	0	24.08
103	Luo Shunlian	0	270.38
104	Feng Guangliang	10	572.88
105	Wu Zhuxin	0	75.06
106	Dai Gongmei	5	502.12
107	Feng Yingchun	4	249.54
108	Feng Heping	16	474.74
109	Feng Yunliang	7	381.5
110	Feng Yinghui	6	861.93
111	Feng Jianxia	5	304.93
112	Feng Jianbing	9	219.1
113	Tang Ailian	6	502.94
114	Feng Jinlian	5	405.6
115	Guo Ruitie	7	639.9
116	Lin Yingxing	6	956.82
117	Lin Changchun	6	637.95
118	Feng Dinghua	0	81.69
119	Feng Zhenghua	4	312.06
120	Yin Jianying	0	16.2
121	Yuan Duanwen	0	48.65
122	Zhong Shunxian	0	326.4
Sum of Waste Residue Treatment Project		240	30099.54
Total		508	49388.38

4 Resettlement Organizations

Tongxia Road Phase II Project and Waste Residue Treatment Project are key projects of Shifeng District. Land expropriation and house demolition are carried out with the uniform organization and leadership of the Expropriation and Compensation

Office of Shifeng District. The resettlement organizations at all levels involved include: Expropriation and Compensation Office of Shifeng District, Project Command, Tongtangwan Key Project Office (Subdistrict Resettlement Office), and resettlement groups of each village (community).



Picture 1 Resettlement organizations

The duties of the organizations are:

Expropriation and Compensation Office of Shifeng District

- To guide comprehensively the preparation and implementation of the project
- To make decisions for the major policies on resettlement
- To coordinate the relationship between resettlement organizations and relevant government departments

- To comprehensively plan and arrange for the construction of resettlement houses

Tongxia Road Phase II Project and Waste Residue Treatment Project Command

- To entrust survey and design institution and to participate in the measurement of impacts of resettlement, to collect demographic data, to store data and to train the resettlement workers who use such data

- To apply to relevant authorities for land use and planning permit and land use and construction permit

- To formulate the policies in the resettlement action plan
- To train the workers of the subdistrict resettlement office
- To coordinate the implementation progress of the project and the resettlement

action plan

- To sign contracts on resettlement with land administration departments and the villages

- To supervise the appropriation of funds
- To guide and supervise the implementation of resettlement action plan
- To coordinate the work of resettlement-related organizations
- To supervise resettlement activities
- To review supervision report
- To provide budget estimation for resettlement
- To handle the complaints and appeals of relocated people in the process of resettlement

Tongtangwan Key Project Office

- To organize the implementation of resettlement plan of the subdistrict in practice
- To guide and supervise the works of resettlement office of each village (community)

- To receive and manage the resettlement funds allocated by the Project Resettlement Office

- To release compensation funds to the affected families and facility owners
- To train the workers of Subdistrict Resettlement Office
- To report its work to the Project Management Office
- To handle the problems in the process of resettlement, and to report the complaints and appeals of relocated people to the superior resettlement organization

Resettlement groups of all villages

- To participate in investigation and other necessary works in resettlement
- To organize public participation of the villages and consultation for resettlement
- To inspect, supervise and record all resettlement activities in the village
- To review and report the data on land expropriation and house demolition of the village

- To supervise and implement the expropriation of land and the relocation and reconstruction of buildings and attachments, facilities and houses

- To handle the problems in the process of resettlement, and to report the complaints and appeals of relocated people to the superior resettlement organization.

5 Resettlement Policies

5.1 Resettlement and compensation for house-demolished people

The policy basis for house compensation and resettlement for the land expropriation and house demolition of the Tongxia Road Phase II Project and Waste Residue Treatment Project is the *Compensation and Resettlement Methods for Demolition of Houses on Collectively-owned Land in Zhuzhou City* (XZH[2010] No. 325) issued by the government of Zhuzhou City on January 30, 2011.

According to the document, all demolished houses should be expropriated at specific expropriation price, and the house-expropriated people may choose from two methods of resettlement based on their own will: to receive a resettlement house or to purchase a commodity house. Compensation for expropriated house should be given according to the actual conditions and the structure of the house. For a house with lawful construction area of less than 120 square meters, compensation shall be given for the difference area with the compensation standards for buildings with masonry-timber structure.

Table 3 Compensation standards for houses

Structure of building	Grade	Compensation standard for expropriation
Masonry-concrete structure	1	980
	2	950
	3	920
Masonry-timber structure	1	630
	2	600
Simple structure	1	520
	2	500

Since the above standards of compensation price were made in 2011, and the price of commodities has risen in recent years, during the process of expropriation, Zhuzhou government provides extra rewards which are not included in the document for families who sign agreement on compensation for house expropriation and resettlement and move out within prescribed time limit. The reward standard is 500 Yuan for each square

meter to each person for 120 square meters. According to the statistic data and survey data, the per capita housing area is less than 120 square meters in the project area. Therefore, equivalently, the relocation reward raises the original compensation standard for 500 Yuan. That is, in the practical implementation, the minimum compensation standard for masonry-concrete buildings is 1420 Yuan per square meter and the minimum compensation standard for masonry-timber buildings is 1000 Yuan per square meter.

For people who choose resettlement house, Shifeng District provides resettlement houses for those house-demolished families to choose from. The price of resettlement house is 1280 Yuan per square meter for small high-rise buildings and 1780 Yuan per square meter for high-rise buildings with elevators.

No matter which resettlement method is chosen, house purchase subsidies will be given to house-demolished families on the basis of compensation for house expropriation. The standard for house purchase subsidies is shown in Table 4.

Table 4 Standard for house purchase subsidies

Subsidy	Standard
Subsidy for purchase of resettlement house	Number of resettled person \times 45 m ² /person \times 500 Yuan/m ²
Subsidy for purchase of commodity house	Number of resettled person \times 45 m ² /person \times 1800 Yuan/m ²

Compensation will also be given for the decoration and auxiliary living facilities of demolished houses properly; the standards of such compensation are shown in Table 5.

Table 5 Standards of compensation for house decoration and living facilities

Unit: Yuan

Compensation	Masonry-concrete building	Masonry-timber building	Soil-timber building
Compensation for decoration	300	280	200
Compensation for production and living facilities	7000 Yuan/person		
Note: 1. Compensation for decoration shall be calculated based on the lawful area of the house; 2. No compensation for decoration shall be provided for simple structure house.			

No matter which resettlement method is chosen, removal subsidy will be given to the house-demolished families; the standards of such compensation are shown in Table

6. Families who choose resettlement house will receive transition subsidy for a transition period of no longer than 12 months; if the transition period exceeds 12 months, the transition subsidy for 6 months will be released; if the transition period exceeds 18 months, the transition subsidy will be doubled.

Table 6 Removal subsidy and transition subsidy for relocated families

Number of permanent residents	Removal subsidy (Yuan/family)	Transition subsidy (Yuan/month)
3 or less than 4	600	600
More than 3	100 for each additional person	100 for each additional person

In addition to the above subsidies, relocation reward will be given to families who sign agreement on compensation for house expropriation and resettlement and move out within prescribed time limit; the relocation reward will be 500 Yuan for each square meter to each person for 120 square meters.

5.2 Compensation policies for expropriation of collectively-owned land

Compensation for expropriation of collectively-owned land include compensation for land expropriation, compensation for resettlement, compensation for green crops and compensation for land attachments.

(1) Compensation for land expropriation

The People's Government of Hunan Province issued Notice of the People's Government of Hunan Province on Standards of Compensation for Land Expropriation (XZF[2009] No. 43) in 2009. As specified in the document, the compensation for land expropriation consists of land compensation and resettlement subsidy, and does not include compensation for green crops, compensation for land attachments, and social security charge. Compensation for green crops, compensation for land attachments and social security charge are calculated separately

The land expropriation compensation area (zone) in Zhuzhou city is divided into two areas (zones), the area within the scope of construction land in central urban districts specified in the overall land use plan is Zone I, and the area outside such scope is Zone II. According to such division and the document issued by the government of Hunan Province, the expropriated land in both the two subprojects is located within the

scope of construction land in central urban districts specified in the overall land use plan, namely Zone I, and the compensation standard applicable is 55,440 Yuan per mu.

(2) Standard of compensation for land attachments

Compensation for the attachments on expropriated land shall be given in compliance with the relevant stipulations in the Notice on Publishing Standards of Compensation for Land Expropriation, as detailed in Table 7.

Table 7 Standards of compensation for production facilities on expropriated land

No.	Item	Unit	Compensation amount (Yuan)
1	Water pond (manure pond) for brick dust production	Cubic meter	30
2	Water pond (manure pond) for sand production	Cubic meter	12
3	Soil compost pond	Cubic meter	10
4	Bricked ammonia water pond	Cubic meter	70
5	Bricked hotbed (garden)	Square meter	20
6	Bricked well	Meter	150
7	Stone well	Meter	160
8	Earth well	Meter	20
9	Drilled well (pump well)	Pcs	800
10	Clay-bound peddle pavement	Square meter	6
11	Lime-clay-sand combined pavement	Square meter	12
12	Cement ground	Square meter	30
13	Lime-clay-sand combined ground	Square meter	12
14	Bricked open ditch	Meter	30
15	Bricked blind ditch	Meter	40
16	Riprap slope protection	Cubic meter	130
17	Bricked slop protection	Cubic meter	150
18	Non-reinforced concrete	Cubic meter	180
19	Reinforced concrete	Cubic meter	220
20	Blind concrete culvert pipe	Meter	20
21	Blind concrete culvert pipe	Meter	30
22	Cubic cement pole	Pcs	80
23	Cylindrical cement pole	Pcs	100
24	Wooden pole	Pcs	60
25	Concrete plate	Square meter	15

6 Resettlement Progress

6.1 Progress of land expropriation

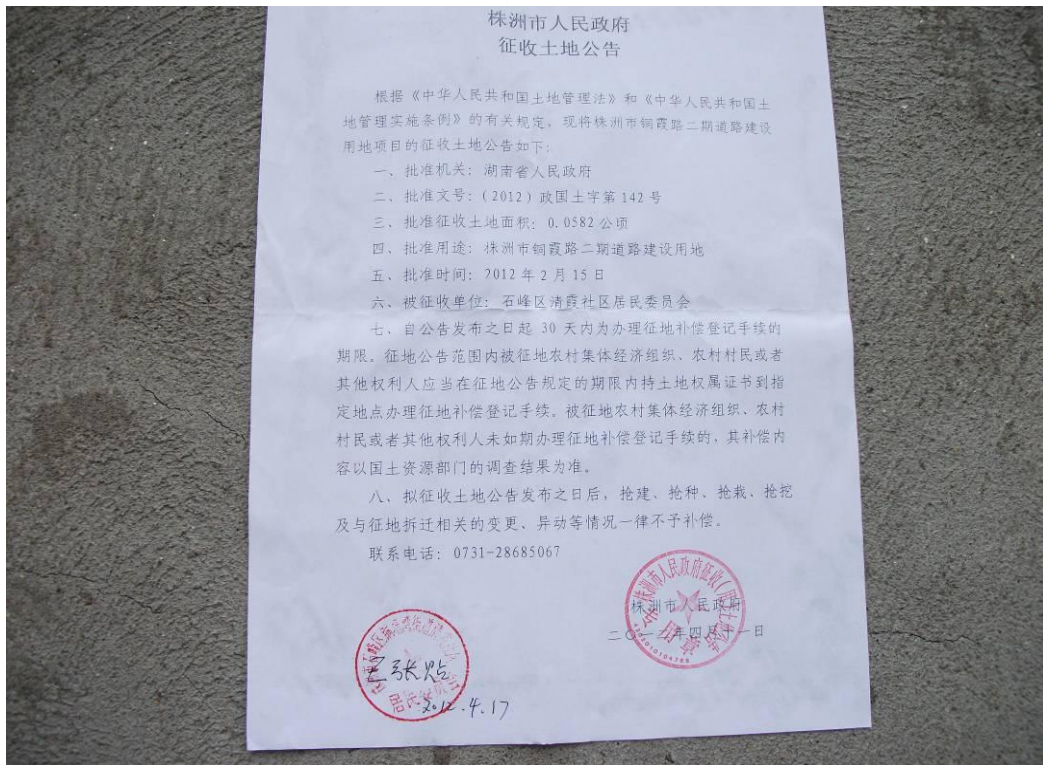
As shown in the various original information provided by the Tongtangwan Subdistrict Key Project Office, the land expropriation in the Tongxia Road Phase II

Project and the Waste Residue Treatment Project is carried out in strict accordance with the procedures stipulated by relevant domestic laws.

First, all expropriated land is surveyed in detail by professional surveying organization and integral and detailed archival data on the area, type and ownership of expropriated land are available.

Second, land expropriation is carried out in strict accordance with the expropriation procedures stipulated by land and resources department, and all procedures such as land expropriation noticing are fully implemented.

Third, the area of expropriated land and amount of compensation funds of each village are well recorded and archival works are completed. All land-expropriated villagers have received compensation for the actual area of expropriated land.



Picture 1 Notice is given in advance of land expropriation



Picture 2 Land compensation details are publicized on village affairs information board

6.2 Compensation and resettlement of relocated families

As shown in the interview with relocated families and the original relocation data, the house demolition in Tongxia Road Phase II Project and the Waste Residue Treatment Project is also carried out in accordance with the policies of Zhuzhou City.

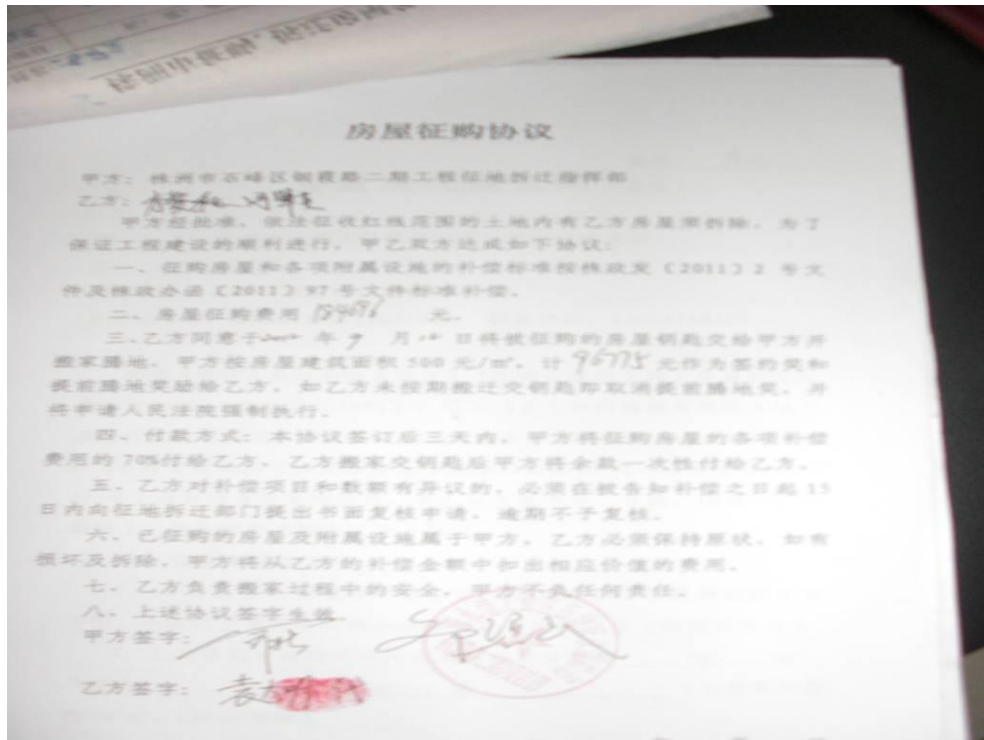
First, the area of demolished house, compensation standard and the various subsidies for all relocated families are tabulated and publicized, and are confirmed by relocated people by signature.

Second, the location of resettlement houses for choose of relocated families is clearly specified in the relocation agreement.

Third, during the transition period, transition subsidy is released as agreed upon previously. In case the transition period exceeds 18 months, the transition subsidy will be doubled.

As learned from Tongtangwan Subdistrict Key Project Office, all resettlement houses for the Tongxia Road Phase II Project and the Waste Residue Treatment Project are built in Xiawan New Village Resettlement Community and Xianfeng Resettlement Community Phase III. Of the two communities, Xiawan New Village Community has

1100 resettlement houses available and has now been roofed; relocated families may move in by the end of 2015. Xianfeng Resettlement Community Phase III has 286 resettlement houses available and is now under construction; it is planned that relocated families may move in by April 2016.



Picture 3 Agreement on house expropriation signed with relocated families

株洲市征地拆迁各项补偿总表 A06

年 月 日

类别	补偿名称	补偿金额	说明
土地部分	土地补偿费		
	安置补助费		
	青苗(附着物)补偿费		
	地面设施费		
小计			
房屋部分	房屋征购费	2484	
	房屋拆迁费		
	搬家费		
	过渡费		
	房屋装修费	3825	
	生产、生活设施费		
小计		287629	
人民币总计(小写)		287629	
人民币总计(大写)		贰拾捌万柒仟陆佰贰拾玖元整	
被征单位或拆迁户签字盖章	用地单位盖章	土地征用处盖章	
土地征用处经办人签字: 李江			

Picture 4 Detailed list of compensation for house demolition confirmed by relocated

family by signature



Picture 5 Xianfeng Resettlement Community to be delivered for use in April, 2016



Picture 6 Xiawan New Village Resettlement Community to be available for use in the end of 2015

7. Conclusion and Suggestions

According to the information acquired through data review for the resettlement in the Tongxia Road Phase II Project and the Waste Residue Treatment Project since 2012, field observation on the project construction and resettlement site, and interview with affected people, the following comments may be given on the land expropriation and house demolition in the two subprojects:

First, the policies on land expropriation and house demolition in the two subprojects are made in accordance with the relevant laws and policies of China, Hunan Province and Zhuzhou City, and there is no violation of the laws and policies. The standards of compensation for land expropriation are made in strict accordance with the standards stipulated by the government of Hunan Province. The procedures of land expropriation are open, transparent and lawful and compensation funds are released in place.

Second, all relocated families in the two subprojects have received reasonable compensation. Resettlement houses are under construction and it is expected that all relocated families will be resettled in 2016. Relocated families receive subsidy in transition period. Resettlement houses are provided at favorable price and relocated families are generally satisfied.

Third, the land expropriation and house demolition and resettlement in the two subprojects are supported by the affected people. The whole process is carried out in stipulated procedures and is open and transparent. Affected people participate in the whole process, which is completely in accordance with the relevant laws and regulations of China and Hunan Province. All the compensation funds stipulated in the agreement on compensation for land expropriation are released in place and relocated families have received compensation for house demolition and other subsidies such as removal subsidy. Resettlement is carried out in a steady and orderly manner and is progressed smoothly.

Meanwhile, it should be noted that the transition period of the relocated residents is generally longer than 18 months. The relocated residents hope that the construction and allocation of resettlement houses can be expedited. It is suggested that relevant authorities shall urge the completion of resettlement houses. And the construction and allocation of the resettlement apartments will be monitored as the same as the World

Bank financed project.

Appendix 3 Resettlement Policy Framework

The World Bank Financed Zhuzhou Qingshuitang Brownfield Remediation Project

Resettlement Policy Framework

**Project Management Office of Zhuzhou Qingshuitang
Brownfield Remediation Project**

September 2015

A. Project Summary

1. World Bank Financed Hunan Zhuzhou Qingshuitang Brownfield Remediation Project is located in the core pollution area of Qingshuitang. Among the pollution area of 8.48 km², soil heavy metal pollution covers an area of 2.73 km². The project includes 5 sub-projects: 1) Treatment and restoration of polluted site. In this sub-project, site in project area shall be cleaned and prepared. Treatment in residential area, leftover site of closed enterprises, soil, waste residue, polluted channels, water bodies in ponds and sediment shall be carried out. Water collected at Qingshui Lake from various water systems in Qingshuitang area shall be drained to Xiangjiang River. According to the progress of district development, the ecology and landscape in the area where environmental governance is completed shall be restored. 2) Construction of utilities for site restoration. Existing Xinqiao Disposal Yard of 4,000 m² and Xiagangwan Dehydration Yard of 15,000 m² shall be utilized. A new dehydration yard shall be constructed on the wasteland between low drainage ditch and Old Xiawangang, covering an area of 4,200 m², including 4,000 m² for dehydration yard and 200 m² for temporary sediment storage yard. 3). Construction of solid waste landfill. A new solid waste landfill shall be constructed to accommodate the heavy metal contaminated soil produced by the project. The landfill will cover an area of 57.39 mu with an effective volume of 2 million m³. 4). Construction of environmental protection demonstration center. The demonstration center will be constructed with an area of 820m², also construct an environmental protection museum 10,000m², and auxiliary test land (demonstration base) 40,000m².

In preliminary plan, the total investment of the project reaches 242 million USD, including 150 million USD which will be loaned from the World Bank. The construction period of the project is 7years, starting in 2016.

2. In Qingshuitang soil heavy metal pollution treatment, various treatment plans will be implemented according to future land use planning and current pollution degree in Qingshuitang. Since the feasibility study and design works of the project are still underway, specific technical routed to be implemented in treatment area may vary a little. These possible changes may impact land requisition and house demolition. Therefore, the Project Management Office formulates the *Resettlement Policy Framework* to cover following possible situations in resettlement: 1) land requisition

and house demolition, directly related to the project, beyond 2.73 km² but within 8.48 km² of project area; 2) land requisition and house demolition that are incurred due to relation with World Bank financed project, but cannot be determined prior to project evaluation; 3) impacts on enterprises, not included in *Resettlement Action Plan*; 4) impacts that cannot be specified in preparation stage of the project, such as temporary land borrowing; 5) impacts on land requisition and house demolition, arising from changes and adjustments in project implementation. The actual impact scope and number of the potential land acquisition and house demolition above mentioned are not available at the RP preparation stage. So PMO prepared this Resettlement Policy Framework, before such impacts actually happen, the Project Management Office will report detailed information about land requisition and house demolition to the World Bank, and formulate and submit a brief resettlement plan to the World Bank for implementation after approval.

B. Project Impacts

The areas affected by Qingshuitang Brownfield Remediation Project are all located within the administrative area of Tongtangwan Community Office, Shifeng District, Zhuzhou City. A total of 7 communities and villages are affected. Details about land requisition and house demolition in *Resettlement Action Plan* are as following: the total area of buildings to be demolished in the project is 34,879.80 m², among which 25,333 m² are private buildings of 101 households, 9,546.80 m² are buildings of 3 closed enterprises. The total area of land to be acquired is 647.42 mu (43.16 hectares), among which 590.30 mu (39.35 hectares) is collectively owned land, 57.39 mu (3.83 hectares) state-owned land. Temporary land area is 3,805.98 mu (253.73 hectares). Quantity of land caused to be requisitioned and houses to be demolished by changes in technical routes in contaminated soil treatment cannot be determined at current stage.

C. Principles and Objectives

4. All project tasks that involve involuntary resettlement shall comply with the principles provided by this Policy Framework, in order to reduce the amount of resulting land expropriation and resettlement. After the impact of land expropriation and resettlement tasks have been identified, a Resettlement Plan shall be prepared, based on the policies and procedures provided by this Framework.

5. This Policy Framework is aimed to ensure reasonable compensation, and assistance can be provided to the population affected by construction works in the project.

Therefore, their original production capacity, income level and living standard can be maintained or improved upon.

6. The project-affected people herein refer to:

(a) People with all or part of their land permanently or temporarily affected by project construction;

(b) People with all or part of their houses permanently or temporarily affected by project construction;

(c) People with all or part of their production or business activities permanently or temporarily affected by project construction;

(d) People with all or part of their land attachments affected by project construction.

7. The World Bank OP/BP 4.12 principles were utilized for the preparation of this Framework, namely:

(a) Implementation of the Resettlement Action Plan shall be based on socio-economic survey of affected area and statistics of affected physical indicators, national and local resettlement policies and laws, and the principles of World Bank's Operational Policy OP/BP 4.12 (Involuntary Resettlement).

(b) Optimize project design to minimize impact of resettlement, avoid densely populated areas, and minimize involuntary resettlement. Apply convenient measures in construction, and apply construction plan that causes the least disturbance to local residents.

(c) Compensation and resettlement of displaced persons shall be considered one part of the project. Provide compensation to the displaced persons in a timely manner and make them benefit from the project.

(d) Ensure all affected persons to obtain all compensations to their damages prior to commencement of project. Provide reasonable life accommodation and effective measures of production restoration, and provide subsidy or assistance to help overcome any temporary difficulties.

(e) Ensure the affected population's original living standard, production capacity and income level before the resettlement can be restored or improved upon after the resettlement.

(f) The compensation for the demolished houses, specialized facilities and land attachments shall be calculated according to the replacement price. The residual value of demolished materials cannot be deducted, nor can the depreciation of original property.

(g) Compensation options, including physical resettlement and monetary compensation, shall be offered to the affected persons to choose from at their own discretion.

(h) The relocated persons will receive compensation during the transition period and relocation process.

(i) The relocated non-residential organizations will receive relocation subsidy and compensation for production and business suspension.

(j) Special attention shall be given to the vulnerable group, including help in selecting the resettlement houses and relocation into the new houses.

(k) Compensation shall be given to the owners of the infrastructure for the relocation and restoration of infrastructure affected by the project.

(l) Reasonable compensation shall be given to the expropriated land and related losses.

(m) All compensations for the expropriated land shall be paid within three months starting from the date when the resettlement plan is approved, no later than the date when construction works start on affected land.

(n) During the preparation and implementation stages of resettlement work, the relocated people shall be encouraged to participate in the process, so as to solicit their suggestions on the resettlement work and publicize the resettlement policy in time.

(o) Great attention shall be given to the complaints and grievances of affected persons. Timely and reasonable assistance shall be given to them to mitigate their

difficulties and inconveniences during the resettlement process. The disputes on the compensation rate shall be solved through consultations as soon as possible. If consultation fails, it can be submitted for arbitration or even litigation.

(p) Coordination and collaboration shall be emphasized between all institutions involved in resettlement works. Resettlement institutions shall be established at each level. All workers shall be properly trained.

(q) Any major changes during the implementation process shall be submitted to World Bank beforehand, such as changes to compensation standards, location, size of land expropriation and demolition, and addition of new subprojects.

Considering that there are some gaps between the domestic resettlement policy and the Bank's OP4.12, during the resettlement implementation stage of the projects covered by this RPF, PMO will absorb good practices and policy from the Bank on the basis of domestic laws.

Gaps between China and the World Bank's policy and Measures in This Project

	Policy of China	Policy of the World Bank	Policy in this project
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of relocated person is not lower than before.	Carry out the Bank's policy
Compensation approach	Land acquisition is generally compensated by currency, supplemented by employment assistance and social security. Demolition is generally compensated by money; real house can be taken as compensation if conditions permitted. When real house is chosen as compensation, the location and type of	land replacement resettlement shall be provided for population depending on land. Affected people have their own right to choose be compensated by currency or real house. Location of the resettlement house can be chosen freely by the relocated person.	Carry out the Bank's policy

	Policy of China	Policy of the World Bank	Policy in this project
	resettlement house have been determined.		
Calculation method of compensation fees	Take the price of second-hand house that of the same type and purpose at the same district as the compensated price.	The price shall be calculated based on estimated replacement cost, without considering depreciation.	the actual compensation is higher that of replacement cost
compensation for illegal building	No compensation shall be provided for illegal buildings.	Compensation is provided for illegal buildings.	Give compensation for those before cut-off date
Public participation	Public participation system is not sound enough, public can only participate in some phases of the project implementation.	Has a complete and sound public participation plan, public can participate in the whole process of the project.	Set up a public participation mechanism covering multi-levels and multi-channels
Monitoring arrangement	Internal management mechanism of project owner and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project owner and resettlement implementation agency and external monitoring from the external independent monitoring unit.	Ste up external and internal monitoring systems as the Bank requirement
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project owner, external monitoring agency, etc.	Set up grievance mechanism as the Bank requirement

D. Preparation and Review Process of Resettlement Plan

8. Regarding changes in treatment area or new impacts on land requisition and house demolition, resettlement plan will be prepared and implemented according to the following procedures:

(a) Upon the completion of preliminary project design, the Project Office shall prepare a resettlement plan or an abbreviated RP, according to policies specified in this Framework, and referring to the outline and contents of the RP of the project.

(b) The brief resettlement plan shall be submitted to the World Bank for approval one month prior to its implementation.

(c) Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd, external monitoring unit and the World Bank can conduct field inspections on the implementation progress of resettlement plan. The organizations involved in project works shall cooperate with their inspection. In case of any problem in the resettlement works, the World Bank will request the Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd to take immediate measures to mitigate the problem.

9. In accordance with the Policy Framework, a full RP, with the same structure as the RP approved by the Bank, will be prepared for the project in case that the affected person exceed 200, for the projects affected persons less than 200, a concise RP will be prepared with the following contents:

- (a) Resettlement impact survey and appraisal of affected assets;
- (b) Resettlement compensation and other assistance to displaced people;
- (c) Soliciting the opinions of displaced populations regarding acceptable alternative plans;
- (d) Institutions responsible for implementing the resettlement works, and grievance procedure;
- (e) Arrangements for monitoring and implementation;
- (f) Time schedule and budget.

E. Compensation Standards

10. Compensation standard policy aims to give proper compensation to the affected people for property losses incurred by the project, and restore or improve their living standard as soon as possible. In overall, the resettlement and restoration plan will encompass the following: (1) compensation for property losses such as houses; (2) provision of living expense allowances as compensation for temporary impact on the displaced persons' livelihood and economic activities; (3) provision of job opportunities or vocational training for unemployed persons in order to restore their income level, with support from enterprises; (4) provision of community facilities and services for affected communities.

11. People who have lost their farmland are entitled to the following compensation:

(a) Monetary compensation for farmland, resettlement and young crops.

(b) For temporary expropriation of farmland, appropriate compensations will be provided for the crop losses, income losses, damage to infrastructure, and costs of reclamation.

12. People who have lost their houses and the houses' affiliated structures are entitled to the following compensation:

(a) The option for physical resettlement of a grade no less than the original house after the completion of the project;

(b) The option for monetary compensation at the replacement price;

(c) Relocation subsidies;

(d) Allowances for expenses during the transitory period, which is determined by the length of the period.

13. People who have lost production and business opportunities are entitled to the following compensation:

(a) Provision of locations for production and business activities elsewhere, which are deemed acceptable by the affected persons;

(b) Reasonable compensation for the relocation and/or damage of facilities;

(c) Compensation for suspension of production and business during the transition period;

(d) Compensation for fixed assets such as houses that are partially or totally affected by the project according to the replacement price.

F. Legal Framework

14. The resettlement work shall be based on the following legislations and policies:

• *Land Administration Law of the People's Republic of China*, implemented in January 1999, amended on August 28, 2004;

• *Guiding Opinions on Improving Compensation System for Land Acquisition issued by the Ministry of Land and Resources* (November 3, 2004);

- *Circular of Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants* (March 2, 2010);
- *Circular on Further Improving Land Requisition Management*, issued by Ministry of Land and Resources on June 26, 2010.
- *Circular of the People's Government of Hunan Province on Adjusting Land Acquisition Compensation Standard in Hunan Province* (December 28, 2012);
- *Methods of Compensation and Resettlement Concerning Housing Demolition on Collectively Owned lands in Zhuzhou City*, coming into force on February 1, 2011;
- *Circular of the People's Government of Zhuzhou City on Announcing Standard of Compensation for Land Acquisition*, coming into force on March 6, 2013;
- *Methods on Implementation of Expropriation and Compensation of Houses on State-owned Land in Zhuzhou City*, coming into force on June 7, 2011;
- World Bank operational policy OP4. 12 *Involuntary Resettlement* and appendixes, coming into force on January 1, 2002;
- World Bank business procedure BP4. 12 *Involuntary Resettlement* and appendixes, coming into force on January 1, 2002.

G. Organization Structure

15. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd will be responsible for the resettlement work of the project. Shifeng Land Requisition Compensation Office and Resettlement Office established by Tongtangwan Community Office will be responsible for the resettlement work in its own area, including fully financing the resettlement.

H. Implementation Procedures

16. The resettlement documents will include a detailed implementation plan encompassing all tasks to be performed. The compensation fund (monetary or physical compensation) and other subsidies will be paid in time according to the actual progress of resettlement work. All resettlement funding will be raised by Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd, and the resettlement funds will be included in the total investment.

I. Grievance Procedures

17. To ensure affected people to express their complaints about the resettlement work, this Framework gives detailed complaints procedures, aiming to respond to residents' complaints in time and avoid complex formalities. The specific complaints procedures are as follows:

Stage 1: affected persons can make their complaints to the community (village) or Community Office in oral or written form. The community (village) must make proper written records for oral complaints. The Office must provide a definite answer to any complaint within two weeks. If a large problem is involved in the complaint and higher resettlement office shall be asked for instruction, the reply of higher resettlement office to any complaint shall be made within two weeks.

Stage 2: If the answer from Stage 1 fails to satisfy the complainers, they may appeal to the Shifeng Land Requisition Compensation Office within one month after receiving the Stage 1 answer, and the Office shall make decisions to settle the complaint within three weeks.

Stage 3: If the Shifeng Land Requisition Compensation Office's answer still fails to satisfy the complainers, they may submit the case to a civil court within 15 days after receiving the answer.

J. Compensation Policies

18. The resettlement and compensation for land requisition and house demolition include following guidelines:

- Compensation for land acquisition:

Expropriation of collectively-owned land for this project shall follow the compensation standards prescribed in *Circular on Adjusting Land Acquisition Compensation Standard in Hunan Province* issued by the People's Government of Hunan Province on December 28, 2012 and *Circular on Announcing Standard of Compensation for Land Acquisition* issued by the People's Government of Zhuzhou City on March 6, 2013; compensation for the requisitioned land will be set at the

integrated land price for expropriated land. The applicable compensation standard for land acquisition is 72,000 yuan/mu, the standard social security payment for farmers whose land has been requisitioned 6,000 yuan/mu and compensation for young crops on dry land 1200 yuan/mu.

- Compensation for house demolition

The compensation for house demolition will be calculated based on replacement costs.

(1) This project will offer two resettlement options concerning housing demolition: resettlement houses and commercial houses procurement. Relocated households may take one of the options at their free will.

Resettlement through the resettlement-housing program refers to: after compensation for demolished houses is made according to the standards of requisition and purchase, relocated persons who meet the conditions necessary to be granted resettlement houses will receive subsidies to purchase resettlement houses such that every relocated person has no less than 45 square meters of living space.

Commercial house procurement refers to: relocated persons who meet the conditions necessary to be compensated will receive subsidies from local governments to purchase commercial houses after compensation for demolished houses is made according to the standards of requisition and purchase.

(2) The eligibility of relocated persons for resettlement housing shall be examined, approved, and made public by the departments of Security, Planning, and Land and Resources, as well as by the Tongtangwan Office and residents (villagers) committees, all of which will be organized by the People's Government of the Shifeng District.

(3) Families who abide by the one-child policy will be granted additional space equivalent to having an extra relocated person

(4) Persons whose special situations are confirmed may be granted resettlement housing.

(5) Subsidies shall be offered to relocated families for resettlement and transition.

(6) Awards shall be given to persons who sign the demolition agreement and finish

relocation within the prescribed time.

(7) Support shall be provided for relocated households who have severe financial difficulties.

K. Public Participation and Consultation

19. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd will be responsible for the public participation and consultation procedures within the project zone. The specific measures proposed by the resettlement plan, including resettlement area, compensation policy, compensation standard, measures for restoring production and living standard etc, shall be widely recognized by the affected population before it is approved and implemented.

20. The affected population shall participate in the whole process from the preparation to implementation of the resettlement plan. To this end, before the resettlement plan is formulated, public meetings will be held to inform the general public of this Resettlement Policy Framework. The local governments shall inform the affected households or non-residential organizations of the compensation standards and their options specified in the resettlement plan.

L. Monitoring

21. Zhuzhou Cyclic Economy Investment and Development Group Co., Ltd is responsible for internal monitoring of resettlement impacts. Monitoring is an integral component of the implementation process, and will evaluate the effects of resettlement according to the planned targets, amend the resettlement plan when necessary, and report any major problem to World Bank promptly. The external monitoring is performed by a qualified independent institution as required by World Bank.

**Appendix 4 Land lease agreement with the
enterprises for cleanup**

场地租赁合作意向书

(用于发行贷款项目)

项目名称: 株洲清水塘区域重金属污染场地治理工程
关联企业场地租赁合作意向书
甲方: 株洲循环经济投资发展集团有限公司
乙方: 株洲有色金属有限公司
签订时间: 2015年 4 月 5 日

场地租赁合作意向书

甲方: 株洲循环经济投资发展集团有限公司
乙方: 株洲有色金属有限公司
甲乙双方依据《中华人民共和国合同法》, 协商一致, 就株洲清水塘区域重金属污染场地治理工程内场地租赁事宜, 订立本合作意向书。

一、合作背景

株洲清水塘地区是国家“一五”、“二五”期间重点建设的老工业基地, 由于长期受工业废气、废水、废渣的影响, 导致土壤中毒、铅、镉、汞等重金属含量较高, 危害较大, 已成为湘江流域主要的重金属污染源。为解决株洲清水塘区域重金属污染问题, 循环经济投资发展集团已全面启动实施土壤修复治理工程, 修复治理项目已于2013年8月底列入国家发改委、财政部利用银行贷款目录, 已按照计划完成了项目前期报批、备案及准备等事宜。

二、合作内容

双方协商一致将采取租赁、拆除、清运等治理方式, 治理期间甲方同意企业场地使用权归乙方使用。

三、合作方式

按照最终确定的施工方案, 按照国家、省、市有关法律、法规和甲乙双方协商, 互相理解支持, 维护双方合法权益的基础上, 根据治理方案的不同要求, 经甲乙双方充分协商, 采取租赁方式取得场地的使用权, 由甲方对污染场地进行修复治理。

第 1 页 共 4 页

四、甲方职责

1. 甲方有义务向乙方公布受污染场地治理方案(详见附件), 并全程参与乙方建设。

2. 按照乙方签订的正式协议, 保障乙方的各项合法权益, 确保不因施工对乙方造成损失, 如确认因施工造成乙方设备设施的损坏或丢失损失, 据实赔偿。

3. 按照甲方提供的材料、设备和其他有关物品应符合国家安全、环保要求。

4. 提供工程施工进出场道路(不含道路改造、维修), 并承担施工车辆进出工地与当地村民、单位民房的协调(不含协议外的各种补偿费用), 安排专人负责现场的秩序及治安管理工作, 及时处理施工、及各项治理施工过程中因场地使用及其他事项引起的社会矛盾和纠纷。

五、乙方职责

1. 严格按照甲方提供场地, 保证甲方在实施治理工程期间拥有向乙方场地的完整使用权, 租赁期限以甲乙双方签订的正式协议中约定的为准。

2. 乙方不得擅自出租或转租场地使用权影响甲方使用。

六、违约责任

乙方不得擅自解除协议或以任何理由影响协议执行的, 否则, 甲方有权提前终止, 因乙方违约给甲方造成的一切损失, 由乙方承担赔偿义务。

七、争议解决方式

本合同未尽事宜双方协商解决, 协商不成, 任何一方可提交

第 2 页 共 4 页

甲方所在地人民法院诉讼解决。

八、合作期限

1. 双方协商一致并签署正式协议, 双方具体权利义务关系另行签订正式协议, 正式协议与本合作意向书具有同等法律效力, 但本合作意向书与正式协议条款有冲突时, 以正式协议为准。

2. 本意向书一式两份, 甲、乙双方各执一份, 本意向书自双方签字盖章之日起生效。

3. 订立地点: 株洲市荷塘区新华路15号。

(以下正文)

第 3 页 共 4 页

(本意向书由株洲循环经济投资发展集团有限公司与株洲有色金属有限公司
关于《合作意向书》之签署页)

甲方(盖章)

法定代表人
委托代理人: 李勇

签订时间:

乙方(盖章)

法定代表人
委托代理人: 李勇

签订时间:

附:

株洲有色金属有限公司污染场地治理方案

根据前期勘察分析及相关资料, 可以证明株洲有色金属股份有限公司内污染土壤产生和土壤污染事故, 通过对产生和治理修复建设方案制定, 同时制定土壤污染修复方案, 对场地内土壤全部进行治理, 需治理土壤面积 1946m², 按照治理修复的 30T/m³, 需治理污染修复的 58380t, 需治理污染修复的 1800t, 需治理污染修复的 1800t, 需治理污染修复的 1800t。



图 1 株洲有色金属股份有限公司污染场地治理方案

序号	建设	面积(m ²)	污染	治理	治理费用(万元)			
					施工费	材料费	管理费	其他费
1	株洲有色金属股份有限公司	12793.3	污染	7065.3	1748.8	2077	180	1000

第 4 页 共 4 页

场地租赁合作意向书

(用于自行投资项目)

项目名称: 株洲清水塘区域重金属环境综合治理工程

关停企业场地租赁合作意向书

甲方: 株洲环保投资及其集团有限公司

乙方: 株洲中鑫冶金有限公司

签订时间: 2015年 2月 2日

场地租赁合作意向书

甲方: 株洲环保投资及其集团有限公司

乙方: 株洲中鑫冶金有限公司

甲乙双方根据《中华人民共和国合同法》, 经协商一致, 就株洲清水塘区域重金属环境综合治理工程的合作事宜, 订立本合同意向书。

一、合作背景

株洲清水塘地区是国家“一五”、“二五”期间重点建设的重工业基地, 由于长期受工业废气、废水、废渣的影响, 该区域土壤、水、空气等重金属污染严重, 对人体健康和生态环境造成严重危害。为解决株洲清水塘区域重金属污染问题, 株洲集团合作意向项目实施以来, 需对关停企业场地进行移交治理, 移交治理项目已于2013年8月启动实施, 目前治理项目进展顺利, 已按照计划有序推进了项目的勘察、设计及施工等阶段。

二、合作内容

因关停企业场地移交治理, 需将、清选等治理方式, 由原治理项目前期分企业场地进行清理施工。

三、合作方式

按照最终确定的施工方案, 根据国家、省、市有关法律规范, 在甲乙双方平等、自愿、协商一致、维护双方合法权益的基础上, 根据治理方式的不同需要, 由甲乙双方充分协商, 采用租赁的方式取得场地的使用权, 由甲方对场地进行移交治理。

第 1 页 共 3 页

四、甲方权责

1. 甲方有权向乙方公布关停企业场地移交治理方案(详见附件)并合理告知乙方建议。

2. 按照双方签订的正式协议, 保障乙方的各项合法权益, 确保不因施工对乙方造成损失, 如确因施工造成乙方设备设施的损坏或对其他损失, 应及时赔偿。

3. 提供安全生产材料、设备及措施并负责监督指导安全、环保要求。

4. 提供工程施工所需通行口(不含破路、修路)并负责施工车辆进出工地与周边村民、单位关系的协调(不含因涉及地事件而引发的)安排专人负责现场的文明施工及其他施工安全和环境保护工作, 及时协调处理施工过程中因场地使用及其他事项出现的社会矛盾和纠纷。

五、乙方权责

1. 应服从甲方提供场地, 保证甲方在实施场地治理工作期间所有作业面的完整使用权, 具体期限以甲乙双方签订的正式协议中约定的为准。

2. 乙方应自行承担因场地权属问题影响甲方使用。

六、违约责任

乙方不得单方面解除协议或以任何理由影响协议的执行, 否则, 甲方有权追究责任, 因乙方违约给甲方造成损失, 由乙方承担全部责任。

七、争议解决方式

本协议未尽事宜双方协商解决, 协商不成, 任何一方就文

第 2 页 共 3 页

甲方的在人民法院诉讼解决。

八、合作期限

1. 双方协商一致后将按照租金、双方的具体责任和义务进行履行正式协议, 正式协议与本合同具有同等法律效力, 但本合同由甲方正式协议签署前冲无效, 以正式协议为准。

2. 本合同一式二份, 甲方、乙方各执一份, 冲后由甲方保管盖章之日起生效。

3. 订立地点: 株洲环保投资及其集团有限公司。

(以下无正文)

第 3 页 共 3 页

(本意向书为株洲环保投资及其集团有限公司与株洲中鑫冶金有限公司
关于《合作意向书》之签署页)

甲方(盖章):

法定代表人:

委托代理人:

签订时间:

乙方(盖章):

法定代表人:

委托代理人:

签订时间:

图:

株洲中鑫冶金有限公司关停企业治理方案
根据治理方案及治理协议, 可以明确该厂内的地上建筑物产权归属及现状, 需对关停企业场地移交治理, 需对关停企业场地移交治理, 需对关停企业场地移交治理, 需对关停企业场地移交治理。



图1 原中鑫冶金有限公司关停企业治理方案

表1 原中鑫冶金有限公司关停企业治理方案

序号	名称	面积(㎡)	结构	建筑层数	建筑年代	现状用途	现状用途	现状用途
1	原中鑫冶金有限公司	10000.0	砖混	5-6层	1980.5	4753.0	95.0	无

第 3 页 共 3 页

场地租赁合作意向书

(用于银行贷款项目)

项目名称: 株洲环保集团区域固废处理工程

关联企业场地租赁合作意向书

甲方: 株洲环保集团

乙方: 株洲中冶环保有限公司

签订时间: 2015年1月21日

场地租赁合作意向书

甲方: 株洲环保集团

乙方: 株洲中冶环保有限公司

甲乙双方根据《中华人民共和国合同法》, 经协商一致, 就株洲环保集团区域固废处理工程场地租赁事宜, 订立本合作意向书。

一、合作背景

株洲环保集团是湖南省“十二五”规划重点建设的工业企业基地, 由于长期受工业废气、废水、废渣的影响, 该区域土壤中含有铅、砷、镉等重金属含量较高, 危害较大, 已成为湘江流域主要的重金属污染源, 为解决株洲地区重金属污染问题, 株洲环保集团合作项目实施地, 需对污染场地进行修复治理, 修复治理项目已于2013年8月成功列入国家专项资金, 财政和银行进行贷款项目, 已经按计划完成了项目的勘察、设计及准备活动。

二、合作内容

因该污染区域现状的勘察、勘察、清洗等治理方式, 治理期间需占用部分企业场地进行治理施工。

三、合作方式

按照现场确定的施工方案, 根据国家、省、市有关法律、法规和甲方相关规定, 双方协商一致, 就合作事宜达成一致意见, 采取租赁的方式取得场地的使用权, 由甲方对污染场地进行修复治理。

第 1 页 共 4 页

四、甲方权责

1. 甲方有责任向乙方提供场地环境清理方案(详见附件), 并合理告知乙方。

2. 按照双方签订的正式协议, 保障乙方的各项合法权益, 确保不因施工对乙方造成损失, 如确因施工造成乙方设备设施的损坏或其他损失, 按实赔偿。

3. 提供场地内材料、设备和设施等物品的安全保护措施, 确保安全。

4. 提供工程施工建设所需进口(不含税费)的、能源、非再生资源等物资及运输材料, 并承担相应的费用(不含因涉及的各种补偿费用), 如甲方因工程施工造成乙方设备设施的损坏或其他损失, 甲方应及时赔偿乙方, 并及时清理施工过程中因场地使用及其他事项引起的社会矛盾纠纷。

五、乙方权责

1. 乙方应遵守甲方提供的场地, 按照甲方要求清理治理工作, 不得擅自改变场地用途, 不得擅自将场地转租或用于其他用途。

2. 乙方不得擅自改变场地权属, 不得擅自改变甲方使用。

六、违约责任

乙方不得擅自解除协议或以任何理由影响协议的履行, 否则, 甲方有权解除协议, 且乙方应向甲方赔偿一切损失, 由乙方承担违约责任。

七、争议解决方式

本合同未尽事宜双方协商解决, 协商不成, 任何一方均可

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甲方所在地人民法院解决。

八、合作期限

1. 双方协商一致后, 双方应尽快签订正式协议, 正式协议与本合同具有同等法律效力, 但本合同附件与正式协议具有冲突时, 以正式协议为准。

2. 本合同一式两份, 甲方、乙方各执一份, 具有同等法律效力。

3. 签订地点: 株洲市荷塘区甲地路 15 号。

(以下无正文)

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《本合同由株洲环保集团与株洲中冶环保有限公司共同签署》

甲方(盖章):

乙方(盖章):

法定代表人:

法定代表人:

签订时间:

签订时间:

附:

株洲中冶环保有限公司场地环境清理方案

根据国家和地方环保法律法规, 可以证明该企业在厂内存在一定程度的环境污染, 其中主要污染源包括: 厂区内生产用和收储废水的排放, 生产区内粉尘, 厂区内土壤的污染等, 且其排放生产废水总量超标, 其中主要污染源包括: 厂区内生产用和收储废水的排放, 生产区内粉尘, 厂区内土壤的污染等, 且其排放生产废水总量超标, 其中主要污染源包括: 厂区内生产用和收储废水的排放, 生产区内粉尘, 厂区内土壤的污染等, 且其排放生产废水总量超标。



图 1 企业污染场地环境清理方案

序号	名称	地址	占地面积	建筑面积	房屋结构		用途
					层数	结构	
1	生产车间	株洲	10000	4000	8	砖混	生产

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场地租赁合同意向书

(用于银行贷款项目)

项目名称: 林德环境经济投资发展集团有限公司
关联企业场地租赁合同意向书
甲方: 林德环境经济投资发展集团有限公司
乙方: 林德环境经济投资发展集团有限公司
签订时间: 2015年1月2日

场地租赁合同意向书

甲方: 林德环境经济投资发展集团有限公司
乙方: 林德环境经济投资发展集团有限公司
甲乙双方根据《中华人民共和国合同法》, 经协商一致, 就林德环境经济投资发展集团有限公司环境工程基地租赁合同意向书。
一、合作背景
林德环境经济投资发展集团“一五”、“二五”期间重点建设的工业基地, 由于长期受工业废气、废水、固废的影响, 该区域土壤、空气、地下水等重金属超标, 超标严重, 已成为浙江流域主要的重金属污染源, 在群众诉求倒逼下, 林德环境经济投资发展集团作为项目承接单位, 需对工业基地进行修复治理, 修复治理项目已于2013年8月通过环评审批, 目前正进行前期设计, 已编制初步可行性研究报告, 近期将启动设计。
二、合作内容
乙方负责该基地前期设计、勘察、测量及治理工作, 甲方提供该基地部分企业清单进行清理。
三、合作方式
按照前期确定的施工方式, 根据国家、省、市有关法律, 在甲乙双方平等、自愿、协商一致、维护双方合法权益的基础上, 根据治理内容的不同, 由甲乙双方充分协商, 采取租赁的方式取得基地的使用权, 由甲方对该基地进行修复治理。

- 四、甲方权责
 - 甲方负责项目立项及环评手续报批(详见附件), 并协助乙方报批。
 - 按照乙方设计图式进行, 保障乙方的各项合法权益, 确保不因施工对乙方造成损失, 如因施工造成乙方设备损坏或财产损失, 按实赔偿。
 - 按照乙方提供材料、设备和其他物资清单采购物资, 不克要求。
 - 提供施工过程中的通行权(不含道路改造、修建); 负责施工期间的施工与周边村民、单位妥善的协调(不含所涉及的民事纠纷); 安排专人负责现场的文明施工及安全防护和文明施工工作, 及时清理建筑垃圾, 保持周边环境卫生及各项设施的整洁有序和畅通。
- 五、乙方权责
 - 负责向甲方提供场地, 项目甲方负责清理治理工程期间相关基地的变更报批, 具体报批以甲乙双方签订的正式协议中约定的为准。
 - 乙方确保不会对周边居民造成影响甲方使用。
- 六、违约责任

乙方不得单方面解除协议或以任何理由影响协议的执行, 否则, 甲方有权解除合同, 因乙方违约给甲方造成的一切损失, 由乙方承担赔偿责任。
- 七、争议解决方式

本意向书未尽事宜双方协商解决, 协商不成, 任何一方就提交

(本意向书经林德环境经济投资发展集团有限公司 林德环境经济投资发展集团有限公司 盖章)

甲方(盖章): 乙方(盖章):
法定代表人: 法定代表人:
委托代理人(签字): 委托代理人(签字):
签订时间: 签订时间:

四) 林德环境经济投资发展集团有限公司环境工程基地
根据初步设计环评报告, 项目所在地的土壤环境现状调查的范围为土壤污染风险调查, 厂区内及厂界外土壤环境现状调查, 且调查范围应不低于有保护价值的土壤, 以保护生产厂界外土壤二区土壤, 在厂界外土壤的调查时, 应调查厂界外土壤环境现状, 调查内容一般包括: 调查范围、调查方法、调查时间、调查内容、调查结论、调查报告等。
调查范围: 调查范围应不低于有保护价值的土壤, 调查范围应不低于有保护价值的土壤, 调查范围应不低于有保护价值的土壤。



表1: 企业用地现状调查表

序号	名称	占地面积 (m²)	用途	面积比例 (%)	现状用途			备注
					现状用途	用途	用途	
1	工业用地	120000	工业	100%	工业	工业	工业	

场地租赁合同意向书

(用于银行贷款项目)

项目名称: 林德环境经济投资发展集团有限公司
关联企业场地租赁合同意向书
甲方: 林德环境经济投资发展集团有限公司
乙方: 林德环境经济投资发展集团有限公司
签订时间: 2015年1月2日

四、甲方权责

1. 甲方有义务对乙方提交的场地环境管理方案(详见附件)进行审核并签字盖章。
2. 保障乙方签订的正式合同, 保障乙方的各项合法权益, 确保不因施工乙方造成损失, 如确因施工造成乙方设备设施的损坏或其他损失, 照价赔偿。
3. 提供场地内原有材料、设备和其他物品应符合国家安全、环保要求。
4. 提供工程施工进出道路通行口(不含道路改造、维修), 并在施工车辆进出工地与道路交汇处, 单位派员协助(不含因涉及的各种补偿费用); 安排专人负责场地的施工作业安全和文明施工管理; 及时协调处理施工过程中因场地使用及其他事项出现的社会矛盾和纠纷。

五、乙方权责

1. 保证在甲方使用场地期间所有完整的使用权, 保证不因场地使用权问题而影响甲方使用, 否则乙方应承担由此给甲方造成的损失。

六、违约责任

乙方不得单方面解除合同或以任何理由影响协议的执行, 否则, 甲方有权扣除押金, 即乙方行为给甲方造成的一切损失, 由乙方承担赔偿责任。

七、争议解决方式

本合同未尽事宜双方协商解决, 协商不成, 任何一方可提交

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(本页为株洲湘江投资发展集团有限公司) _____
关于《合作建设材料之家事宜》

甲方(盖章): _____ 乙方(盖章): _____
法定代表人: _____ 法定代表人: _____
委托代理人(签字): _____ 委托代理人(签字): _____
签订时间: _____ 签订时间: _____

株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地环境管理方案

根据国家和地方相关法律法规, 结合本项目的实际情况, 制定本方案, 旨在规范项目施工期间的环境管理, 确保施工活动符合环保要求, 减少对周边环境的影响。

一、项目概况

项目名称: 株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地环境管理方案

二、编制依据

1. 《中华人民共和国环境保护法》

2. 《中华人民共和国大气污染防治法》

3. 《中华人民共和国水污染防治法》

4. 《中华人民共和国固体废物污染环境防治法》

5. 《中华人民共和国环境噪声污染防治法》

6. 《湖南省大气污染防治条例》

7. 《湖南省水污染防治条例》

8. 《湖南省固体废物污染环境防治条例》

9. 《湖南省环境噪声污染防治条例》

三、适用范围

本方案适用于株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地内所有施工活动。

四、管理目标

1. 确保施工期间环境空气质量达标。

2. 确保施工期间水环境质量达标。

3. 确保施工期间噪声排放达标。

4. 确保施工期间固体废物处理达标。

五、管理措施

(一) 大气污染防治

1. 施工现场设置围挡, 围挡高度不低于 1.8 米。

2. 施工现场设置洒水设施, 洒水频率不低于 4 次/天。

3. 施工现场设置雾炮机, 雾炮机开启频率不低于 4 次/天。

4. 施工现场设置扬尘监测设备, 扬尘监测设备正常运行。

5. 施工现场设置扬尘防治责任人, 扬尘防治责任人负责施工现场扬尘防治工作。

(二) 水污染防治

1. 施工现场设置沉淀池, 沉淀池容积不小于 100 立方米。

2. 施工现场设置排水沟, 排水沟畅通无阻。

3. 施工现场设置雨水收集系统, 雨水收集系统正常运行。

4. 施工现场设置污水处理设施, 污水处理设施正常运行。

5. 施工现场设置污水处理责任人, 污水处理责任人负责施工现场污水处理工作。

(三) 固体废物污染防治

1. 施工现场设置固体废物堆放区, 固体废物堆放区设置围挡。

2. 施工现场设置固体废物运输车辆, 固体废物运输车辆密闭运输。

3. 施工现场设置固体废物处理设施, 固体废物处理设施正常运行。

4. 施工现场设置固体废物处理责任人, 固体废物处理责任人负责施工现场固体废物处理工作。

(四) 噪声污染防治

1. 施工现场设置噪声监测设备, 噪声监测设备正常运行。

2. 施工现场设置噪声防治责任人, 噪声防治责任人负责施工现场噪声防治工作。

3. 施工现场设置噪声防治措施, 噪声防治措施有效。

六、应急预案

1. 制定环境突发事件应急预案, 应急预案内容完整。

2. 制定环境突发事件应急演练计划, 应急演练计划可行。

3. 制定环境突发事件应急演练记录, 应急演练记录完整。

七、其他

1. 本方案未尽事宜, 双方协商解决。

2. 本方案解释权归甲方所有。

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株洲湘江投资

合同编号: 2015-

场地租赁合作意向书

(用于银行贷款项目)

项目名称: 株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地环境管理方案

甲方: 株洲湘江投资发展集团有限公司

乙方: 湖南湘江投资发展集团有限公司

签订时间: 2015 年 1 月 1 日

场地租赁合作意向书

甲方: 株洲湘江投资发展集团有限公司

乙方: 湖南湘江投资发展集团有限公司

甲乙双方根据《中华人民共和国合同法》, 经协商一致, 就株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地环境管理方案, 订立本合同, 共同遵守。

一、合作背景

株洲湘江投资发展集团有限公司(株洲湘江投资发展集团有限公司) 场地环境管理方案, 旨在规范项目施工期间的环境管理, 确保施工活动符合环保要求, 减少对周边环境的影响。

二、合作内容

甲方负责提供场地环境管理方案, 乙方负责提供场地环境管理方案所需的资金。

三、合作期限

本合同自签订之日起生效, 有效期为 1 年。

四、合作费用

乙方应向甲方支付场地环境管理方案所需的资金, 具体金额由双方协商确定。

五、违约责任

乙方不得单方面解除合同或以任何理由影响协议的执行, 否则, 甲方有权扣除押金, 即乙方行为给甲方造成的一切损失, 由乙方承担赔偿责任。

六、争议解决方式

本合同未尽事宜双方协商解决, 协商不成, 任何一方可提交

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四、甲方权责

1. 甲方有义务对乙方提交的场地环境管理方案(详见附件)进行审核并签字盖章。
2. 保障乙方签订的正式合同, 保障乙方的各项合法权益, 确保不因施工乙方造成损失, 如确因施工造成乙方设备设施的损坏或其他损失, 照价赔偿。
3. 提供场地内原有材料、设备和其他物品应符合国家安全、环保要求。
4. 提供工程施工进出道路通行口(不含道路改造、维修), 并在施工车辆进出工地与道路交汇处, 单位派员协助(不含因涉及的各种补偿费用); 安排专人负责场地的施工作业安全和文明施工管理; 及时协调处理施工过程中因场地使用及其他事项出现的社会矛盾和纠纷。

五、乙方权责

1. 保证在甲方使用场地期间所有完整的使用权, 具体体现在甲方已签订的正式合同中约定的条款。

六、违约责任

乙方不得单方面解除合同或以任何理由影响协议的执行, 否则, 甲方有权扣除押金, 即乙方行为给甲方造成的一切损失, 由乙方承担赔偿责任。

七、争议解决方式

本合同未尽事宜双方协商解决, 协商不成, 任何一方可提交

第 1 页 共 4 页

甲方应在地人法院应诉解决。

八、 合作期限

1、双方除有一般战略合作关系外，双方的具体合作和往来不进行签订正式协议，正式协议与本合同具有同等法律效力，但本合同书与正式协议发生冲突时，以正式协议为准。

2、本合同书一式贰份，甲、乙双方各执壹份，本意向书由双方签字盖章之日起生效。

3、 订立地点： 柳州华谊集团国际学术交流中心。

（以下无正文）

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（本意向书经柳州华谊集团国际学术交流中心与 2020年12月10日签订）

关于《合作意向书》之签署页

甲方（盖章）：
法定代表人：
委托代理人（签字）：
签约日期：

乙方（盖章）：
法定代表人：
委托代理人（签字）：
签约日期：

第 2 页 共 2 页

附：

柳州华谊集团国际学术交流中心（柳州华谊化工厂）

地质环境调查方案

根据国家和有关法律法规的要求，为保护土壤环境，防止污染事故发生，保障人民群众身体健康，特制定本调查方案。调查范围包括柳州华谊化工厂厂区及周边区域，总面积约 100000m²。调查内容主要包括土壤污染现状调查、污染源调查、风险评估等。调查方法采用现场调查、采样分析、风险评估等方法。调查成果将作为土壤污染防治的重要依据。

图 1 调查范围示意图



表 1 调查范围划分表

序号	名称	面积(m ²)	性质	主要污染源	调查范围划分		
					调查范围	调查内容	调查方法
1	华谊化工	100000	工业	100000	土壤污染现状调查	现场调查、采样分析	

