

**World Bank-financed Ningbo Sustainable  
Urbanization Project**

**Resettlement Action Plan**

**Ningbo Xiangshan County Government**

**December 2015**

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## ABBREVIATIONS

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

## Units

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

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# 1 Overview of the Project

## 1.1 Background of the Project

In recent years, with the economic and social development of Xiangshan County, import and export trade, and population flow have grown greatly. However, the urban traffic infrastructure and water resources facilities remain weak, as reflected in high urban population density, traffic congestion, serious road aging and damage, mixed and disorderly traffic, unsound road landscaping and drainage facilities, insufficient road traffic facilities, and insufficient urban river flood discharge capacity, affecting the vital and property safety of residents in the urban area and nearby villages. In view of this, the Xiangshan County Government has applied for a loan with the Bank to implement the Ningbo Sustainable Urbanization Demonstration Project (Phase 1) (hereinafter, the “Project”).

## 1.2 Components

### 1.2.1 The Project

According to the feasibility study report of the Project, the Project consists of 4 components: 1) Urban Livability, including public space improvement, transport corridor, transport management, and road network improvement; 2) Public Transportation, including bus station construction, intelligent transport systems, bus stop reconstruction, and bus purchase; 3) Flood Risk Management, and 4) Technical Assistance and Capacity Building.

#### 1. Urban Livability

##### 1) Public space improvement

①Wenchang Street: improving urban leisure, parking, lighting and other facilities, and public spaces in the old urban area

②Tian’an Street: providing slow walk, leisure and parking facilities to improve the modern commercial district

③Dannan Road: improving traffic conditions and facilities, and providing a safer environment for students of the experimental primary school

##### 2) Transport corridor

Reconstructing Tian’an Street to improve its safety, including bus stop optimization, traffic signal optimization, road junction optimization, etc.

##### 3) Transport management

Intelligent transport systems, e-police systems, video monitoring systems, dynamic traffic guide systems, parking guide systems, etc.

##### 4) Road network improvement

Constructing two roads with a total length of 3.7km, in which the truck road Huancheng West Road (Danshan Road—Binhai Avenue) is 3.0km long, and the secondary truck road Baohai Road (Xinyi Road—Laixun Road) is 0.7km long, occupying 11.307 hectares of land

The land to be used was approved by the Xiangshan County Land and Resources Bureau in February 2015 (see **Appendix 2**).

#### 2. Public Transportation

Constructing the Tashan bus terminal (8,344.77 m<sup>2</sup>), providing intelligent transport systems, platform display systems, etc., repairing 62 bus stops, reconstructing 32 bus stops, constructing 30 bus stops, purchasing 45 new-energy busses

#### 3. Flood Risk Management

Improving urban drainage facilities, constructing new drain pipes and culverts, and preparing an emergency plan and an operation manual

#### 4. Technical Assistance and Capacity Building

Sustainable local development and planning; capital investment and asset management; innovative financial mechanisms for public service delivery; and project management and supervision

### 1.2.2 Related Projects

A related project refers to a project that is directly associated with the Project in function or benefit, namely an extended project constructed using funds other than Bank lending within the range of the Project during the preparation and implementation of the Project.

At the design stage, the owner attached great importance to the identification of the related projects. According to the feasibility study report, the following related projects have been identified:

#### 1. Project related to the Tashan bus terminal under the Project: flower market relocation

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The flower market was formerly located in Dongmenwai Village, Dandong Sub-district, and will be relocated to Danxi Sub-district due to the construction of the Tashan bus terminal under the Project. Therefore, the new site of the flower market is closely associated with the Project, and is considered as a related project.

The new site of the flower market is located in Danxi Sub-district, with a floor area of 100 mu, all being unused construction land, in which 68 mu is state-owned construction land in Danxi Sub-district, and 32 mu is collective land in Wufeng Village.

## **2. Project related to Huancheng West Road (Danshan Road-Binhai Avenue) under the Project: Jianshe Road-Dannan Road, Dannan Road-Xiangshanhe Road and Xiangshanhe Road-Danshan Road segments of Huancheng West Road (hereinafter, the “Huancheng West Road Project”)**

Huancheng West Road (Danshan Road-Binhai Avenue) constructed under the Project is part of Huancheng West Road. Except the segment funded by the Bank, the other segments include the Jianshe Road-Dannan Road, Dannan Road-Xiangshanhe Road and Xiangshanhe Road-Danshan Road segments. In order to complete Huancheng West Road wholly, the segment funded by the Bank is closely associated with the other segments, which are considered as a related project.

1) The Jianshe Road-Dannan Road segment of Huancheng West Road was completed and put into operation in 2008; 2) The Dannan Road-Xiangshanhe Road and Xiangshanhe Road-Danshan Road segments are under construction or preparation for construction, all funded by the Xiangshan County Government.

The Dannan Road-Xiangshanhe Road and Xiangshanhe Road-Danshan Road segments involve two types of resettlement impacts from: 1) road construction, involving the permanent acquisition of 132.2495 mu of rural collective land in Nancang, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages; and 2) flower market relocation, involving the permanent acquisition of 76.782 mu of collective land in Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages.

## **1.3 Resettlement Impacts**

### **1.3.1 The Project**

The Project has the following resettlement Impacts:

#### **1. Urban Livability**

This component has 4 subcomponents: 1) public space improvement; 2) transport corridor; 3) transport management, and 4) road network improvement, in which public space improvement, transport corridor and transport management involve neither LA nor HD; the construction of Baohai Road (Xinyi Road-Laixun Road) and Huancheng West Road (Danshan Road-Binhai Avenue) in the road network improvement subcomponent involves LA and HD, as detailed below:

**LA impacts:** The construction of Baohai Road and Huancheng West Road (Danshan Road-Binhai Avenue) involves the permanent acquisition of 268.91 mu of collective land, including 145.37 mu of cultivated land, 41.4 mu of woodland, 9.51 mu of garden land, 12.04 mu of other farmland, 38.66 mu of housing land or collective construction land and 21.92 mu of unused land. The road construction affecting 126 households with 537 persons in total; Specifically, 1) 231.3 mu of collective land will be acquired permanently for Huancheng West Road (Danshan Road-Binhai Avenue), including 110.87 mu of cultivated land, 41.4 mu of woodland, 9.51 mu of garden land, 12.04 mu of other farmland, 36.06 mu of housing land or collective construction land and 21.62 mu of unused land, affecting 116 households with 502 persons ; 2) 37.6 mu of collective land will be acquired permanently for Baohai Road (Xinyi Road-Laixun Road), including 34.7 mu of cultivated land, 2.6 mu of housing land and 0.3 mu of unused land, affecting 10 households with 35 persons in total.

**.HD impacts:** Huancheng West Road (Danshan Road-Binhai Avenue) involves the demolition of non-residential properties of 84 m<sup>2</sup>; Baohai Road involves the demolition of residential houses of 2,000 m<sup>2</sup>, including 1,600 m<sup>2</sup> in masonry concrete structure, 200 m<sup>2</sup> in masonry timber structure and 200 m<sup>2</sup> in simple structure.

#### **2. Public Transportation**

The Tashan bus terminal in this component involves the permanent acquisition of 12.52 mu (8,344.77 m<sup>2</sup>) of collective construction land in Dongmenwai Village; and the demolition of non-residential properties of 2,764 m<sup>2</sup>.

#### **3. Flood Risk Management**



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This component involves 3 pump stations, in which the Baishijing River pump station involves the acquisition of 2.37 mu (1,580 m<sup>2</sup>) of land, mostly green space on both river banks, the Nanda River pump station involves the acquisition of 2.52 mu (1,680 m<sup>2</sup>) of land, mostly green space on both river banks; and the Xinhua River pump station involves the acquisition of 4.86 mu (3,240 m<sup>2</sup>) of land, mostly public land. The land occupied by all the 3 pump stations is state-owned land.

### 1.3.2 Related Projects

The resettlement impacts of the related projects are as follows:

1. Flower market relocation

The new site of the flower market is located in Danxi Sub-district, and occupies 68 mu of state-owned construction land in Danxi Sub-district, and 32 mu of collective land in Wufeng Village.

2. Huancheng West Road (Jianshe Road-Dannan Road) segment

The Huancheng West Road (Jianshe Road-Dannan Road) segment was completed and put into operation in 2008, and LA and HD had been completed by 2006.

3. Huancheng West Road (Dannan Road—Xiangshanhe Road) and (Xiangshanhe Road—Danshan Road) segments

These two segments broke ground in 2009 and 2014 respectively, and are still under construction.

1) Road construction

132.2455 mu of collective land in Nancang, Panjiaqiao, Baishi, Zhushuixi and Luxialin Villages, Danxi Sub-district will be acquired for the two segments in total, including 61.852 mu of cultivated land, 5.283 mu of woodland, 15.1705 mu of garden land, 6.9305 mu of other farmland, 39.081 mu of housing land or collective construction land and 3.9285 mu of unused land, and houses and properties of 30,740.405 m<sup>2</sup> in Nancang, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages, Danxi Sub-district will be demolished.

By the end of August 2015, 106.1395 mu of collective land had been acquired, including 61.852 mu of cultivated land, 5.283 mu of woodland, 15.1705 mu of garden land, 6.9305 mu of other farmland, 12.975 mu of housing land or collective construction land and 3.9285 mu of unused land, and residential houses of 54 households of 8,635.273 m<sup>2</sup> and non-residential properties of one enterprise of 1,644.76 m<sup>2</sup> had been demolished. In view of this, a due diligence report has been prepared for the Huancheng West Road Project. **(See Appendix 3)**

By the end of August 2015, 26.059 mu of land had not been acquired, all being collective construction land; 120 households had not entered into HD compensation agreements, involving residential houses of 27,025.265 m<sup>2</sup>; 4 enterprises had not been relocated, involving non-residential properties of 1,990.38 m<sup>2</sup>.

2) Resettlement site

76.9256 mu of collective land in Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages will be occupied for the resettlement site, including 57.342 mu of cultivated land, 0.935 mu of woodland, 2.1645 mu of garden land, 5.3885 mu of other farmland, 10.3315 mu of construction land and 0.765 mu of unused land.

By the end of August 2015, the resettlement work in Nancang and Panjiaqiao Villages had been completed, with 37.45 mu of collective land acquired, including 30.583 mu of cultivated land, 3.9265 mu of other farmland, and 2.914 mu of housing land or collective construction land.

By the end of August 2015, 39.476 mu of land had not been acquired, including 26.759 mu of cultivated land, 0.935 mu of woodland, 2.1645 mu of garden land, 1.462 mu of other farmland, 7.3905 mu of construction land and 0.765 mu of unused land, involving 25 households with 87 persons. See **Table 1-1**.

**Table 1-1 Resettlement Impacts of the Project and Related Projects**

Project	Component	Description	Affected villages	Collective land (mu)							State-owned construction land	Residential houses (m <sup>2</sup> )	Non-residential houses (m <sup>2</sup> )	AHs	APs	Remarks	
				Farmland				Construction land	Unused land	Subtotal							
				Cultivated land	Woodland	Garden land	Other farmland										
The Project	Urban Livability	Public space improvement	Public space improvement	/	/	/	/	/	/	/	/	/	/	/	Involving neither LA nor HD		
		Transport corridor	Road network improvement	/	/	/	/	/	/	/	/	/	/	/	Involving neither LA nor HD		
		Transport management	e-police systems, video monitoring systems, dynamic traffic guide systems, parking guide systems, etc.	/	/	/	/	/	/	/	/	/	/	/	Involving neither LA nor HD		
	Road network improvement	Huancheng West Road (Danshan Road-Binhai Avenue)	Trunk road, 3,704m long, 36m wide	Zhushuixi, Liusheng, Doingheqi, Sanchalu, Jiuqing and Dongchen	110.67	41.4	9.51	12.04	36.06	21.62	231.3	/	84	/	117	509	/
		Baohai Road	Secondary trunk road, 702m long, 24m wide	Lixin, Zhoujian	34.7	0	0	0	2.6	0.3	37.6	/	2000	/	12	43	/
	Public Transportation	Bus station construction	Tashan bus terminal	Dongmenwai	0	0	0	0	12.52	/	12.52	/	2764	/	17	51	/
	Flood Risk Management	Flood Risk Management	Drainpipes, culverts, etc.	/	/	/	/	/	/	/	/	9.75	/	/	/	/	Mostly green space on both river banks
	<b>Total</b>			<b>/</b>	<b>145.37</b>	<b>41.40</b>	<b>9.51</b>	<b>12.04</b>	<b>51.18</b>	<b>21.92</b>	<b>281.43</b>	<b>9.75</b>	<b>4848</b>	<b>0</b>	<b>146</b>	<b>603</b>	<b>/</b>
Other	Flower market relocation		/	/	/	/	/	/	/		100	/	/	/	/	68 mu and 32	

Project	Component	Description	Affected villages	Collective land (mu)							State-owned construction land	Residential houses (m <sup>2</sup> )	Non-residential houses (m <sup>2</sup> )	AHs	APs	Remarks
				Farmland				Construction land	Unused land	Subtotal						
				Cultivated land	Woodland	Garden land	Other farmland									
																mu of land in Danxi Sub-district and Wufeng Village
		Huancheng West Road (Jianshe Road-Dannan Road)	/	/	/	/	/	/	/	/	/	/	/	/	/	Construction completed in 2008, LA and HD completed by 2006
		Huancheng West Road (Dannan Road-Xiangshanhe Road)	Nancang and Panjiaqiao Villages	47.575	4.785	10.381	6.92	12.975	3.891	86.527	/	8635.273	/	58	203	106.1395 mu of collective land acquired; agreements signed with 54 households and one enterprise. See <b>Appendix 3</b> for details.
		Huancheng West Road (Xiangshanhe Road-Danshan Road)	Zhushuixi, Baishi and Luxialin Villages	14.272	0.502	4.79	0.011	26.106	0.0375	45.7175		18389.992	3635.13	54	186	See <b>Appendix 3</b> for details.
		Resettlement site	Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi and Luxialin	57.34	0.94	2.16	5.39	10.33	0.76	76.93	/	1644.76	/	21	74	13.5 mu of collective land acquired. See <b>Appendix 3</b> for details.
<b>Total</b>			<b>/</b>	<b>119.20</b>	<b>6.22</b>	<b>17.34</b>	<b>12.32</b>	<b>49.92</b>	<b>4.69</b>	<b>209.18</b>	<b>100</b>	<b>28670.03</b>	<b>3635.13</b>	<b>133</b>	<b>463</b>	<b>/</b>

## 1.4 Gross Investment and Funding Sources

According to the project proposal, the estimated gross investment in the Project is 72899.99. See **Table 1-2**.

**Table 1-2 Investment of the Project**

Component	Subcomponent		Investment (0,000 yuan)
Urban Livability	Public space improvement	Wenchang Street	1089.24
		Tian'an Street	186.04
		Dannan Road	27.64
	Transport corridor	Tian'an Street	3405.23
	Transport management	Intelligent transport systems	4959.93
	Road network improvement	Huancheng West Road	28464.99
Baohai Road		6994.19	
Public Transportation	Bus station construction		1923.06
	Intelligent transport systems		2188.76
	Bus stop reconstruction		1377.05
	Bus purchase		7117.86
Flood Risk Management			15166
<b>Total</b>			<b>72899.99</b>

## 1.5 Project Preparation and Progress

In 2013, the Project was listed as an alternative Bank-financed project for fiscal years 2014-2016 with the approval of the State Council. In March 2015, a Bank mission identified the Project on site, and held an FGD on social and resettlement aspects, discussing the resettlement policies of the Project, and recognizing the enforceability and operability of the Project, with focus on resettlement programs and appeal channels. By the end of April 2015, the preparatory work of the Project progressed smoothly.

As appointed by the Xiangshan County Development and Reform Bureau, the National Research Center for Resettlement at Hohai University (NRCCR) participated in the preparation of this RAP as the consulting agency. The task force conducted a socioeconomic survey in the project area, and extensive public consultation with the APs from October 2014 to July 2015, and prepared this RAP in October 2015.

## 2 Impacts of the Project

### 2.1 Measures to Reduce Resettlement

#### 2.1.1 Principles for Project Design and Site Selection

The design agency and the owner have taken the following measures to reduce the Project's impacts:

1. At the planning stage, the design agency optimized and compared different options to take the impacts of the Project on the local society and economy into account as much as possible.
2. Resettlement impacts have been minimized at the design stage on the following principles:
  - 1) Avoiding or minimizing occupation of existing and planned residential areas;
  - 2) Avoiding or minimizing occupation of high-quality farmland;
  - 3) Gaining access to the proposed construction sites through existing state and local roads; and
  - 4) Minimizing construction impacts on nearby residents.

For example, after the design optimization of the Public Transportation and Flood Risk Management components, temple relocation, LA and HD have been avoided. See **Table 2-1**.

**Table 2-1 Optimization of the Project Design**

Component	Subcomponent	Before optimization	After optimization	Conclusion
Urban Livability	Road network improvement (Huancheng West Road)	Running through a temple near Zhushuixi Village	Bypassing	Avoiding temple relocation and HD

#### 2.1.2 Measures to Reduce Resettlement

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

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

### 2.2 Range of Resettlement Impact Survey

LA and HD for the Project and the related projects affect 14 villages in two sub-districts and one Xiang in Xiangshan County, including one village in Dandong Sub-district, 12 villages in Danxi Sub-district and one village in Dongchen Xiang. See **Table 2-2**.

**Table 2-2 Summary of the Affected Areas**

Project	Component		Township	Village	
The Project	Urban Livability	Road network improvement	Huancheng West Road Baohai Road	Danxi Sub-district, Dongchen Xiang Danxi Sub-district	Zhushuixi, Liusheng, Doingheqi, Sanchalu, Jiuqing, Dongchen Zhoujian, Lixin
	Public Transportation	Tashan bus terminal		Dandong Sub-district	Dongmenwai
Related Projects	Huancheng West Road Project		Danxi Sub-district	Nancang, Panjiaqiao, Zhushuixi, Baishi, Luxialin	
	Flower market relocation		Danxi Sub-district	Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi, Luxialin	

### 2.3 Survey Methods and Process

During the fieldwork, a number of survey methods, including questionnaire survey, interview, observation, literature study, etc., were used, collecting extensive resettlement information, providing a powerful basis for the preparation of this RAP.

From October 2014 to July 2015, the task force conducted a survey on resettlement impacts in the project area with the assistance of the owner, PMO, feasibility study agency, sub-district offices and village committees.

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From October 2014 to July 2015, the task force conducted a DMS and a sampling socioeconomic survey (sampling rate 28.9%) in the project with the assistance of the owner, PMO, design agency, and affected sub-district offices and village committees, covering population, LA and HD impacts, economic conditions, expected resettlement modes, etc.

From October 2014 to July 2015, the task force verified resettlement impacts in consideration of project changes through communication with the owner and design agency, and prepared this RAP based on the resettlement policies and programs.

During the survey, the task force also conducted extensive consultation. The key findings are as follows:

1. Most of the APs know that the Project is about to break ground and support it.
2. The Project involves permanent LA mainly, and will affect small quantities of infrastructure and ground attachments, and the Tashan bus terminal involves the demolition of non-residential properties on collective land. The related projects involve permanent LA, and the demolition of residential houses and non-residential properties on collective land.
3. In the affected villages, villagers have diverse income sources, and the proportion of agricultural income is low. For example, the main income sources of villagers in Luxialin and Baishi Villages are house rental, economic income distribution and business operations, while the main income sources of villagers in Zhushuixi Village are employment and cultivation.
4. The Project affects no ethnic minority.

## **2.4 Impacts of Permanent LA**

### **2.4.1 The Project**

LA for the Project involves 9 villages in Dandong Sub-district, Danxi Sub-district and Dongchen Xiang, Xiangshan County. 281.42 mu of land will be acquired permanently, including 145.37 mu of cultivated land; 41.40 mu of woodland, 9.51 mu of garden land, 12.04 mu of other farmland, 51.66 mu of housing land or collective construction land and 21.922 mu of unused land, affecting 143 households with 588 persons in total.

#### **1. Urban Livability**

①Huancheng West Road: 231.31 mu of collective land in 6 villages in Danxi Sub-district and Dongchen Xiang will be acquired for this subcomponent, where in Danxi Sub-district: 1) 52.5458 mu in Zhushuixi Village, including 26.0735 mu of cultivated land, 9.1935 mu of woodland, 2.1796 mu of garden land, 2.467 mu of other farmland, 7.9698 mu of collective construction land and 4.6624 mu of unused land, affecting 28 households with 115 persons; 2) 42.0981 mu in Liusheng Village, including 19.8386 mu of cultivated land, 6.9424 mu of woodland, 1.8005 mu of garden land, 2.3858 mu of other farmland, 6.9315 mu of collective construction land and 4.1993 mu of unused land, affecting 20 households with 95 persons; 3) 36.3679 mu in Dongheqi Village, including 17.3571 mu of cultivated land, 7.0667 mu of woodland, 1.5353 mu of garden land, 1.3289 mu of other farmland, 5.2047 mu of collective construction land and 3.8752 mu of unused land, affecting 18 households with 81 persons; 4) 41.4225 mu in Sanchalu Village, including 19.4841 mu of cultivated land, 7.8173 mu of woodland, 1.7626 mu of garden land, 1.3776 mu of other farmland, 6.8276 mu of collective construction land and 4.1533 mu of unused land, affecting 22 households with 93 persons; 5) 31.9619 mu in Jiuqing Village, including 15.5211 mu of cultivated land, 6.0659 mu of woodland, 1.2319 mu of garden land, 2.264 mu of other farmland, 4.3742 mu of collective construction land and 2.5048 mu of unused land, affecting 15 households with 65 persons; 26.9078 mu in Dongchen Village in Dongchen Xiang, including 12.3941 mu of cultivated land, 4.3153 mu of woodland, 1.0046 mu of garden land, 2.2152 mu of other farmland, 4.7512 mu of collective construction land and 2.227 mu of unused land, affecting 13 households with 53 persons.

②Baohai Road: 19.1 mu of collective land in Lixin Village, Danxi Sub-district will be acquired for this subcomponent, including 16.2 mu of cultivated land and 2.6 mu of housing land, affecting 4 households with 15 persons; 18.5 mu of collective land in Zhoujian Village, Danxi Sub-district will be acquired, all being cultivated land, affecting 6 households with 20 persons.

#### **2. Public Transportation:**

Tashan bus terminal: 12.52 mu of collective land in Dongmenwai Village, Dandong Sub-district will be acquired for this subcomponent, all being construction land, affecting 17 temporary stores with 51 persons in the flower market. See **Table 2-3**.

## 2.4.2 Related Projects

209.18 mu of collective land in Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages, Danxi Sub-district will be acquired permanently for the related projects, in which 65.6 mu of collective land has not been acquired, including 26.765 mu of cultivated land, 0.937 mu of woodland, 2.1695 mu of garden land, 1.463 mu of other farmland, 33.504 mu of collective construction land and 0.7615 mu of unused land.

### 1. Huancheng West Road Project

26.11 mu of collective land has not been acquired, all being collective construction land, affecting 35 households with 123 persons.

### 2. Flower market relocation

39.476 mu of collective land has not been acquired, including 26.765 mu of cultivated land, 0.937 mu of woodland, 2.1695 mu of garden land, 1.463 mu of other farmland, 7.394 mu of collective construction land and 0.7615 mu of unused land, affecting 25 households with 87 persons. See **Table 2-3**.

## 2.4.3 Impact Analysis

Permanent LA for the Project will affect 143 households with 588 persons in 9 villages, with 281.43 mu of collective land acquired in total.

Permanent LA for the related projects will affect 60 households with 210 persons in 3 villages, with 65.6 mu of collective land acquired in total.

The 12 villages affected by LA (in which Zhushuixi Village is affected by both the Project and the related projects) has 4674.8 mu of cultivated land in total, in which 347.03 mu will be acquired, with an overall land loss rate of 7.4%. See **Table 2-4**.

In the 12 affected villages, 93.55% of the AHs have land loss rates of not more than 10%, and 6.45% have land loss rates of 10%-50%. All AHs have income loss rates of not more than 10%. See **Table 2-5**.

## 2.5 Impacts of Temporary Land Occupation

At the construction stage, raw material storage, vehicle parking, offices, dormitories, etc. will involve temporary land occupation.

78.07mu of land will be occupied temporarily for the Project, including 4.26 mu of cultivated land, 1.46 mu of rural roads and 9.84 mu of collective construction land, affecting 36 households with 125 persons.

15.64 mu of land will be occupied temporarily for the related projects, including 11.89 mu of cultivated land, 0.54 mu rural roads and 3.21 mu of collective construction land, affecting 20 households with 91 persons. See **Table 2-6**.

**Table 2-3 Summary of Impacts of Temporary Land Occupation**

Item		Construction land				State-owned construction land	Total	AHs	APs		
		Cultivated land	Village roads	Construction land	Subtotal						
The Project	Urban Livability	Public space improvement		0	0	0	0	8.75	8.75	/	/
		Transport corridor		0	0	0	0	19.34	19.34	/	/
		Transport management		0	0	0	0	7.12	7.12	/	/
	Road network improvement	Huancheng West Road		2.24	1.32	7.56	11.12	2	13.12	18	63
		Baohai Road		2.02	0.14	0	2.16	2	4.16	8	30
	Public Transportation	Tashan bus terminal		0	0	2.28	2.28	23.3	25.58	10	32
Subtotal		4.26	1.46	9.84	15.56	62.51	78.07	36	125		
Related Projects	Huancheng West Road Project and flower market relocation		11.89	0.54	3.21	15.64	0	15.64	20	91	
<b>Total</b>		<b>16.15</b>	<b>2</b>	<b>13.05</b>	<b>31.2</b>	<b>62.51</b>	<b>93.71</b>	<b>56</b>	<b>216</b>		

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## 2.6 Impacts of HD

### 2.6.1 The Project

Baohai Road in the Urban Livability component, and the Tashan bus terminal in the Public Transportation component run through Lixin Village, Danxi Sub-district and Dongmenwai Village, Dandong Sub-district, and involve the demolition of rural residential houses of 2,000 m<sup>2</sup>, affecting 10 households with 36 persons, and non-residential properties of 2,848 m<sup>2</sup>, affecting 18 households with 58 persons and one enterprise with 7 persons.

#### 1. Demolition of rural residential houses

Rural residential houses of 2,000 m<sup>2</sup> in Lixin Village, Danxi Sub-district will be demolished for Baohai Road in the Urban Livability component, affecting 10 households with 36 persons, including 1,600 m<sup>2</sup> in masonry concrete structure (accounting for 80%), 200 m<sup>2</sup> in masonry timber structure (accounting for 10%), and 200 m<sup>2</sup> in simple structure (accounting for 10%). See **Table 2-7**.



**Table 2-4 Summary of Permanently Acquired Collective Land**

Project	Township	Village	Collective land							Total (mu)	AHs	APs
			Farmland					Construction land	Unused land			
			Cultivated land		Woodland	Garden land	Other farmland					
			Irrigated	Non-irrigated								
Huancheng West Road	Danxi Sub-district	Zhushuixi	23.8735	2.2	9.1935	2.1796	2.467	7.9698	4.6624	52.5458	28	115
		Liusheng	19.8386	/	6.9424	1.8005	2.3858	6.9315	4.1993	42.0981	20	95
		Dongheqi	17.3571	/	7.0667	1.5353	1.3289	5.2047	3.8752	36.3679	18	81
		Sanchalu	19.4841	/	7.8173	1.7626	1.3776	6.8276	4.1533	41.4225	22	93
		Jiuqing	15.5211	/	6.0659	1.2319	2.264	4.3742	2.5048	31.9619	15	65
	Dongchen Xiang	Dongchen	12.3941	/	4.3153	1.0046	2.2156	4.7512	2.227	26.9078	13	53
<b>Subtotal</b>			<b>108.47</b>	<b>2.2</b>	<b>41.4011</b>	<b>9.5145</b>	<b>12.0389</b>	<b>36.059</b>	<b>21.622</b>	<b>231.310</b>	<b>116</b>	<b>502</b>
Baohai Road	Danxi Sub-district	Lixin	16.2	/	0	0	0	2.6	0.3	19.1	4	15
		Zhoujian	13.5	5	0	0	0	0	0	18.5	6	20
<b>Subtotal</b>			<b>29.7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.6</b>	<b>0.3</b>	<b>37.6</b>	<b>10</b>	<b>35</b>
Tashan bus terminal	Danxi Sub-district	Dongmenwai	0	0	0	0	0	12.52	0	12.52	17	51
<b>Total</b>			<b>138.17</b>	<b>7.2</b>	<b>41.4011</b>	<b>9.5145</b>	<b>12.0389</b>	<b>51.179</b>	<b>21.922</b>	<b>281.43</b>	<b>143</b>	<b>588</b>
Related projects	Danxi Sub-district	Zhushuixi	14.065	0	0.56	0.25	0.31	13.67	0.1075	28.9635	28	98
		Baishi	4.6	0	0.037	1.43	0.263	9.104	0	15.434	17	60
		Luxialin	8.1	0	0.34	0.4895	0.89	10.73	0.654	21.2035	15	53
<b>Subtotal</b>			<b>26.765</b>	<b>0</b>	<b>0.937</b>	<b>2.1695</b>	<b>1.463</b>	<b>33.504</b>	<b>0.7615</b>	<b>65.6</b>	<b>60</b>	<b>210</b>

**Table 2-5 Summary of LA Impacts<sup>①</sup>**

Project	Township	Village	Before LA				After LA				LA impacts				Income loss (yuan)			
			HHS	Population	Cultivated area (mu)	Per capita cultivated area (mu)	AHs	APs	Cultivated area (mu)	Per capita cultivated area after LA (mu)	Percentage of households (%)	Percentage of population (%)	Land loss rate (%)	Annual loss	Average loss per household	Per capita loss	Percent to per capita net income (%)	
The Project	Danxi Sub-district	Zhushuixi	240	830	130	0.157	56	213	34.449	0.115	23.33	25.66	26.49	103347	430.613	124.5145	0.42	
		Liusheng	262	946	275.5	0.291	20	95	16.84	0.273	7.63	10.04	6.11	50520	192.824	53.4038	0.18	

<sup>①</sup> Percentage of households = number of households affected by LA / number of households

Percentage of population = population affected by LA / population

Land loss rate = acquired cultivated area / cultivated area; annual loss = acquired land area \* output value per mu

Percent to per capita net income = per capita loss / per capita annual net income

Project	Township	Village	Before LA				After LA				LA impacts			Income loss (yuan)			
			HHS	Population	Cultivated area (mu)	Per capita cultivated area (mu)	AHs	APs	Cultivated area (mu)	Per capita cultivated area after LA (mu)	Percentage of households (%)	Percentage of population (%)	Land loss rate (%)	Annual loss	Average loss per household	Per capita loss	Percent to per capita net income (%)
		Dongheqi	560	1694	988	0.583	18	81	14.36	0.575	3.21	4.78	1.45	43080	76.929	25.4309	0.08
		Sanchalu	139	520	233.1	0.448	22	93	16.49	0.417	15.83	17.88	7.07	49470	355.899	95.1346	0.32
		Jiuqing	605	1700	823	0.484	15	65	11.52	0.477	2.48	3.82	1.4	34560	57.124	20.3294	0.07
		Zhoujian	34	105	180	1.714	6	20	13.5	1.586	17.65	19.05	7.5	40500	1191.176	385.7143	1.29
		Lixin	32	140	165	1.179	4	15	16.2	1.063	12.5	10.71	9.82	48600	1518.750	347.1429	1.16
	Dongchen Xiang	Dongchen	268	812	419	0.516	13	53	9.4	0.504	4.85	6.53	2.24	28200	105.224	34.7291	0.12
	Dandong Sub-district	Dongmenwai	465	1049	0	0	0	0	0	0	0	0	0	0	0	0	0
Related projects	Danxi Sub-district	Baishi	508	1000	440	0.44	17	60	4.637	0.435	3.35	6	1.05	13911	27.384	13.9110	0.05
		Luxialin	223	700	400	0.571	15	53	8.1	0.56	6.73	7.57	2.03	24300	108.969	34.7143	0.12
<b>Total</b>			<b>3844</b>	<b>11070</b>	<b>4674.8</b>	<b>7.5024</b>	<b>186</b>	<b>748</b>	<b>145.496</b>	<b>/</b>	<b>/</b>	<b>/</b>	<b>/</b>	<b>678647.1</b>	<b>176.547</b>	<b>61.3051</b>	<b>/</b>

**Table 2-6 Analysis of Land and Income Loss Rates**

Project	Township	Village	Land loss rate						Total		Income loss rate						Total	
			10% or less		11-50%		50-100%				10% or less		11-50%		50-100%			
			HHS	Population	HHS	Population	HHS	Population	HHS	Population	HHS	Population	HHS	Population	HHS	Population	HHS	Population
The Project	Danxi Sub-district	Zhushuixi	44	167	12	46	0	0	56	213	56	213	0	0	0	0	56	213
		Liusheng	20	95	0	0	0	0	20	95	20	95	0	0	0	0	20	95
		Dongheqi	18	81	0	0	0	0	18	81	18	81	0	0	0	0	18	81
		Sanchalu	22	93	0	0	0	0	22	93	22	93	0	0	0	0	22	93
		Jiuqing	15	65	0	0	0	0	15	65	15	65	0	0	0	0	15	65
		Zhoujian	6	20	0	0	0	0	6	20	6	20	0	0	0	0	6	20
		Lixin	4	15	0	0	0	0	4	15	4	15	0	0	0	0	4	15
	Dongchen Xiang	Dongchen	13	53	0	0	0	0	13	53	13	53	0	0	0	0	13	53
Dandong Sub-district	Dongmenwai	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Related projects	Danxi Sub-district	Baishi	17	60	0	0	0	0	17	60	17	60	0	0	0	0	17	60
		Luxialin	15	53	0	0	0	0	15	53	15	53					15	53

Project	Township	Village	Land loss rate						Total	Income loss rate						Total		
			10% or less		11-50%		50-100%			10% or less		11-50%		50-100%				
			HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population
<b>Total</b>			<b>174</b>	<b>702</b>	<b>12</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>748</b>	<b>186</b>	<b>748</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>748</b>
<b>Percent</b>			<b>93.55%</b>	<b>93.85%</b>	<b>6.45%</b>	<b>6.15%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>100%</b>

**Table 2-7 Summary of Demolished Rural Residential Houses**

Subcomponent	Village	Types and sizes (m <sup>2</sup> )						Affected	
		Masonry concrete				Masonry Timber	Simple	HHs	Population
		I	II	III	IV				
Baohai Road	Lixin	1280	160	96	64	200	200	10	36
<b>Total</b>		<b>1280</b>	<b>160</b>	<b>96</b>	<b>64</b>	<b>200</b>	<b>200</b>	<b>10</b>	<b>36</b>

## 2. Demolition of rural non-residential properties

The non-residential properties affected by the Project are stores, flower stands, etc.

Huancheng West Road in the Urban Livability component runs through Zhushuixi Village, and involves the demolition of non-residential properties of 84 m<sup>2</sup>, all in masonry concrete structure, affecting one enterprise with 7 persons. The Tashan bus terminal in the Public Transportation component involves the demolition of non-residential properties of 2,764 m<sup>2</sup> in Dongmenwai Village, Dandong Sub-district, including 114 m<sup>2</sup> in masonry concrete structure (accounting for 4.12%), 1,300 m<sup>2</sup> in masonry timber structure (accounting for 47.033%), and 1,350 m<sup>2</sup> in simple structure (accounting for 48.842%), affecting 17 households with 51 persons.

**Table 2-8 Summary of Demolished Rural Non-residential Properties**

Component	Subcomponent	Village	Types and sizes (m <sup>2</sup> )				Remarks	Affected	
			Masonry concrete	Masonry timber	Simple	Subtotal		HHs	Population
Road network improvement	Huancheng West Road	Zhushuixi	84	/	/	84	Xiangshan Cylinder Factory	1	7
Public Transportation	Tashan bus terminal	Dongmenwai	114	1300	1350	2764	West enclosing wall, flower stand, etc.	17	51
<b>Total</b>			<b>198</b>	<b>1300</b>	<b>1350</b>	<b>2848</b>	<b>/</b>	<b>18</b>	<b>58</b>

### 2.6.2 Related Projects

The Huancheng West Road Project involves the demolition of houses and properties of 32,305.16 m<sup>2</sup> in Nancang, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages, Danxi Sub-district. 53 households have not entered into HD compensation agreements, involving residential houses of 20,035 m<sup>2</sup>; and 4 enterprises have not entered into HD compensation agreements, involving non-residential properties of 1,990.38 m<sup>2</sup>.

#### 1. Demolition of rural residential houses

HD compensation agreements have not been entered into for residential houses of 20,035 m<sup>2</sup>, including 17,578 m<sup>2</sup> in masonry concrete structure, 2,002 m<sup>2</sup> in masonry timber structure and 455m<sup>2</sup> in simple structure, affecting 53 households with 186 persons. See **Table 2-9**.

**Table 2-9 Summary of Residential Houses Demolished for the Related Projects**

Project	Village	Types and sizes (m <sup>2</sup> )						Subtotal	Affected	
		Masonry concrete				Masonry timber	Simple		HHs	Population
		I	II	III	IV					
Huancheng West Road Project	Luxialin	4519.2	564.9	338.94	225.96	788	132	6569	15	53
	Zhushuixi	5655.2	706.9	424.14	282.76	894	163	8126	22	77
	Baishi	3888	486	291.6	194.4	320	160	5340	16	56
<b>Total</b>		<b>14062.4</b>	<b>1757.8</b>	<b>1054.68</b>	<b>703.12</b>	<b>2002</b>	<b>455</b>	<b>20035</b>	<b>53</b>	<b>186</b>

#### 2. Demolition of rural non-residential properties

All non-residential properties to be demolished for the related projects are premises of enterprises affected by the Huancheng West Road Project. 4 enterprises have not entered into HD compensation agreements, involving non-residential properties of 1,990.38 m<sup>2</sup>, affecting 31 workers. See **Table 2-10**.

**Table 2-10 Summary of Non-residential Properties Demolished for the Related Projects**

No.	Enterprise	HD area (m <sup>2</sup> )	Land type	Business	Impact level	Remarks
1	Xiangshan Welding Backing Factory	274.22	Collective land	Manufacture	All	During negotiation
2	Hualun Special Equipment Factory	220	Collective land	Manufacture	All	
3	Xiangshan Precision Castings Factory	1050.15	Collective land	Manufacture	All	
4	Xinhua Carton Factory	446	Collective land	Papermaking	All	
Total		1990.38	/	/	/	/

## 2.7 Affected Young Crops and Ground Attachments

### 2.7.1 The Project

The Project will affect 1,100 sequoias, 300 mulberries, 340 bamboos, 100 pines, 1.5 mu of strawberry, 688 orange trees and 130 Osmanthus fragrans trees, and other attachments. See **Table 2-11**.

**Table 2-11 Summary of Ground Attachments Affected by the Project**

Item	Unit	Qty.				Proprietor
		Young	Early fruit bearing	Middle fruit bearing	Prime	
Orange	/	400	200	80	8	Villagers
Strawberry	mu	1.5				Villagers
Bamboo	/	340				Villagers
Osmanthus fragrans	/	130				Villagers
Pine	/	100				Villagers
Mulberry	/	300				Villagers
Forest	mu	3.5				Villagers
Sequoia	/	1100 (diameter: 3-10cm)				Villagers
Enclosing wall (brick-earth)	m	608				Villagers
Enclosing wall (wooden)	m	20				Villagers
Telegraph pole	/	52				State
Streetlamp	/	14				State
Monitoring camera	/	7				State
Power transmission tower	/	5				State
Bamboo greenhouse	mu	4.5				Villagers
Steel greenhouse	mu	2				Villagers

### 2.7.2 Related Projects

The related projects will affect 335 orange trees, 0.8 mu of strawberry, 220 bamboos, 80 Osmanthus fragrans trees, etc., and other attachments. See **Table 2-12**.

**Table 2-12 Summary of Ground Attachments Affected by the Related Projects**

Item	Unit	Qty.				Proprietor
		Young	Early fruit bearing	Middle fruit bearing	Prime	
Orange	/	200	100	30	5	Villagers
Strawberry	mu	0.8				Villagers
Bamboo	/	220				Villagers
Osmanthus fragrans	/	80				Villagers
Pine	/	75				Villagers
Mulberry	/	120				Villagers
Forest	mu	1.1				Villagers

Item	Unit	Qty.				Proprietor
		Young	Early fruit bearing	Middle fruit bearing	Prime	
Metasequoia	/	600 (diameter: 3-10cm)				Villagers
Enclosing wall (brick-earth)	m	220				Villagers
Enclosing wall (wooden)	m	10				Villagers
Telegraph pole	/	30				State
Streetlamp	/	15				State
Monitoring camera	/	6				State
Power transmission tower	/	4				State
Bamboo greenhouse	mu	2.5				Villagers
Steel greenhouse	mu	1.2				Villagers

## 2.8 Affected Population

### 2.8.1 Summary

#### 1. The Project

146 households with 603 persons in Zhushuixi, Liusheng, Dongheqi, Sanchalu, Jiuqing and Lixin Villages in Danxi Sub-district, and Dongchen Village, Dongchen Xiang will be affected by LA, 28 households with 103 persons in Lixin Village, Danxi Sub-district and Dongmenwai Village, Dandong Sub-district will be affected by HD, and 20 households with 63 persons will be affected by both LA and HD. See **Table 2-11**.

#### 2. Related Projects

59 households with 203 persons in Zhushuixi, Baishi and Luxialin Villages, Danxi Sub-district will be affected by LA for the related projects, 52 households with 179 persons by HD, and 52 households with 179 persons by both LA and HD. 6 enterprises with 46 persons will be affected by HD. See **Table 2-13**.

**Table 2-13 Summary of Affected Population**

Item	Village	LA		Residential houses		Non-residential properties		Both LA and HD		Remarks	
		AHs	APs	AHs	APs	AHs	APs	AHs	APs		
The Project	Huancheng West Road	Zhushuixi	29	121	0	0	0	0	0	0	
		Liusheng	20	95	0	0	0	0	0	0	
		Dongheqi	18	81	0	0	0	0	0	0	
		Sanchalu	22	93	0	0	0	0	0	0	
		Jiuqing	15	65	0	0	0	0	0	0	
		Dongchen	13	53	0	0	0	0	0	0	
	Baohai Road	Lixin	4	15	10	36	0	0	3	12	
		Zhoujian	6	20	0	0	0	0	0	0	
Tashan bus terminal	Dongmenwai	17	51	0	0	17	51	0	0	17 stores in the flower market	
<b>Total</b>		<b>144</b>	<b>595</b>	<b>10</b>	<b>36</b>	<b>17</b>	<b>51</b>	<b>3</b>	<b>12</b>		
Related projects	Huancheng West Road Project and flower market relocation	Zhushuixi	27	91	22	77	/	/	22	77	
		Baishi	17	60	16	56	0	0	16	56	
		Luxialin	15	53	15	53	0	0	15	53	
<b>Total</b>		<b>59</b>	<b>204</b>	<b>53</b>	<b>186</b>	<b>5</b>	<b>39</b>	<b>53</b>	<b>186</b>		

### 2.8.2 Affected Vulnerable Groups

30 vulnerable households with 55 persons will be affected by the Project and the related projects, including 27 MLS households with 52 persons and 3 five-guarantee households with 3 persons. See **Table 2-14**.

**Table 2-14 Summary of Affected Vulnerable Groups**

No.	Village	MLS households		Five-guarantee households		Subtotal	
		HHs	Population	HHs	Population	HHs	Population
1	Zhushuixi	1	2	0	0	1	2
2	Liusheng	2	2	0	0	2	2
3	Dongheqi	4	5	1	1	5	6
4	Sanchalu	3	7	0	0	3	7
5	Jiuqing	2	3	1	1	3	4
6	Dongchen	3	4	1	1	4	5
7	Baishi	4	13	0	0	4	13
8	Luxialin	5	11	0	0	5	11
9	Lixin	0	0	0	0	0	0
10	Zhoujian	1	2	0	0	1	2
11	Dongmenwai	2	3	0	0	2	3
<b>Total</b>		<b>27</b>	<b>52</b>	<b>3</b>	<b>3</b>	<b>30</b>	<b>55</b>

### 3 Socioeconomic Profile of the Project Area

#### 3.1 Zhejiang Province

Zhejiang Province, located in the southern part of the Yangtze River Delta, has a land area of 105,500 km<sup>2</sup> and a sea area of 260,000 km<sup>2</sup>, and governs 11 cities and 90 county-level administrative divisions, including 34 urban districts, 21 county-level cities, 34 counties and an autonomous county.

At the end of 2013, Zhejiang Province had a registered population of 48.2689 million, a year-on-year growth of 275,500 or 0.57%, including a female population of 21.3886 million, accounting for 44.31%; an urban population of 15.4541 million, accounting for 32.02%; and an elderly population (65+ years) of 5.639 million, accounting for 10.26%.

In 2014, Zhejiang Province's GDP was 4.0154 trillion yuan, in which the added value of primary industries was 177.9 billion yuan, accounting for 4.4%, up 1.4%; that of secondary industries 1.9153 trillion yuan, accounting for 47.7%, up 7.1%; and that of tertiary industries 1.9222 trillion yuan, accounting for 47.9%, up 8.7%. Urban residents' per capita disposable income was 40,393 yuan and rural residents' per capita net income 19,373 yuan.

#### 3.2 Ningbo City

Ningbo City, located on the southeast coast of China, has a land area of 9,816 km<sup>2</sup> and a sea area of 8,232.9 km<sup>2</sup>, and governs 6 districts, two counties, 3 county-level cities, 7 towns, 11 Xiangs, 64 sub-district offices, 663 communities and 2,556 villages.

At the end of 2013, Ningbo City had a registered population 5.8015 million, including a female population of 2.9099 million, accounting for 50.16%; and an urban population of 2.1435 million, accounting for 36.95%.

In 2014, Ningbo City's GDP was 760.251 billion yuan. The percentage of primary industries was lower than the national and provincial averages, while growth rate higher than the provincial average but lower than the national average; the percentage of secondary industries was higher than the national and provincial averages, while growth rate higher than the national and provincial averages; the percentage of tertiary industries was lower than the national and provincial averages, and growth rate lower than the national and provincial averages.

#### 3.3 Xiangshan County

Xiangshan County, governed by Ningbo City, has a land area of 175 km<sup>2</sup> and a sea area of 5,350 km<sup>2</sup>, and governs 3 sub-districts, 10 towns, 5 Xiangs, 12 communities, 43 settlements and 713 administrative villages. At the end of 2013, Xiangshan County had a registered population 543,825, including a female population of 267,068, accounting for 49.1%; and an urban population of 115,245, accounting for 21.2%. Population birth rate was 11.38‰, death rate 6.14‰, and natural growth rate 5.24‰. See **Table 3-3**.

**Table 3-1 Socioeconomic Profile of Xiangshan County in 2014**

Item	Unit	2014
1. Population		
1) Number of households	/	186169
2) Population	0,000	54.38
Where: rural population	0,000	11.52
3) Rural labor force	0,000	
2. Land area	km <sup>2</sup>	1382
3. GDP	0,000 yuan	3638457
1) Primary industries	00 million yuan	57.97
2) Secondary industries	00 million yuan	166.5
3) Tertiary industries	00 million yuan	139.38
4. Per capita GDP	yuan	67121
5. Per capita gross industrial and agricultural output value	yuan	
6. Agriculture		
1) Cultivated area	0,000 mu	31.99
2) Per capita gross agricultural output value	yuan	7189
3) Per capita cultivated area of agricultural population	mu	0.83
7. Per capita disposable income of urban residents	yuan	40175
8. Per capita net income of rural residents	yuan	18127
9. Population covered by endowment insurance for LEFs	/	



In 2013, Xiangshan County's highway traffic mileage was 1,300.6km, freight volume 32.86 million tons, up 7.7%, freight turnover 27.07 billion tons-kilometers, down 2.5%.passenger volume 21.04 million men-times, down 9.7%, and passenger turnover 1.064 billion men-kilometers, down 10%. There were 61,825 civil vehicles and 154 buses.

### 3.4 Affected Townships

The Project affects 3 sub-districts/townships, namely Dandong Sub-district, Danxi Sub-district and Dongchen Xiang, in which Danxi Sub-district is affected more seriously, Dandong Sub-district is affected by Tashan bus terminal, and Dongchen Village, Dongchen Xiang is affected by LA.

**Dandong Sub-district** is the economic, cultural, educational and financial center of the county, with a land area of 38 km<sup>2</sup> and a population of 60,000, governing 9 communities and 26 villages. The sub-district has over 500 enterprises, which are leading in R&D. The sub-district boasts leisure agriculture and has a famous suburban vegetable industrialization base.

**Danxi Sub-district** is located west of the county town, with a land area of 42 km<sup>2</sup> and a population of 57,000, governing 6 communities and 29 villages. The sub-district has over 580 enterprises, dealing with machinery, electronics, textile, chemicals, building materials, aquatic and farm product processing, etc. The sub-district has many cultivation and stockbreeding bases.

**Dongchen Xiang** is located in central Xiangshan County, with a land area of 56 km<sup>2</sup>, a cultivated area of 767 hectares and a population of 22,283, governing 20 villages. In 2013, the Xiang's GDP was 3.19 billion yuan, up 18% year-on-year, fiscal revenue 102 million yuan, up 2.8%, and per capita net income 15,011 yuan, up 15%. See **Table 3-4**.

**Table 3-2 Socioeconomic Profile of the Affected Townships**

Township	Villages / communities	Population (0,000)	Land area (km <sup>2</sup> )	Agricultural gross output value in 2013 (0,000 yuan)	Industrial gross output value in 2013 (0,000 yuan)
Dandong Sub-district	33	6	38	8855	4823726
Danxi Sub-district	35	5.7	42	9488	409733
Dongchen Xiang	20	2.23	56	17000	400800

### 3.5 Affected Villages

The Project will affect 14 villages, which are Dongmenwai Village in Dandong Sub-district, Zhushuixi, Liusheng, Doingheqi, Sanchalu, Jiuqing, Baishi, Luxialin, Nancang, Nansha, Panjiaqiao, Lixin and Zhoujian Villages in Danxi Sub-district, and Dongchen Village in Dongchen Xiang. See **Table 3-5**.

**Table 3-3 Socioeconomic Profile of the Affected Villages (2013)**

Township	Village	Component	Land area (km <sup>2</sup> )	HHs	Population	Rural labor force		Per capita annual income (yuan)
						Total	Women	
Dandong Sub-district	Dongmenwai	Tashan bus terminal	1.1	465	1049	734	362	15000
Danxi Sub-district	Nancang	Huancheng West Road (related)	0.45	142	442	289	115	11000
	Nansha	Huancheng West Road (related)	0.67	228	680	421	189	8000
	Panjiaqiao	Huancheng West Road (related)	0.52	138	553	359	144	9500
	Zhushuixi	Huancheng West Road	1.3	240	830	498	249	10500
	Liusheng	Huancheng West Road	1.4	262	946	542	244	8800
	Doingheqi	Huancheng West Road	1.6	560	1694	1188	535	10357
	Sanchalu	Huancheng West Road	1.3	139	520	420	209	12000
	Jiuqing	Huancheng West Road	1.7	605	1700	1300	624	9500
	Baishi	Huancheng West Road (related)	1.4	508	1000	1200	490	14000
	Luxialin	Huancheng West Road (related)	1.2	223	700	460	213	12000
Zhoujian	Baohai Road		1.1	34	105	79	48	10000

Township	Village	Component	Land area (km <sup>2</sup> )	HHs	Population	Rural labor force		Per capita annual income (yuan)
						Total	Women	
	Lixin	Baohai Road	1.1	32	140	108	46	9000
Dongchen Xiang	Dongchen	Huancheng West Road	1.5	268	812	489	235	9000

Source: annual reports of Danxi and Dandong Sub-districts, official website of Dongchen Xiang, and interviews

### 3.6 Affected Population

In order to learn the basic information of the APs, the task force conducted a sampling survey on 71 households with 292 persons were sampled, with a sampling rate of 25.63%, covering ethnic group, gender, age, educational level, house size, land resources, household income and expenditure, etc.

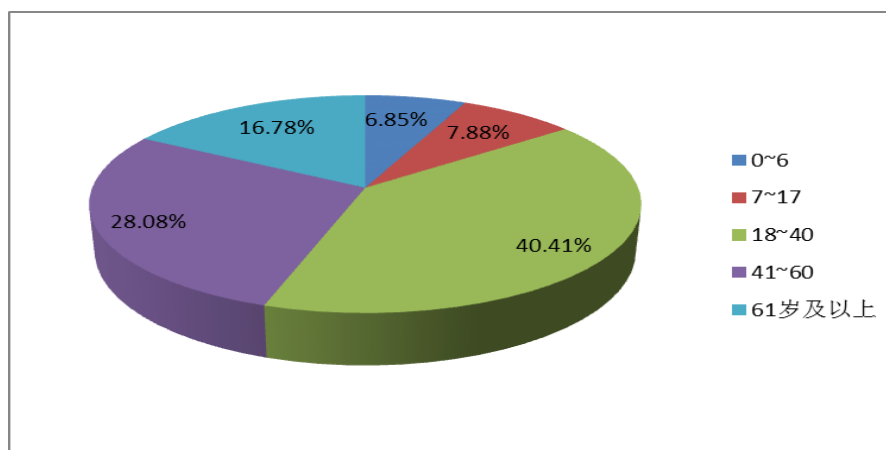
#### 3.6.1 Ethnic and Gender Analysis

All APs are Han people, and include no minority population.

The 71 sample households have 292 persons in total, including 196 laborers and 68 agricultural laborers, averaging 4.11 persons per household. The 292 samples include 138 women, accounting for 47.26%. Women deal with marketing, housekeeping, farming and housework mainly.

#### 3.6.2 Age Distribution

Among the 292 samples, 20 are aged 0-6 years, accounting for 6.85%; 23 aged 7-17 years, accounting for 7.88%; 118 aged 18-40 years, accounting for 40.41%; 82 aged 41-60 years, accounting for 28.08%; and 49 aged 61 years or above, accounting for 16.78%. See **Figure 3-1**.



**Figure 3-1** Age Distribution

#### 3.6.3 Educational Level

Among the 292 samples, 22 are illiterate, accounting for 7.54%; 94 have received primary school education, accounting for 32.19%; 117 have received junior high school education, accounting for 40.07%; 50 have received senior high or technical secondary school education, accounting for 17.12%; and 9 have received junior college or above education, accounting for 3.08%. See **Figure 3-2**.

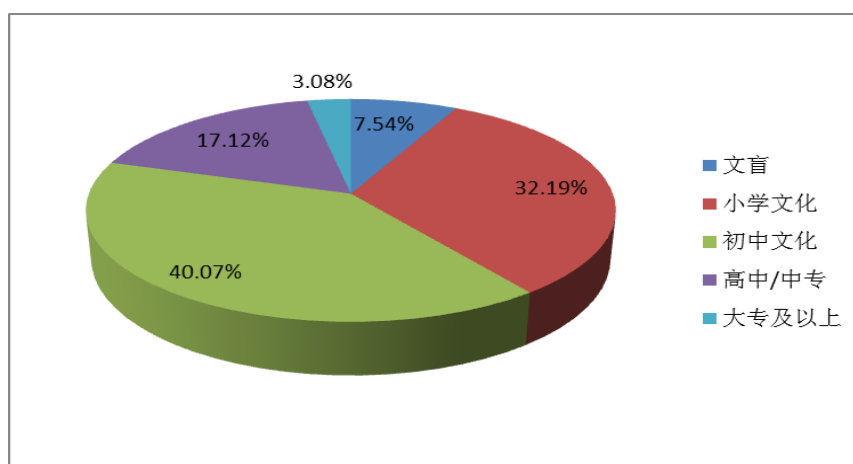


Figure 3-2 Educational Level Distribution

### 3.6.4 House Size

The 71 sample households have a total house size of 11,353.82 m<sup>2</sup>, an average house size of 159.913 m<sup>2</sup> per household and a per capita house size of 38.88 m<sup>2</sup>. See Table 3-6.

Table 3-4 Residential Conditions of the Population Affected by HD

House conditions		Average per HH (m <sup>2</sup> )	Per capita (m <sup>2</sup> )	Indoor cable TV (%)	Power supply (%)	Telephone / mobile phone (%)	Drinking water	
Structure	Size (m <sup>2</sup> )						Mode	Percent (%)
Masonry concrete	10814.514	152.32	39.036	100	100	100	Tap water	100%
Masonry timber	388.30	5.47	1.33	100	100	100		100%
Simple	151.006	2.13	0.52	100	100	100		100%

### 3.6.5 Cultivated Area

The 71 sample households have an average cultivated area of 1.6825 mu per household and a per capita cultivated area of 0.409 mu. The cultivated land is used to grow paddy rice, vegetables and other commercial crops mainly, with net annual income of 2,761 yuan/mu.

### 3.6.6 Household Income and Expenditure

The 71 sample households have per capita annual income of 11,206.95 yuan; including agricultural income of 1,370.86 yuan, accounting for 12.23%; wage income of 877.48 yuan, accounting for 7.83%; operating income of 2,392.38 yuan, accounting for 21.35%; employment income of 5,546.36 yuan, accounting for 49.49%; property income of 152.16 yuan, accounting for 1.36%; and other income of 867.71 yuan, accounting for 7.74%.

Per capita annual expenditure is 4,660.60 yuan; including basic nonproductive expenses of 1,759.93 yuan, accounting for 37.76%; medical expenses of 803.54 yuan, accounting for 18.10%; educational expenses of 774.83 yuan, accounting for 16.63%; traffic expenses of 449.83 yuan, accounting for 9.65%; tax expenses of 246.52 yuan, accounting for 5.29%; and other expenses of 904.80 yuan, accounting for 19.41%.

It is found that in the project area, agriculture is no longer the main income source, and the Project will have minor impact on household income. On the contrary, the Project will generate more nonagricultural job opportunities to increase income.

Table 3-5 Income and Expenditure of the Households Affected by LA

Item		Average per HH (yuan)	Per capita (yuan)	Percent (%)
Annual household income	Agricultural income	5174.05	1370.61	12.23
	Wage income	3312.58	877.50	7.83
	Operating income	9032.38	2392.68	21.35
	Employment income	20937.36	5546.32	49.49
	Property income	575.36	152.41	1.36
	Other income	3274.50	867.42	7.74
	Subtotal	42306.24	11206.95	100.00
Annual	Basic nonproductive expenses	6495.62	1720.69	36.92
	Medical expenses	3184.47	843.57	18.10

	Item	Average per HH (yuan)	Per capita (yuan)	Percent (%)
household expenditure	Medical expenses	2359.32	624.99	13.41
	Traffic expenses	1697.80	449.75	9.65
	Tax expenses	930.71	246.55	5.29
	Other expenses	2925.84	775.06	16.63
	Subtotal	17593.77	4660.60	100.00

The survey findings are as follows: 1) The production level and living standard of the affected villages are medium in Xiangshan County; 2) The affected villages vary greatly in income structure, where the main income sources of Dongmenwai Village, Dandong Sub-district are secondary and tertiary industries, while the main income source of Danxi Sub-district is land rental; 3) Agriculture accounts for a low proportion to income, so LA will have minor impact on income; and 4) The affected villages have limited cultivated land, and developed secondary and tertiary industries, and the Project will generate more nonagricultural job opportunities to increase income.

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## 4 Legal and Policy Framework

### 4.1 Laws and Policies on Resettlement

#### 1. State laws and regulations

- ② Land Administration Law of the PRC
- ② Regulations on the Implementation of the Land Administration Law of the PRC (Decree No.256 of the State Council)
- ② Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)
- ② Interim Regulations of the PRC on Farmland Occupation Tax
- ② Rules for the Implementation of the Regulations of the PRC on Farmland Occupation Tax (Decree No.49 of the Ministry of Finance and the State Administration of Taxation)
- ② Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93)
- ② Notice of the Ministry of Land and Resources on Doing a Practical Job in Compensation for Land Acquisition (MLR [2004])
- ② Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)
- ② Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor (Decree No.590 of the State Council)
- ② Notice of the State Council on Strengthening Land Adjustment and Control (SC [2006] No.31)
- ② Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.96)

#### 2. Local regulations and policies

- ② Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC
- ② Notice on Strengthening and Improving Land Acquisition Work (ZPG [2002] No.27)
- ② Measures of Zhejiang Province for Compensation for Land Acquisition and Basic Living Security for Land-expropriated Farmers Decree No.264 of the Zhejiang Provincial Government)
- ② Regulations of Zhejiang Province on Master Land Utilization Planning
- ② Notice of the Zhejiang Provincial Government on Re-promulgating the Provincial Minimum Living Standard of Compensation for Land Acquisition (ZPG [2012] No.2)
- ② Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17)
- ② Guidelines of Zhejiang Province on Further Regulating the Management of Village-level Land Reserved for Resettlement (ZPLRD [2006])
- ② Notice of the Zhejiang Provincial Government on Adjusting Compensation and Resettlement Policies for Land Acquisition (ZPG [2014] No.19)
- ② Opinions of the Zhejiang Provincial Government on Promoting the Redevelopment of Urban Low-efficiency Land Comprehensively (ZPG [2014] No.20)
- ② Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land
- ② Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land (Decree [2006] No.141 of the Ningbo Municipal Government)
- ② Some Opinions on the Implementation of the Regulations on the Acquisition of and Compensation for Houses on State-owned Land (Trial) (NMG [2011] No.96)
- ② Measures of Xiangshan County for the Implementation of the Acquisition of and Compensation for Houses on State-owned Land (XCG [2014] No.97)
- ② Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG[2014] No.96)
- ② Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175)
- ② Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition (XCG [2014] No.140)
- ② Opinions on the Linkage of Endowment Insurance for Land-expropriated Farmers and Basic Endowment Insurance for Employees (XRS [2013] No.254)

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- ⑦ Policy on Endowment Insurance for Land Acquisition (XCGO [2015] No.123)
  - ⑦ Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO [2015] No.103)
  - ⑦ Measures of Xiangshan County for Rural Housing Land Management (XCG [2015] No.44)
- 3. Bank policies**
- ⑦ Operational Policy OP4.12 on Involuntary Resettlement and appendixes (effective from January 1, 2002)
  - ⑦ Bank Procedure BP4.12 on Involuntary Resettlement and appendixes (effective from January 1, 2002)

## **4.2 Provisions of Applicable Laws and Policies**

The Land Administration Law of the PRC is the main policy basis of the Project. The Ministry of Land and Resources and the Zhejiang Provincial Government have promulgated policies and regulations on this basis.

The Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28) promulgated in October 2004 defines the principles and rates of compensation and resettlement for LA, and LA procedures and monitoring system. These legal documents constitute the legal basis for resettlement in the Project together with the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238).

### **4.2.1 Land Administration Law of the PRC**

The State shall compile general plans to set usages of land including those of farm or construction use or unused. A strict control is to place on the turning of land for farm use to that for construction use to control the total amount of land for construction use and exercise a special protection on cultivated land.

In acquiring land, compensation should be made according to the original purposes of the land acquired. Compensation fees for land acquired include land compensation fees, resettlement subsidies and compensation for attachments to or green crops on the land. The land compensation fees shall be 6-10 times the average output value of the three years preceding the acquisition of the cultivated land. The resettlement subsidy shall be calculated according to the number of agricultural population to be resettled. The number of agricultural population to be resettled shall be calculated by dividing the amount of cultivated land acquired by the per capital land occupied of the unit whose land is acquired. The resettlement subsidies for each agricultural person to be resettled shall be 4-6 times the average annual output value of the three years preceding the acquisition of the cultivated land. But the maximum resettlement subsidy per hectare of land acquired shall not exceed 15 times of the average annual output value of the three years prior to acquisition. The standards for land compensation and resettlement subsidies for land acquired shall be determined by various provinces, autonomous regions and municipalities in reference to the land compensation fees and resettlement subsidies for cultivated land acquired. Whereas the land compensation fees and resettlement subsidies paid according to the provisions of the second paragraph of this article are not enough to maintain the original level of living, the resettlement subsidies may be increased with the approval of the people's governments of provinces, autonomous regions and municipalities. But the combined total of land compensation fees and resettlement subsidies shall not exceed 30 times the average output value of the three years prior to acquisition. (Article 47)

In the case of temporary using State-owned land or land owned by farmer collectives by construction projects or geological survey teams, approval should be obtained from the land administrative departments of local people's governments at and above the county level. Whereas the land to be temporarily used is within the urban planned areas, the consent of the urban planning departments should be obtained before being submitted for approval. Land users should sign contracts for temporary use of land with related land administrative departments or rural collective organizations or villagers committees depending on the ownership of the land and pay land compensation fees for the temporary use of the land according to the standard specified in the contracts. Users who use the land temporarily should use the land according to the purposes agreed upon in the contract for the temporary use of land and should not build permanent structures. The term for the temporary use of land shall not usually exceed two years. (Article 57)

### **4.2.2 Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition**

Fixation of uniform AOV rates: The province-level land and resources department shall fix

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minimum uniform AOV rates for arable land of each county (city) within the province together with other departments concerned, and report to the provincial government for approval and implementation. Uniform AOV rates may be fixed in consideration of land type, quality and grade, farmer investment, farm product price, etc.

Fixation of uniform annual output value multiples. The uniform multiple of annual output value for land compensation fees and resettlement subsidy shall be fixed within the statutory range so that land-expropriated farmers' standard of living is not reduced; if compensation fees for land acquisition calculated from the statutory uniform multiple of annual output value are insufficient for land-expropriated farmers to maintain their former standard of living or insufficient to cover their social security costs, the multiple shall be increased appropriately with the approval of the province-level people's government; if an aggregate multiple of 30 for land compensation fees and resettlement subsidy is still insufficient for land-expropriated farmers to maintain their former standard of living, the local people's government shall allocate a certain proportion from the income from the compensated use of state-owned land for subsidization. For basic farmland occupied with lawful approval, the highest compensation rate announced by the local people's government shall apply.

Fixation of composite land prices for land acquisition areas. Where conditions permit, the province-level land and resources authority may fix composite land prices for land acquisition for different counties and cities in the province together with other competent authorities, and report such prices to the province-level people's government for approval, disclosure and implementation. Such prices shall be fixed in consideration of land type, output value, geographic location, farmland rating, per capita cultivated area, land supply-demand relationship, local economic level and minimum living security level of urban residents, etc.

Distribution of land compensation fees: Since land compensation fees are used mainly on households affected by land acquisition, land compensation fees shall be distributed within rural collective economic organizations reasonably. The detailed distribution measures shall be formulated by the provincial government. If all land of a village is acquired and the rural collective economic organization is cancelled, all land compensation fees shall be used for the production and livelihood resettlement of land-expropriated farmers.

Agricultural resettlement: When rural collective land out of urban planning areas is acquired, land-expropriated farmers shall be first provided with necessary cultivated land using mobile collective land, contracted land turned over by contractors and cultivated land arising from land development so that they continue to pursue agricultural production.

Reemployment resettlement: Conditions shall be created actively to provide free labor skills training to land-expropriated farmers and place them to corresponding jobs. Under equal conditions, land users shall first employ land-expropriated farmers. When rural collective land within urban planning areas is acquired, land-expropriated farmers shall be included in the urban employment system and a social security system established for them.

Dividend distribution resettlement: When any land with long-term stable income is to be used for a project, the affected rural collective economic organization may become a project shareholder with compensation fees for land acquisition or rights to use construction land in consultation with the land user. The rural collective economic organization and rural households will receive dividends as agreed.

#### **4.2.3 Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management**

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

All localities shall establish a dynamic adjustment mechanism for compensation rates for land acquisition, adjust compensation rates for land acquisition every 2 or 3 years depending on economic

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level and local per capita income growth, and improve the compensation level for land acquisition gradually. Provinces where prevailing compensation rates for land acquisition have exceeded specified levels shall adjust and amend their compensation rates hereunder. Any province that fails to make timely adjustments shall not be pass land use examination.

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

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

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

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

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

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

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

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

In areas where trials on the new rural social endowment insurance system are conducted, the social security for land-expropriated farmers shall be linked up with the new rural social security



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system. Where land-expropriated farmers are included in the new rural social security system, the social security system for land-expropriated farmers shall also be implemented, and the new rural social security system shall not be used in place of the social security system for land-expropriated farmers.

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

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

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

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

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

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

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

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## V. Performing duties practically and strengthening land acquisition management

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

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

### 4.2.4 Bank Policy on Involuntary Resettlement

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

- ☐ Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- ☐ Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- ☐ Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Required measures:

- ☐ The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are informed about their options and rights pertaining to resettlement;
- ☐ consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
- ☐ provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.
- ☐ If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are provided assistance (such as moving allowances) during relocation; and
- ☐ Provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.
- ☐ Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living; and
- ☐ Provided with development assistance in addition to compensation measures described in paragraph 6(a) (iii), such as land preparation, credit facilities, training, or job opportunities.
- ☐ Particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples,

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ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

- ⑦ Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. These strategies may include resettlement on public land, or on private land acquired or purchased for resettlement. Whenever replacement land is offered, resettlers are provided with land for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the land taken. If land is not the preferred option of the displaced persons, the provision of land would adversely affect the sustainability of a park or protected area,16 or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.
- ⑦ Bank experience has shown that resettlement of indigenous peoples with traditional land-based modes of production is particularly complex and may have significant adverse impacts on their identity and cultural survival. When it is not feasible to avoid such displacement, preference is given to land-based resettlement strategies for these groups that are compatible with their cultural preferences and are prepared in consultation with them.
- ⑦ Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.
- ⑦ Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.
- ⑦ In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to community resources (such as fishing areas, grazing areas, fuel, or fodder).
- ⑦ Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.
- ⑦ The lack of the above measures will make it impossible to protect the rights and interests of the displaced persons.

#### **4.2.5 Main Differences between Bank Policies and PRC Laws**

##### **Compensation and resettlement for land**

**Difference:** The Bank policies require that compensation should be sufficient to offset any lost income and restore long-term income-generating potential. Chinese LA compensation rates are based on location-based land prices and uniform AAOVs.

**Solution:** An early-stage solution is offering replacement land, but it is less practical as replacement land is usually unavailable. Cash compensation becomes the preferred option for most people, although there is the risk that APs will not necessarily utilize such compensation rationally. Therefore, it is recommended to offer further technical support on income generation activities managed collectively agreed by APs, and monitor the income of households affected seriously, especially vulnerable households. The common practice is to pay cash compensation at 15-30 times of the annual production value, which is sufficient to offset losses because income from land only accounts for a small proportion of the family's total income, and the major part of income is from wages from labor work either near their hometowns or in urban areas.

##### **Compensation and resettlement of vulnerable groups**

**Difference:** The Bank policies require that special compensation is granted to all vulnerable groups, especially seriously affected households faced with impoverishment. Chinese provisions do not require social analysis, and compensation is based only on the amount of loss.

**Solution:** Special funds are available to assist the vulnerable groups, who will be identified during the DMS. All measures have been specified in the RAP.

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### **Consultation and disclosure**

**Difference:** Bank policies require APs are fully informed and consulted as soon as possible. Although there are measures for announcement of land acquisition in China, the period of announcement is usually short, so that APs are often unable to participate effectively.

**Solution:** Consultation has begun at the early stage (before and during the technical assistance). The Ningbo PMO agrees to disclose the RAP and provide the RIB to APs as required by the Bank.

### **Lack of legal title**

**Difference:** Bank policies require all demolished houses, whether lawful or not, should be compensated for. According to Chinese laws, no compensation should be provided for the acquisition of illegally owned land and houses.

**Solution:** For a Bank financed project, all APs, whether lawful or not, whether having legal title or not, will be provided with compensation or assistance.

### **Resettlement monitoring, evaluation and reporting**

**Difference:** Bank requires that internal and external resettlement monitoring be conducted. However, there is no such requirement in Chinese laws, except for reservoir projects.

**Solution:** Internal and external resettlement monitoring mechanisms have been established for all Bank financed projects, and this has been included in the RAP.

## **4.3 Resettlement Policies of the Project**

The resettlement policies of the Project have been developed in accordance with the applicable regulations and policies of the PRC, Zhejiang Province, Ningbo City, Xiangshan County and the Bank. For the Project, the eligibility criteria, property appraisal standard and compensation rates specified in the applicable policies should not be changed without Bank approval.

According to the existing project design, the main types of project impacts are LA/land occupation, HD, etc. The following policies apply to these impacts:

### **4.3.1 Permanent LA**

According to the Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition (XCG [2014] No.140), compensation for permanent LA includes land compensation, resettlement subsidy, and compensation for young crops and ground attachments.

1. In Xiangshan County, acquired land is compensated for at location-based composite land price.

2. Compensation for collective land should be distributed rationally among the rural collective economic organization and APs, and used mainly for endowment insurance for LEFs and public welfare, and should not be distributed evenly to households.

LA compensation should be used and distributed as resolved by the rural collective economic organization through legal procedures, and the spending and distribution of LA compensation should be disclosed to members and be subject to their supervision.

The township government (sub-district) should give directions on the use of LA compensation under the supervision of the departments concerned of the county government.

LA compensation must be used for the designated purpose.

3. LA compensation: The county land and sources bureau will disburse LA compensation timely and fully to the rural collective economic organization, otherwise the acquired land will not be used.

### **4.3.2 Temporary Land Occupation**

According to Clause 33 of the Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC, when state-owned or collective land is to be used temporarily for construction, storage, transport and geologic survey, or any temporary building is to be erected for crop cultivation or stockbreeding, the land user should enter into a temporary land use contract with the rural collective economic organization, and use compensation according to the contract.

The user of the temporarily used land should use the land for the purpose specified in the contract, and should not erect any permanent building. The period of temporary land use should not exceed two years. Upon expiry of the period, the land user should return the land and restore the land to the original condition.

### **4.3.3 Demolition of Rural Residential Houses**

Residential houses on collective land will be compensated for in conformity with the Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor ([2011] No.590), Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land ([2006] No.25), Rules for the Implementation of the Regulations of Ningbo City on

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House Demolition on Collective Land (Decree [2006] No.141 of the Ningbo Municipal Government), Notice on Adjusting Prices and Costs for Compensation and Resettlement for Demolished Houses on Collective Land (XJ [2011] No.36), issued by the county price control bureau, land and resources bureau, and housing construction bureau, Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG[2014] No.96), Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO [2015] No.103), and other applicable laws and regulations.

### **Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land ([2006] No.25)**

1. Households affected by the demolition of residential houses may be subject to property swap or cash compensation. Eligible AHs may also be subject to relocation. AHs have the right to choose compensation and resettlement modes.

Property swap means that the displacer provides swap residential houses to resettle AHs.

Cash compensation means that the displacer provides compensation fees to AHs for them to purchase houses themselves.

Relocation means that the displacer provides housing land and funds for AHs to build resettlement houses themselves.

The location of property swap or relocation must comply with the master land utilization plan, and urban, township and village development plans.

2. In case of property swap or cash compensation, the building area for resettlement should be fixed pursuant to Article 23, but not more than 250 m<sup>2</sup> per household. For households with housing difficulty, the building area for resettlement should not be less than 30 m<sup>2</sup> per capita.

3. If an AH has more than one residential house on collective land within the HD range, the total building area of such residential houses should be counted.

Any attachment to any residential house to be demolished will not be used as a basis for resettlement, but will be compensated for by the displacer accordingly.

The displacer should compensate for house decoration.

#### 4. Property swap

② Replacement housing will be calculated on the basis of appraised market price, which includes construction and installation cost of the houses ready for move in, plus all transaction cost. In all cases, the replacement houses will have bigger spaces than the demolished houses and with location comparable to the demolished houses in terms of access to key social services such as shopping, schools, and hospitals etc.

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② Any excess building area of the demolished house will be compensated for at replacement cost and based on newness, plus a percentage of not more than 300%.

#### 5. Cash compensation

② The demolished house will be compensated for at replacement cost and based on newness, plus a percentage of not more than 300%.

② The displacer should pay compensation to the AH within 30 days after entering into a compensation agreement with the AH.

#### 6. Relocation

② The displacer should provide land for relocation according to the township and village development plans.

② The displacer should be responsible for water and power supply, road construction and land leveling, or pay for the same.

② The demolished house will be compensated for at replacement cost.

#### 7. Transition subsidy and moving subsidy

② In case of property swap or relocation where transition is necessary, the HD compensation agreement should specify the period and mode of transition, and the displacer should provide transitional housing or a transition subsidy. The transition period should not exceed two years, and the AH has the right to choose the transition mode.

② If the displacer fails to offer resettlement housing or land for relocation beyond the specified transition period, it should not only continue to offer transitional housing or transition subsidy, but also pay an extra transition subsidy from the first month beyond the period.

② The displacer should pay a moving subsidy to the AH, In case of property swap or

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relocation where transition is necessary, the displacer should pay double the moving subsidy.

- ② The AH should complete relocation within the specified period. If it is relocated in advance, the displacer should grant an appropriate reward.

**Notice on Adjusting Prices and Costs for Compensation and Resettlement for Demolished Houses on Collective Land (XJ [2011] No.36), issued by the county price control bureau, land and resources bureau, and housing construction bureau**

- 1) Basic house costs are divided into:

Masonry concrete (Grade 1) 1,250 yuan/m<sup>2</sup>, masonry concrete (Grade 2) 1,180 yuan/m<sup>2</sup>

In case of property swap, basic cost should also be based on floor and orientation.

- 2) Transition subsidy: based on lawful building area, being yuan/m<sup>2</sup> per month in the built-up area south of Xiangshangang Road in Dandong and Danxi Sub-districts, not less than 600 yuan per month per household but not more than 3,750 yuan per month per household

- 3) Moving subsidy: 1,000 yuan per household; 2,000 yuan per household in case of property swap or relocation

- 4) One-time subsidy for non-residential properties: If the demolition of any non-residential property results in business suspension and relocation, a one-time subsidy will be granted based on building area, and by reference to purpose, location and business status.

**Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG[2014] No.96)**

- 1. Basis for compensation

- 1) The size of the demolished house entitled to compensation and resettlement should be the building area specified in the certificate of the right to use collective construction land or certificate of house ownership provided by the AH. If the AH is unable to provide such certificate, or such size is not available in such certificate, such size should be the building area recognized by competent authorities according to law.

Documents of house ownership include:

- ② Certificate of house ownership;
- ② Approval document of rural house construction;
- ② Approval document of collective construction land; and
- ② Other supporting documents issued by the county administrative departments for land, planning and housing.

- 2) If the AH has more than one residential house on collective land within the HD range, the total building area of such residential houses should be counted.

- 2. HD compensation and resettlement:

Rural HD is subject to either property swap or cash compensation. Depending on the county master development plan and land utilization plan, relocation may also apply if conditions permit. The AH has the right to choose the mode of compensation and resettlement.

**Property swap**

- ② In case of property swap, the resettlement house should be selected based on the building area entitled to resettlement.

- ② Replacement housing will be calculated on the basis of appraised market price, which includes construction and installation cost of the houses ready for move in, plus all transaction cost. In all cases, the replacement houses will have bigger spaces than the demolished houses and with location comparable to the demolished houses in terms of access to key social services such as shopping, schools, and hospitals etc.

- ② The portion of the building area of the resettlement house below the building area entitled to resettlement should be compensated for at the average price of local commercial housing of the same type less basic cost.

- ② The portion of the building area of the resettlement house above the building area entitled to resettlement should be compensated for at the average price of local commercial housing of the same type.

- ② In case of property swap or cash compensation, any excess building area of the demolished house will be compensated for at replacement cost and based on newness, plus a percentage of 200% for reinforced concrete or masonry concrete structure, or 300% for other structures.

**Cash compensation**

- ② The compensation for the size of the demolished house entitled to resettlement should be based on the average price of local commercial housing of the same type less basic cost.
- ② The demolished house should be compensated for at replacement cost and based on newness.
- ② The AH should not apply for house construction on rural housing land after receiving cash compensation.
- ② The displacer should pay cash compensation to the AH within 30 days after entering into an HD compensation agreement with the AH.

In case of cash compensation where the AH finds transitional housing itself, the displacer should pay a transition subsidy for 6 months at the specified rate from the date on which the HD compensation agreement is entered into and the HD compensation is paid.

#### **Relocation**

- ② In case of relocation, the displacer should offer land for relocation in accordance with the Land Administration Law and regulations on the administration of rural housing land, and based on the village and township development plans.
- ② Any excess or deficient size of the land area of the demolished house should be settled at the specified price.
- ② The displacer should be responsible for water and power supply, road construction and land leveling, or pay for the same.
- ② The displacer should assist the AH in going through the land use, house construction and planning formalities. In case of relocation where the AH finds transitional housing itself, the displacer should pay a transition subsidy for 18 months at the specified rate from the date on which the HD compensation agreement is entered into and the HD compensation is paid.

### **Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCG O[2015] No.103)**

#### **1. Subsidies**

- ② One-time moving subsidy  
300 yuan/m<sup>2</sup> of building area, to be made up to 10,000 yuan but not more than 75,000 yuan
- ② Transition subsidy  
15 yuan/m<sup>2</sup> per month within the built-up area south of Xiangshangang Road, to be made up to 900 yuan per month but not more than 3,750 yuan per month

#### **2. Compensation**

- 1) Cash compensation  
In case of cash compensation, cash compensation will be granted at 15% of the appraised value of the demolished house.
- ② Price difference for property swap  
In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and the additional size will be paid for at the preferential price if it is not more than 15 m<sup>2</sup> or at 70% of the appraised price if it exceeds 15 m<sup>2</sup>.
- ② Subsidy for shared public size in property swap  
If the residential house subject to property swap is in a multi-storied building, a subsidy for shared public size will be granted at 3 m<sup>2</sup> of building area if there is only one elevator per unit, or at 10 m<sup>2</sup> of building area if there is more than one elevator per unit.

#### **3. Transition subsidy**

- ② 21 yuan/m<sup>2</sup> per month within the built-up area north of Xiangshangang Road, to be made up to 1,260 yuan per month but not more than 5,250 yuan per month; 15 yuan/m<sup>2</sup> per month within the built-up area south of Xiangshangang Road, to be made up to 900 yuan per month but not more than 3,750 yuan per month

### **Measures of Xiangshan County for Rural Housing Land Management (XCG [2015] No.44)**

Article 6 All township governments and sub-districts should save land where possible, allocate housing land in conjunction with old village reconstruction and land consolidation, and use unused, marginal or other construction land where possible. If farmland occupation is inevitable, farmland conversion should be approved in advance pursuant to Document ZPGO [2014] No.46, and any land use not in line with the master land utilization plan or the village development plan should not

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be approved.

Article 8 Rural housing land should be approved for villagers in the same village only, but cross-village approval within the same township (sub-district) is also allowed if necessary.

Article 9 Any rural household that applies for housing land should have its former house demolished in advance and its former certificate of land use right revoked. If its former house cannot be demolished for cultural relic protection, safety or any other purpose, the right to use its former housing land should be withdrawn by the village collective, and an agreement on former house disposal entered into with the village committee.

Article 10 A household should be allocated one piece of rural housing land only. If a household has more than one piece of housing land, only one house can be reconstructed on its former site, while all buildings on other pieces of housing should be demolished. With the consent of the village committee, other housing land may also be reallocated to other households eligible for housing land application, subject to registration of change of land use right.

Article 11 Rural housing land area allocated should be based on the population of a household and the use of construction land in the same village. Rural housing land area will not exceed 95 m<sup>2</sup> for a household with 1-2 members, 125 m<sup>2</sup> for a household with 3 or more members, or 140 m<sup>2</sup> in case of former site reconstruction.

Article 15 A household that meets any of the following conditions should not apply for housing land:

- 1) Lodging in the village though with local registered residence;
- 2) Having housing land reaching 90% of the area specified herein;
- 3) Leasing, selling, granting or otherwise transferring its housing land to anyone else;
- 4) Not eligible for household splitting, or approved for admission to a rural central living quarter;
- 5) Having obtained allocated state-owned land for house construction;
- 6) Having received compensation and been resettled through cash compensation or property swap;
- 7) Receiving centralized support from the government;
- 8) Having adjusted housing with other villagers without authorization;
- 9) Having any illegal building that has not been demolished; or
- 10) Meeting any other condition for non-application.

#### **4.3.4 Demolition of Rural Non-residential Properties**

According to the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2014] No.96), and Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO [2015] No.103), any demolished non-residential property subject to cash compensation should be compensated for at local appraised price.

#### **4.3.5 Enterprises**

According to the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2014] No.96), and Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO [2015] No.103), if any entity is affected by production or business suspension, and needs relocation and transition due to the demolition of its non-residential property, the displacer should grant one-time compensation based on the building area, purpose and location of the demolished property, and the entity's business status.

##### **1. Moving and transition subsidies**

1) for commercial and office properties, 1% of the appraised value, to be increased by 1‰ per month beyond 12 months; 2) for industrial and storage properties: 3% of the appraised value, to be increased by 3‰ per month beyond 12 months

##### **2. Compensation for production suspension**

1) for commercial properties, 5% of the appraised value or 400 yuan/m<sup>2</sup> of building area, whichever is higher; 2) for office, industrial and storage properties, 5% of the appraised value or 200 yuan/m<sup>2</sup> of building area, whichever is higher

#### **4.3.6 Young Crops and Ground Attachments**

See **Section 4.4.4.**



## 4.4 Compensation Rates of the Project

### 4.4.1 Permanent LA

The LA compensation rates of the Project have been fixed in accordance with the Land Administration Law of the PRC, Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC, Measures of Zhejiang Province for Compensation for Land Acquisition and Basic Living Security for Land-expropriated Farmers Decree No.264 of the Zhejiang Provincial Government), Notice of the Zhejiang Provincial Government on Adjusting Compensation and Resettlement Policies for Land Acquisition (ZPG [2014] No.19), Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition (XCG [2014] No.140), etc. (see **Table 4-1**).

**Table 4-1 Location-based Composite Land Prices for LA of Xiangshan County**

Area	Land type	Location-based composite land price (0,000 yuan/mu)		
		Total	Land compensation	Resettlement subsidy
Tier-1	Type 1: cultivated land, construction land, garden land, other farmland	6.0	3.0	3.0
	Type 2: woodland, unused farmland	3.0	1.5	1.5
Tier-2	Type 1: cultivated land, construction land, garden land, other farmland	5.3	2.65	2.65
	Type 2: woodland, unused farmland	2.65	1.325	1.325
Tier-3	Type 1: cultivated land, construction land, garden land, other farmland	4.6	2.3	2.3
	Type 2: woodland, unused farmland	2.3	1.15	1.15

According to the Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition, LA compensation rates are divided into different tiers based on location. See **Table 4-2**.

**Table 4-2 Compensation Rates for Permanent LA**

Item	Township	Village	Tier	Compensation rate (0,000 yuan/mu)
Baohai Road	Danxi Sub-district	Lixin	1	6.0
		Zhoujian	1	6.0
Huancheng West Road (the Project)	Danxi Sub-district	Luxialin	1	6.0
		Baishi	1	6.0
		Zhushuixi	1	6.0
		Sanchalu	1	6.0
		Jiuqing	1	6.0
Tashan bus terminal	Dandong Sub-district	Dongmenwai	1	6.0
Huancheng West Road (related project)	Danxi Sub-district	Nancang	1	6.0
		Panjiaqiao	1	6.0

### 4.4.2 Temporary Land Occupation

For temporary land occupation arising from the Project, the land user should enter into a temporary land use contract with the rural collective economic organization, and use compensation according to the contract.

Compensation for temporary land occupation includes compensation for ground attachments and young crops, and land reclamation fees. The compensation for ground attachments and young crops during occupation and land restoration will be paid to proprietors; land reclamation fees will be used for land reclamation and field facility construction, as detailed below:

1. The period of temporary land occupation usually does not exceed two years;
2. The user of the temporarily occupied land should use the land for the purpose specified in the contract, and should not construct any permanent building thereon;
3. In order to minimize LA impacts on cultivation income, construction should be conducted after harvest or before sowing, and the AHs notified in advance; and

4. Upon expiry of the occupation period, the land user should return the land and restore it to the original condition.

#### 4.4.3 Demolition of Rural Residential Houses

##### Compensation rates:

All residential houses involved in the Project are rural residential houses on collective land, and will be compensated for in accordance with the Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land, Notice on Adjusting Prices and Costs for Compensation and Resettlement for Demolished Houses on Collective Land (XJ [2011] No.36), issued by the county price control bureau, land and resources bureau, and housing construction bureau, Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2014] No.96), and Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO [2015] No.103).

##### According to the Notice on Adjusting Prices and Costs for Compensation and Resettlement for Demolished Houses on Collective Land (XJ [2011] No.36).

The replacement costs for houses on collective land demolished for the Project are as follows

**Table 4-1 Summary of replacement costs in Xiangshan County**

Structural grade	Replacement cost (yuan/m <sup>2</sup> )	Description
Masonry concrete	I	1250 Reinforced concrete pile foundation, most load-bearing members made of reinforced concrete, reinforced concrete cast-in-place roof and floor, ordinary painting, with doors, windows, water and power supply, and bathroom
	II	1180 Reinforced concrete strip or full-house foundation, main load-bearing members made of bricks or partly of reinforced concrete, reinforced concrete roof and floor, ring beam provided floor by floor, reinforced concrete structural columns, ordinary painting, with doors, windows, water and power supply, and bathroom
	III	1050 Masonry foundation or foundation beam, solid brick walls or partly hollow walls, partly reinforced concrete beams and columns, reinforced concrete roof and floor, ordinary painting, with doors, windows, water and power supply, and bathroom
	IV	900 Masonry foundation, half-brick or hollow walls, partly supported with reinforced concrete beams, tile or cast-in-place slab roof, ordinary painting, with doors, windows, and water and power supply
Masonry timber	800	Standard brick walls, wooden roof truss; wooden or pre-fabricated perforated slab floor, wooden doors and windows; ordinary painting; with water and power supply
Simple	300	Livestock and poultry pens, outdoor toilets, storerooms and other attachments

#### 1. Subsidies

- ☐ One-time moving subsidy  
300 yuan/m<sup>2</sup> of building area, to be made up to 10,000 yuan but not more than 75,000 yuan
- ☐ Transition subsidy  
15 yuan/m<sup>2</sup> per month within the built-up area south of Xiangshangang Road, to be made up to 900 yuan per month but not more than 3,750 yuan per month

#### 2. Compensation

- ☐ In case of cash compensation, currency subsidies will be granted at 15% of the appraised value of the demolished house. The appraised value will not be less than the replacement cost.
- ☐ In case of relocation, where the AHs are eligible for housing land allocation they may select collective resettlement land within the village or land designated for township development plan. Any excessive or deficient size of the demolished houses as compared to the resettlement houses will be paid for at the specified prices. The displacer will be responsible for land clearing and leveling, and provide basic infrastructure for construction including water, electricity, roads etc., and bear relevant costs for the provision.
- ☐ In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and the additional size will be paid for at the preferential price if it is not more than 15 m<sup>2</sup> or at 70% of the appraised price if it exceeds 15 m<sup>2</sup>. For example, the size of the resettlement house is 100 m<sup>2</sup> and that of the demolished house is 70 m<sup>2</sup>, the size difference in 30 m<sup>2</sup>, in which 15 m<sup>2</sup> will be paid for at the preferential price, and the remaining 15 m<sup>2</sup> at 70% of the appraised price.

#### 3. Reward

If the AH enters into a compensation agreement and completes relocation within the specified period, a reward at 10% of the appraised price will be paid, which is not less than 30,000 yuan per household.

#### 4.4.4 Demolition of Rural Non-residential Properties

The compensation rates for non-residential properties on collective land involved in the Project are based on the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2014] No.96), Notice on Adjusting Prices and Costs for Compensation and Resettlement for Demolished Houses on Collective Land (XJ [2011] No.36), and Regulations of Xiangshan County on Compensation, Subsidies and Rewards for House Demolition (XCGO[2015] No.103).

##### Moving and transition subsidies:

For commercial and office properties, 1% of the appraised value, to be increased by 1‰ per month beyond 12 months

##### Compensation for production suspension:

For commercial properties, 5% of the appraised value or 400 yuan/m<sup>2</sup> of building area, whichever is higher.

##### Reward:

If the affected person or entity enters into a compensation agreement and completes relocation within the specified period, a reward at 5% of the appraised price will be paid.

#### 4.4.5 Young Crops and Ground Attachments

See Table 4-3.

**Table 4-3 Compensation Rates for Young Crops and Ground Attachments**

Item		Rate	
1. Crops	1) Fruit trees	Strawberry	12000-18000 yuan/mu
		Orange	Juvenile stage: 3-20 yuan each
			Early fruiting stage: 30-100 yuan each
			Middle fruiting stage: 110-200 yuan each
			Full fruiting stage: 210-300 yuan each
	2) Timber trees	Bamboo	15-35 yuan each
		Osmanthus fragrans	100-200 yuan each
		Pine	80-200 yuan each
		Mulberry	50-120 yuan each
		Forests	2000-3000 yuan/mu
Metasequoia		Diameter 3-10cm: 100 yuan each	
1) Household facilities	Enclosing walls (masonry earth)	60 yuan/m	
	Enclosing walls (timber fencing)	25 yuan/m	
2) Telecom, power supply and broadcast facilities	Telegraph poles	Compensation rate is fixed based on cost; the budget is provided by proprietors, and reviewed by a qualified cost consulting agency; additional costs are borne by proprietors.	
	Streetlamps		
	Cameras		
	Power transmission towers		
3) Greenhouse facilities	Simple	1500-2000 yuan/mu	
	Steel	30000-50000 yuan/mu	

#### 4.4.6 Taxes and Fees

According to the Interim Regulations of the PRC on Farmland Occupation Tax, Rules for the Implementation of the Regulations of the PRC on Farmland Occupation Tax (Decree No.49 of the Ministry of Finance and the State Administration of Taxation), Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17), Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93). The taxes and fees of the project as follow:

See Table 4-4.

**Table 4-4 Rates of Taxes and Fees**

Item	Rate	Basis	Remarks
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		(yuan/m <sup>2</sup> )		
Farmland occupation tax	Cultivated land	35	Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17)	Other farming woodland, aquaculture water surface
	Other farmland	35		
	Basic farmland	52.5		
Farmland reclamation charges		20	Notice of the Zhejiang Provincial Government on Adjusting Rates of Farmland Reclamation Charges (ZPG [2008] No.39)	
Compensation fees for the use of additional construction land		16	Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93)	

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## 5 Resettlement and Income Restoration

### 5.1 Resettlement Objectives and Principles

The objective of resettlement of the Project is to develop an action plan for restoration and restoration for those affected by the Project so that they benefit from the Project, and their living standard is improved or at least restored to the pre-project level.

Some principles for resettlement and restoration have been developed according to the above objectives:

1. The willingness of the APs should be respected, and their existing production and living traditions maintained;
2. Resettlement restoration programs should be tailored to impacts of LA and HD, and based on compensation rates for LA and HD;
3. Resettlement restoration programs should be combined with group construction, resources development, economic development and environmental protection programs so as to ensure the sustainable development of the affected village groups and persons; and
4. The living standard of vulnerable groups adversely affected by the Project should be improved.

### 5.2 Restoration Programs for Permanent LA

#### 5.2.1 Summary

Permanent LA for the Project will affect 143 households with 588 persons in 9 villages in Dandong Sub-district, Danxi Sub-district and Dongchen Xiang, with 281.43 mu of collective land acquired in total, including 145.37 mu of cultivated land (accounting for 51.65%); 41.4011 mu of woodland (accounting for 14.71%), 9.5145 mu of garden land (accounting for 3.38%), 12.0389 mu of other farmland (accounting for 4.28%), 51.179 mu of housing land or collective construction land (accounting for 18.19%), and 21.922 mu of unused land (accounting for 7.79%).

65.6 mu of collective land in Luxialin, Zhushuixi and Baishi Villages has not been acquired for the related projects, affecting 60 households with 210 persons.

The Xiangshan PMO, county transport bureau, county housing construction bureau and Huancheng West Road Construction Headquarters have discussed resettlement programs through FGDs, including cash compensation, employment and social security.

#### 5.2.2 Cash Compensation

The compensation rate for cultivated land, construction land, garden land and other farmland is 60,000 yuan/mu (excluding compensation for young crops and attachments), and that for woodland and unused land 30,000 yuan/mu.

Compensation for collective land should be distributed rationally among the rural collective economic organization and APs, and used mainly for endowment insurance for LEFs and public welfare, and should not be distributed evenly to households. LA compensation should be used and distributed as resolved by the rural collective economic organization through legal procedures, and the spending and distribution of LA compensation should be disclosed to members and be subject to their supervision. The township government (sub-district) should give directions on the use of LA compensation under the supervision of the departments concerned of the county government.

LA compensation rates and land losses will be determined in strict conformity with the Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition (XCG [2014] No.140), and compensation will be paid directly to the AHs timely.

#### 5.2.3 Employment

It is found that the affected villages vary greatly in income structure, where the main income sources of Dongmenwai Village, Dandong Sub-district are secondary and tertiary industries, while the main income source of Danxi Sub-district is land rental.

The Project will not deprive the APs of all land. The owner will offer employment information and other employment assistance to them, including placement to public welfare jobs and jobs generated by the Project, and development on reserved collective land, including:

1. Public welfare jobs

It is estimated that the government will offer about 80 public welfare jobs per annum, including municipal engineering, landscaping, cleaning and security guard, which will be first made available to the APs. See **Table 5-1**.

**Table 5-1 Placement to Public Welfare Jobs**

Type of work	Number of jobs
Municipal engineering	11
Landscaping	22
Cleaning	25
Security guard	22
<b>Total</b>	<b>80</b>

## 2. Jobs under the Project

It is estimated that 300 temporary jobs will be generated per annum at the construction stage, including 60 skilled and 240 unskilled jobs; 120 permanent jobs will be generated at the operation and maintenance stage, including 40 skilled and 80 unskilled jobs. Such jobs will be first made available to the APs to promote their employment. See **Table 5-2**.

**Table 5-2 Employment at the Construction and Operation Stages**

Stage	Job	Type	Number	Monthly pay (yuan)
Construction	Driver	Skilled	30	4000
	Bar-setter	Unskilled	70	3500
	Estimator	Skilled	15	3800
	Excavator	Skilled	15	4500
	Ordinary worker	Unskilled	150	3000
	Cook	Unskilled	20	3000
Operation	Cleaner	Unskilled	50	1500
	Road maintainer	Skilled	30	2000
	River maintainer	Skilled	10	1500
	Landscaper	Unskilled	30	1800

## 3. Resettlement on reserved land

All affected villages have reserved land, and reserved land area is 9% of acquired land area. Such land will be used to develop commerce and offer jobs to APs.

### 5.2.4 Skills Training

In order to help LEFs get employed flexibly or startup businesses independently after receiving training, a skills training program has been developed for them. Qualified trainees will be granted certificates of qualification. See **Table 5-3**.

**Table 5-3 Summary of Local Skills Training Programs**

Item	Trainees	Venue	Description	Remarks
Baby-sitter	200	Danxi Sub-district	Newborn care, and common baby disease prevention	Special government funds
Elderly care	240	Dandong Sub-district	Knowledge and skills on elderly care	
Maternity matron	300	Dandong Sub-district	Care of newborns and lying-in women	
Computer	300	Danxi Sub-district	Basic computer knowledge and operations	
Motherhood	260	Danxi Sub-district	Helping mothers build up correct concepts of family education	
Middle-rank builder	300	Dandong Sub-district	Practical construction knowledge	
Special training for LEFs	500	Dongchen Xiang	Cultivation and orchard management	

### 5.2.5 Social Security

#### 1. Policy on endowment insurance for urban and rural residents

According to the Measures of Xiangshan County for the Implementation of Social Endowment Insurance for Urban and Rural Residents (XCG [2009] No.178), urban and rural residents with local registered residence, having attained 16 years (except active students), other than members of state organs, public institutions and social organizations, and having not covered basic endowment insurance for employees may cover social endowment insurance for urban and rural residents.

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The fund of social endowment insurance for urban and rural residents consists of individual contribution, collective subsidy and government subsidy:

1) Individual contribution: If the insured is less than 60 years, he/she will choose a contribution level based on personal and household financial condition; if he/she has made contribution for less than 15 years when attaining 60 years, his/her contribution may be made up to 15 years at a level not less than the minimum level of the current year.

Currently, 8 contribution levels are available: 100 yuan, 300 yuan, 500 yuan, 800 yuan, 1,100 yuan, 1,400 yuan, 1,700 yuan and 2,000 yuan per annum.

b) Collective subsidy: Any financially abundant village collective may grant a subsidy to the insured as determined at a village meeting. Other social economic and public welfare organizations, and individuals are encouraged to grant financial support to the insured.

c) Government subsidy: The social pooling fund is offered by public finance and distributed timely according to the fiscal budget pay subsidy for individual contribution, basic pension, etc., being 50 yuan per capita per month if contribution level is below 1,100 yuan, or 80 yuan per capita per month if contribution level is 1,100 yuan or above.

Eligible urban and rural residents who have attained 60 years on or before the effective date of the Measures may receive basic pensions monthly without making contribution.

## **2. Endowment insurance for LEFs**

According to the Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175), eligible LEFs under the Project may cover endowment insurance for LEFs.

1) Eligibility:

a) Registered agricultural population in administrative villages approved for village-to-community transformation;

b) Members of households with land loss rates of 60% or above in LA approved by county-level or above land and resources authorities; and

c) A certain proportion of members of households with land loss rates of less than 60% but per capita acquired land area reaches the per capita cultivated area of the affected village (see **Appendix 6**).

2) Contribution levels:

Currently, 5 contribution levels are available, with corresponding pension levels. Any contribution level will not be varied once chosen. See **Table 5-4**.

3) Review and approval:

The insured will file an application for endowment insurance with the village committee. After such application is reviewed by the township government or sub-district office, it will be approved by the county labor and social security bureau. The application materials include:

a) Application form for endowment insurance;

b) ID card and certificate of household registration;

c) Certificate of land use right;

d) LA approval document; and

e) Approval document of village-to-community transformation.

After the approval of the application, the insured will complete the registration form for endowment insurance and the pension approval form, and go through the insurance formalities with the county endowment insurance handling agency.

4) Eligibility for pension and pension levels:

a) The insured must meet the following conditions to receive pensions monthly:

① Having paid endowment insurance premiums in full; and

② Having attained 60 years for men or 55 years for women.

b) Pension:

In 2008, the pension for Level 1 was 375 yuan/month, that for Level 2 325 yuan/month, that for Level 3 275 yuan/month, that for Level 4 235 yuan/month and that for Level 5 185 yuan/month.

5) Fundraising

a) The fund of endowment insurance for LEFs of Xiangshan County will be established.

b) The fund will be borne by the individual, village collective and county government jointly.

**Table 5-4 Contribution Levels of Endowment Insurance for LEFs and Corresponding Pensions in Xiangshan County**

Contribution level Amount of contribution (yuan)		Government subsidy	Level 1		Level 2		Level 3		Governm ent subsidy	Level 4		Level 5	
			Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy		Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy
Age ( years)		Government subsidy	Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy	Governm ent subsidy	Current contribu tion	Contrib ution after subsidy	Current contribu tion	Contrib ution after subsidy
Male	Female												
Less than 60 years	Less than 55 years	7670	58800	51130	42230	34560	25560	17890	5370	17900	12530	11510	6140
60-61 years	55-56 years	7290	55000	47710	39650	32360	24290	17000	5100	17000	11900	10980	5880
61-62 years	56-57 years	6900	51160	44260	37080	30180	23000	16100	4820	16070	11250	10470	5650
62-63 years	57-58 years	6520	47310	40790	34530	28010	21730	15210	4560	15190	10630	9960	5400
63-64 years	58-59 years	6140	43480	37340	31970	25830	20450	14310	4290	14310	10020	9450	5160
64-65 years	59-60 years	5750	39650	33900	29410	23660	19170	13420	4020	13410	9390	8950	4930
65-66 years	60-61 years	5360	35790	30430	26790	21430	17880	12520	3760	12540	8780	8450	4690
66-67 years	61-62 years	4990	31970	26980	24290	19300	16620	11630	3490	11620	8130	7930	4440
67-68 years	62-63 years	4600	28100	23500	21730	17130	15340	10740	3220	10730	7510	7420	4200
68-69 years	63-64 years	4220	24290	20070	19180	14960	14050	9830	2950	9830	6880	6900	3950
69-70 years	64-65 years	3830	20450	16620	16610	12780	12760	8930	2680	8950	6270	6390	3710
70 years or above	65 years or above	3450	16620	13170	14050	10600	11500	8050	2410	8050	5640	5860	3450
Pension			530		480		430			390		340	



**Table 5-5 Eligibility for Endowment Insurance for LEFs**

Township	Village	Measure	Eligible population	Remarks
Danxi Sub-district	Zhushuixi	Endowment insurance for LEFs	92	All urban and rural residents with local registered residence, having attained 16 years, other than workers of public institutions or social organizations, and having not covered endowment insurance for employees may be insured.
	Liusheng		76	
	Dongheqi		65	
	Sanchalu		75	
	Jiuqing		52	
	Zhoujian		16	
	Lixin		12	
Dongchen Xiang	Dongchen		43	

### **3. Linkage of endowment insurance for LEFs and basic endowment insurance for employees**

According to the Opinions on the Linkage of Endowment Insurance for Land-expropriated Farmers and Basic Endowment Insurance for Employees, eligible APs in the Project may cover basic endowment insurance for employees. See **Appendix 6**.

## **5.3 Restoration Programs for HD**

### **5.3.1 Demolition of Rural Residential Houses**

Rural residential houses of 2,000 m<sup>2</sup> in Lixin Village, Danxi Sub-district will be demolished for Baohai Road in the Urban Livability component, affecting 10 households with 36 persons, including 1,600 m<sup>2</sup> in masonry concrete structure (accounting for 80%), 200 m<sup>2</sup> in masonry timber structure (accounting for 10%), and 200 m<sup>2</sup> in simple structure (accounting for 10%).

HD compensation agreements have not been entered into for residential houses of 20,035 m<sup>2</sup>, affecting 53 households with 186 persons.

The demolished houses are characterized by unsound supporting facilities, aged structure, and poor day-lighting and ventilation conditions. HD and resettlement activities in the Project will provide an opportunity for the AHs to improve residential conditions.

The AHs may choose from the resettlement modes of relocation, cash compensation and property swap voluntarily. See **Table 5-6**

**Table 5-6 Expected Resettlement Modes of Households Affected by HD**

Sub-district	Village	Number of AHs	Resettlement mode		
			Relocation	Cash compensation	Property swap
Danxi	Lixin	8	8	0	0
	Luxialin	15	12	2	1
	Zhushuixi	22	18	3	1
	Baishi	16	13	1	2
Total		61	51	6	4

Through consultation with the AHs, the Xiangshan PMO and the IA have offered the following resettlement modes:

#### **1. Cash compensation**

According to the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2014] No.96), the portion of the building area of the resettlement house below the building area entitled to resettlement should be compensated for at the average price of local commercial housing of the same type less basic cost. The appraisal valuation will not be less than the replacement cost.

In case of cash compensation, currency subsidies will be granted at 15% of the appraised value of the demolished house.

#### **2. Relocation**

If the AH is eligible for housing land allocation and has no other residential house on collective land, it may select collective resettlement land within the village or township development plan.

Any excess or deficient size of the demolished house as compared to the resettlement house will be paid for at the specified price.

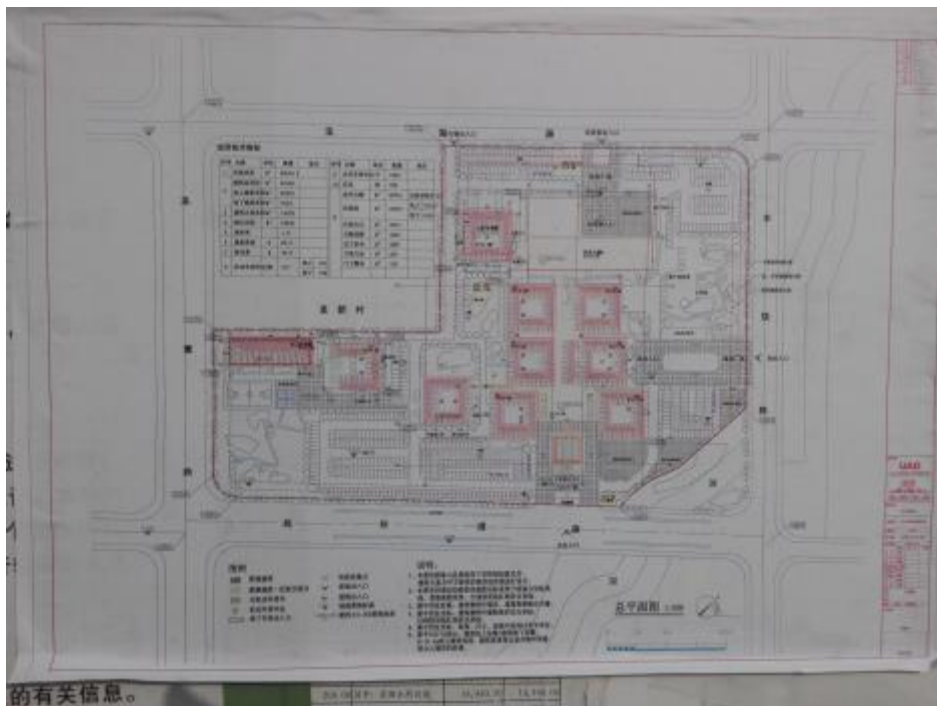
The displacer will be responsible for the land clearing and leveling of housing land before relocation, and infrastructure construction (water and power supply, road construction, etc.) after relocation, and bear relevant costs.

Rural housing land area allocated should be based on the population of a household and the use of construction land in the same village. Rural housing land area will not exceed 95 m<sup>2</sup> for a household with 1-2 members, 125 m<sup>2</sup> for a household with 3 or more members, or 140 m<sup>2</sup> in case of former site reconstruction.

The 10 AHs in Lixin Village affected by the Project will be relocated, where the resettlement land in village is unused construction land in the same village. See **Figure 5-1**.

The 18 AHs in Zhushuixi Village affected by the related projects will be resettled on collective land in the same village, including construction land and cultivated land. The 12 AHs in Luxialin Village will be resettled on collective land in the same village, and the 13 AHs in Baishi Village will be resettled on collective land in the same village.

After the village relocated to new premises in **Table 5-7**.



**Figure 5-1 Location Map of Lixin Village**

**Table 5-7 AHs moved to the new site locations**

The project	Village	AHs	Relocation AHs	new site locations
The project	Lixin	10	10	unused construction land in the same village
Relation project	Luxialin	15	12	Luxialin
	Zhushuixi	22	18	Zhushuixi
	Baishi	16	13	Baishi
<b>total</b>		<b>63</b>	<b>53</b>	/

### 3. Property swap

In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and the additional size will be paid for at the preferential price if it is not more than 15 m<sup>2</sup> or at 70% of the appraised price if it exceeds 15 m<sup>2</sup> (For example, the size of the resettlement house is 100 m<sup>2</sup> and that of the demolished house is 70 m<sup>2</sup>, the size difference is 30 m<sup>2</sup>, in which 15 m<sup>2</sup> will be paid for at the preferential price, and the remaining 15 m<sup>2</sup> at 70% of the appraised price.).

**Other subsidies:** The AHs will also receive the following subsidies:

1) **One-time moving subsidy:** 300 yuan/m<sup>2</sup> of building area, to be made up to 10,000 yuan but not more than 75,000 yuan

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**2) Transition subsidy:** 21 yuan/m<sup>2</sup> per month within the built-up area north of Xiangshangang Road, to be made up to 1,260 yuan per month but not more than 5,250 yuan per month; 15 yuan/m<sup>2</sup> per month within the built-up area south of Xiangshangang Road, to be made up to 900 yuan per month but not more than 3,750 yuan per month

**3) Reward:** If the AH enters into a compensation agreement and completes relocation within the specified period, a reward at 10% of the appraised price will be paid, which is not less than 30,000 yuan per household.

### **5.3.2 Demolition of Non-residential Properties**

The affected non-residential properties are mainly enterprises, stores, flower stands, etc.

Huancheng West Road in the Urban Livability component involves the demolition of non-residential properties of 84 m<sup>2</sup>, affecting one enterprise (Xiangshan Cylinder Factory in Zhushuixi Village) with 7 persons. The Tashan bus terminal in the Public Transportation component involves the demolition of non-residential properties of 2,764 m<sup>2</sup> in Dongmenwai Village, Dandong Sub-district, affecting 17 households with 51 persons.

In the related projects, 4 enterprises have not entered into HD compensation agreements, involving non-residential properties of 1,990.38 m<sup>2</sup>.

Demolished non-residential properties on collective land are compensated for as follows:

**1. Cash compensation:** 1) for demolished commercial properties, 20% for the portion of the appraised value less than 2 million yuan, 10% for the portion not less than 2 million yuan but less than 5 million yuan, and 5% for the portion not less than 5 million yuan; 2) for office, industrial and storage properties, 20% for of the appraised value

**2. Moving and transition subsidies:** 1) for commercial and office properties, 1% of the appraised value, to be increased by 1‰ per month beyond 12 months; 2) for industrial and storage properties: 3% of the appraised value, to be increased by 3‰ per month beyond 12 months

**3. Compensation for production suspension:** 1) for commercial properties, 5% of the appraised value or 400 yuan/m<sup>2</sup> of building area, whichever is higher; 2) for office, industrial and storage properties, 5% of the appraised value or 200 yuan/m<sup>2</sup> of building area, whichever is higher

### **5.4 Restoration Program for Temporary Land Occupation**

109.27 mu of land will be occupied temporarily, including 31.2 mu of collective land, affecting 56 households with 216 persons. The temporarily occupied land will be restored through consultation with the AHs and village collectives under the supervision of the owner, and land and sources bureau. The principles for restoration are as follows:

1. The AHs will have priority, so that not only the APs will obtain job opportunities to increase household income, but also the quality of land restoration will be ensured. If the AHs or the village collective are/is unwilling to restore the temporarily occupied land itself, such land will be reclaimed by the IA.

2. Strict measures will be taken during construction to protect surface soil and avoid any irrecoverable impact. During excavation, surface soil (recommended thickness 30-50cm) will be collected and stored separately, and measures taken to prevent water loss and soil erosion. After construction, subsurface soil will be backfilled first, then surface soil will be spread on the surface evenly, and the ground leveled to reduce the impact on the quality of cultivated land. Land that hardens during construction will be plowed immediately after construction to restore the loose state.

In general, the temporary occupation of collective construction land and state-owned land will not result in any property loss. The Xiangshan PMO and owner will restore the occupied land timely, and costs so incurred will be included in the budget of the Project.

The temporarily occupied collective cultivated land and woodland will be restored by the construction agency, and compensation will be paid to the affected proprietors.

### **5.5 Restoration Program for Young Crops and Ground Attachments**

All public facilities affected by the Project will be relocated or restored by proprietors. Restoration measures for affected traffic infrastructure must be planned and arranged in advance and suited to local conditions, so that such measures are safe, efficient, timely and accurate, and their adverse impact on nearby residents is minimized.

### **5.6 Supporting measures for vulnerable groups**

Supporting measures will be taken by the owner, agencies concerned, township governments and village committees for vulnerable groups affected by the Project:

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1) Priority in employment

Vulnerable population able and willing to work will have priority in receiving jobs under the Project or public welfare jobs offered by the county government.

2) Skills training

Vulnerable population able and willing to work will receive skills training on housekeeping, computer, stockbreeding, etc. in order to get employed.

3) Assistance in relocation

Vulnerable population with almost no ability to work will provide assistance in relocation by agencies concerned and village collectives, including furniture relocation, new house cleaning, etc.

## 6 Organizational Structure

### 6.1 Resettlement Agencies

#### 6.1.1 Organizational Setup

In order to ensure the successful implementation of resettlement as expected, an organizational structure must be established at the implementation stage to plan, coordinate and monitor resettlement activities. Since resettlement is a comprehensive task that requires the cooperation of different agencies, the departments concerned will participate in and support resettlement implementation. Since August 2014, the resettlement agencies have been established successively, and their responsibilities defined. The agencies responsible for resettlement in the Project are:

1. Project Leading Group
2. Xiangshan PMO
3. County transport bureau
4. County housing construction bureau
5. Sub-district offices
6. Affected village committees
7. External M&E agency

Other agencies: land and sources bureau, Huancheng West Road Construction Headquarters, women's federation, labor and social security bureau, civil affairs bureau, etc. See **Figure 6-1**.

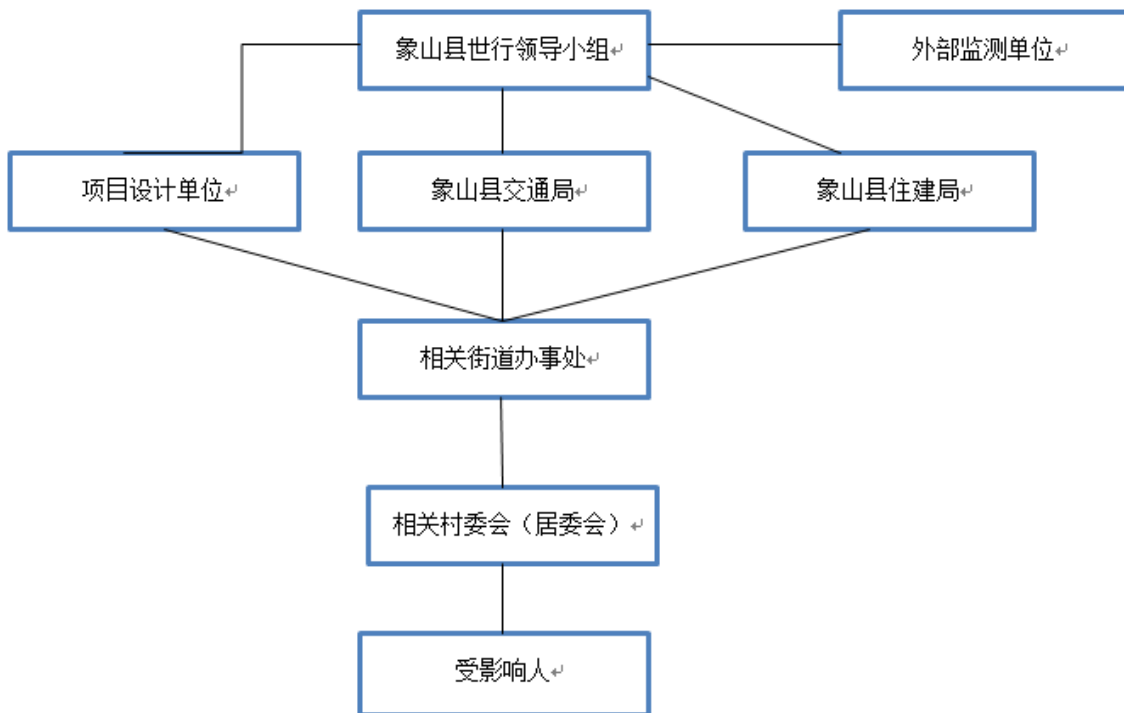


Figure 6-1 Organizational Chart

#### 6.1.2 Organizational Responsibilities

##### Project Leading Group

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

##### Xiangshan PMO

- ① Responsible for the overall coordination and management of the Project;
- ② Directing, coordinating and supervising resettlement activities;
- ③ Coordinating with the Ningbo PMO and the consulting agency;
- ④ Reporting the progress of project implementation to the Project Leading Group and the Bank;
- ⑤ Appointing an external M&E agency and assisting in external M&E

##### Owner

- 1) Assisting the design agency in defining the project area, conducting the DMS and saving

data;

- 2) Raising and disbursing resettlement costs;
- 3) Assisting in preparing the RAP and implementing resettlement;
- 4) Directing, coordinating and supervising resettlement activities and progress;
- 5) Carrying out internal monitoring and preparing internal monitoring reports;
- 6) Assisting in external monitoring activities.

#### **Xiangshan County Land and Resources Bureau**

- 1) Developing the resettlement policies in coordination with departments concerned;
- 2) Taking full charge of LA affairs (including endowment insurance for LEFs);
- 3) Participating in the DMS;
- 4) Supervising the implementation of resettlement activities

#### **Sub-district offices**

- 1) Participating in the DMS
- 2) Participating in compensation calculation
- 3) Participating in compensation payment
- 4) Participating in appeal handling
- 5) Participating in the allocation of housing land
- 6) Participating in skills training for APs
- 7) Implementing employment measures for APs

#### **Design agency**

- 1) Reducing resettlement impacts by optimizing the project design
- 2) Identifying the range of LA and HD

#### **External M&E agency**

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

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

## **6.2 Staffing and Equipment**

### **6.2.1 Staffing**

In order to ensure the successful implementation of resettlement, all resettlement agencies of the Project have been provided with full-time staff, and a smooth channel of communication has been established. All staff members have considerable experience in resettlement and are competent. See **Table 6-1**.

**Table 6-1 Staffing of Resettlement Agencies**

Agency	Full-time workforce	Composition
Xiangshan PMO	4	Civil servants
County transport bureau	3	Civil servants, technicians
County housing construction bureau	3	Civil servants, technicians
Xiangshan County Land and Resources Bureau	3	Civil servants, technicians
Xiangshan Bus Company	4	Technicians
Design agency	3	Engineers, senior engineers
External M&E Agency	4	Resettlement and social experts
Total	24	/

### **6.2.2 Equipment**

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

## **6.3 Institutional Capacity Building**

In order to implement resettlement successfully, the Xiangshan PMO will take the following measures to improve institutional capacity:

1. Leadership responsibility system: establishing a leading team headed by the leader in charge of the district government and composed of leaders from departments concerned
2. Well-trained staff: All resettlement agencies are provided with staff experienced and proficient in policies and operations.
3. Definition of responsibilities: The responsibilities of all resettlement agencies have been defined in accordance with a bank's requirements, and the applicable state laws and regulations.
4. Staff training: The resettlement staff will be trained on resettlement policies and file management.
5. Public supervision: All resettlement information should be disclosed to the public for supervision.
6. Resettlement disclosure meetings are held irregularly and relevant information is disclosed as briefs.
7. All resettlement agencies should be provided necessary means of transport and office facilities to meet working needs.

See **Table 6-2**.

**Table 6-2 Operational Training Program**

No.	Agency responsible	Scope	Trainees	Duration	Budget (0,000 yuan)
1	Xiangshan PMO	Resettlement learning tour of Bank projects	Backbone staff of the PMO and resettlement agencies	2015-2016	2
2	External M&E agency	Resettlement operational training	Backbone staff of the PMO and resettlement agencies	2016-2018	1.5
3	External M&E agency	Updates of LA and HD policies	Backbone staff of the PMO and resettlement agencies	2016-2018	1.5
4	Xiangshan PMO	Non-local experience and lessons from resettlement	Backbone staff of the PMO and resettlement agencies	2016-2017	3
5	Xiangshan PMO	Bank resettlement procedures and policy	Township and village backbone staff	2015-2017	2
6	Xiangshan PMO	Resettlement policies and practice	Township and village backbone staff	2015-2017	2
Total					12



## 7 Public Participation and Information Disclosure

### 7.1 Public Participation Strategy

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

#### 7.1.1 Direct Means

##### ② FGD

FGDs were held with representatives of the APs or village officials to collect comments and learn their concerns.

##### ② Resettlement consultation meeting

The resettlement consultation meeting was organized by the PMO to discuss resettlement modes and solicit their comments on the RAP.

#### 7.1.2 Indirect Means

Grievances, comments and suggestions were directed to the village committees and resettlement agencies for handling.

### 7.2 Started Public Participation and Consultation Activities

The procedure of housing land selection for the households affected by HD is as follows:

1. The AH files a written application with the village committee or rural collective economic organization, and submits supporting materials;
2. The village committee or rural collective economic organization reviews such materials and discloses the list of applicants;
3. The list is reviewed by the sub-district office/township government, and then approved by the county government; and
4. The village committee or rural collective economic organization discloses the approved list to villagers timely.

At the planning stage, the Xiangshan PMO, county housing construction bureau, Huancheng West Road Construction Headquarters, county transport bureau, and Xiangshan Bus Company disclosed project information and resettlement policies to the APs in various ways.

See **Table 7-1**.

**Table 7-1 Public Participation and Consultation Activities**

Time	Activity	Participants	Organized by	Main topics	Progress
Oct. 2014 – Aug. 2015	Socioeconomic survey in affected villages	APs	Xiangshan PMO, sub-district offices, task force	Learning APs' needs and suggestions, and reflecting to the design agency	①Learning the AHs' opinions on and attitudes to the Project; ②Feedback to the county government and feasibility study agency
Oct. 2014 – Aug. 2015	Collecting comments on scope of construction	Village officials, APs	Xiangshan PMO, county transport bureau, bus company, county housing construction bureau	①Learning villagers' comments to optimize the project design;	①Learning villagers' comments to optimize the project design; ②Feedback to the county government and feasibility study agency
Oct. 2014 – Jul. 2015	Socioeconomic survey and DMS	Xiangshan PMO, sub-district offices, task force, village officials, APs	Xiangshan PMO, owner	Learning the socioeconomic profile of the project area, and impacts of the Project	①Learning the socioeconomic profile of the project area; ②Learning the AHs' background; ③Comparing the Project's impacts
Nov. 2014 –	Preliminary resettlement	Xiangshan PMO,	Xiangshan PMO, owner	Determining preliminary	①Developing preliminary resettlement



Time	Activity	Participants	Organized by	Main topics	Progress
Jul. 2015	policies and programs	sub-district offices, task force, village officials, APs		resettlement policies and programs	policies and programs; ②Conducting preliminary consultation on expected resettlement modes;
Nov. 2014 – Jul. 2015	Discussing compensation and resettlement policies	Xiangshan PMO, sub-district offices, task force, village officials, APs	Xiangshan PMO, owner	Consulting on and solving resettlement issues	③Solving issues arising from resettlement; ④Determining resettlement programs and conducting supplementary consultation on individual issues;
Oct. 2014 – Jul. 2015	Supplementary socioeconomic survey	Xiangshan PMO, sub-district offices, task force, APs	Xiangshan PMO, owner	Consulting on resettlement issues	⑤Disclosing and giving publicity on the RAP
Jul. 2015	In-depth socioeconomic survey	Xiangshan PMO, sub-district offices, task force, APs	Xiangshan PMO, owner	Further consulting on resettlement issues	

**Table 7-1-1 Summary of Public Participation**

	Main activity	Time	Participants	Key opinions and suggestions	Outcome
Traffic Infrastructure	1. Assessing residents' traffic needs, attitudes and comments through interviews.	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Most residents think that the current situation of traffic is unsatisfactory, the urban traffic network should be improved, and supervision and management should be strengthened.	The project design will be optimized to improve traffic efficiency, and supervision and management will be strengthened.
	2. Learning residents' attitudes to road conditions and pavement quality through interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Residents are satisfied with road maintenance, but expect that urban roads be broadened, new roads constructed and pavement quality improved to relieve traffic congestion.	Urban roads will be broadened to relieve traffic congestion and improve pavement quality.
	3. Learning residents' needs for and suggestions on traffic infrastructure through interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Most residents think it necessary to improve traffic safety signs, deceleration strips, crosswalks, etc. to ensure safety.	Such facilities will be improved, especially at road junctions and on key road segments.
	4. Visiting Huancheng West and Baohai Roads, and interviewing nearby residents	Oct. – Dec. 2014	Task force, owner, PMO, CDRB, transport bureau, housing construction bureau, sub-district offices	The broadening of Huancheng West and Baohai Roads will involve the demolition of many stores and residential houses. Demolition impacts should be minimized.	Alternative project designs prepared and analyzed after which an appropriate compensation and resettlement program will be implemented to minimize such impacts.
	5. Learning residents' willingness to participate in the Project through FGD and interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, housing construction bureau, women's federation, ethnic and religious affairs bureau, sub-district offices	Residents expect to participate in project construction and receive jobs generated by the Project, especially some women.	The PMO will mobilize women, old people, etc. to attend relevant meetings, and jobs will be first made available to local residents, especially women.
	6. Learning construction impacts and residents' concerns through FGD and	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, housing construction bureau, women's	Residents expect construction impacts be kept to a minimum, construction be notified in advance and be conducted in stages, overnight	The environmental management plan will be implemented strictly during construction to minimize

	interview		federation, ethnic and religious affairs bureau, sub-district offices	construction be avoided, and safety publicity be conducted properly.	noise and dust pollution, and construction will be notified in advance.
Public transportation infrastructure	1. Learning current public transportation services and existing issues	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, bus company, sub-district offices	Most residents think it is inconvenient to take bus, and the main problems include irrational routing, bad connection for transfer, long waiting time, irrational bus network, and insufficient station and terminal facilities.	Bus routing, transfer and operation will be optimized, bus frequency increased, and bus station and terminal infrastructure improved.
	2. Learning deficiencies in bus stops, and residents' opinions and needs through interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, bus company, sub-district offices	Some residents say that some bus stops have no canopy or seat, and bus stops are irrationally spaced.	Their comments will be incorporated into the bus stop design.
	3. Learning deficiencies in bus interiors, and residents' opinions and needs through interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, bus company, sub-district offices	Some residents say that interiors have such problems as narrow space, crowdedness, insufficient seats, and improper design.	Buss will be properly sized to relieve crowdedness, and provided with handrails and more seats for the weak.
	4. Visiting the Tashan bus terminal, Jiuqing integrated bus station and new town hub, and interviewing nearby residents	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, housing construction bureau, women's federation, ethnic and religious affairs bureau, sub-district offices	These bus stations involve the demolition of stores and houses. Residents expect that demolition impacts be reduced.	An appropriate compensation and resettlement program will be implemented to minimize such impacts.
Traffic safety	1. Learning the current situation of urban traffic safety management and existing issues through interview	Oct. 2014 – Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Some roads have no crosswalk or traffic signal, or traffic signal timing is irrationally set, and road signs are unclear. Safety protection measures should be taken to improve traffic safety.	The traffic management system will be rationally designed and upgraded to improve the traffic safety of the old urban area.
	2. Learning traffic safety awareness training, and residents' needs and comments through interview	Oct. 2014 – Jun. 2015	Task force, PMO, transport bureau, traffic police brigade, education bureau, social security bureau, civil affairs bureau, women's federation	Residents expect traffic safety training be offered in diverse forms, such as leaflet, TV, broadcast, door-to-door and workshop to meet needs of different groups, such as animation and school-based publicity for children, and workshop and face-to-face communication for old people.	Publicity traffic safety and management will be conducted in diverse forms, and traffic safety training offered along with skills training or school education. Publicity on traffic safety and civilization will be conducted on the community level.
Public space upgrading	1. Learning the current situation of Wenchang Street, and stores' needs and comments through interview	Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Most residents expect that the pavement be improved, the disorderly parking problem solved, and store canopies unified.	Non-motor vehicle lanes, public leisure facilities and street furniture will be provided, the pavement repaired, and store facade unified.
	2. Learning public spaces near Nandan Road Experimental Primary School, and comments of students and parents through interview	Jun. 2015	Task force, owner, PMO, CDRB, transport bureau, sub-district offices	Most people expect that parking in peak times be improved, deceleration strips and traffic signals provided at the crossroad, and stalls that occupy the road regulated.	Safe road crossing facilities will be provided, parking spaces arranged rationally, and stalls regulated.

CDRB = county development and reform bureau.

### 7.3 Next-step Public Participation Plan

Different participation and consultation activities will be held at different stages. At the

implementation and resettlement stages, the PMO will also pay attention to public participation and information disclosure, and communicate with the AHs adequately to ensure the successful implementation of the Project.

With the progress of project preparation and implementation, further consultation with the APs is needed to handle resettlement issues and needs properly and timely, so that all issues can be solved before the implementation of this RAP. The IAs will schedule public participation meetings rationally so that every AH can negotiate compensation agreements in advance.

See **Table 7-2**.

**Table 7-2 Public Participation Plan**

Purpose	Mode	Time	Agencies	Participants	Topics
LA announcement	Village bulletin board, village meeting	Dec. 2015	Xiangshan PMO, county transport bureau, land and sources bureau, sub-district and village officials	All APs	Disclosure of LA area, compensation rates and resettlement modes, etc.
Announcement of compensation and resettlement options for LA	Village bulletin board, village meeting	Feb. 2016	Xiangshan PMO, county transport bureau, land and sources bureau, sub-district and village officials	All APs	Compensation fees and mode of payment
Verification of DMS results	Field survey	Apr. – May 2016	Xiangshan PMO, county transport bureau, land and sources bureau, sub-district and village officials	All APs	1) Checking for omissions and finally confirming DMS results; 2) Detailed list of occupied land and losses of APs; 3) Preparing a basic compensation agreement
Determination of income restoration programs	Village meeting (many times)	Before implementation	Xiangshan PMO, county transport bureau, land and sources bureau, sub-district and village officials	All APs	Discussing the final income restoration program and the program for use of compensation fees
Training program	Village meeting	Jan. 2016 – Feb. 2017	Xiangshan PMO, county transport bureau, land and sources bureau, sub-district and village officials	All APs	Discussing training needs
Monitoring	Villager participation	Aug. 2016 – Aug. 2019	External M&E agency, sub-district and village officials	All APs	1) Resettlement progress and impacts; 2) Payment of compensation; 3) Information disclosure; 4) Livelihood restoration

## 7.4 Grievance Redress

Since public participation is encouraged during the preparation and implementation of this RAP, no substantial dispute will arise. However, unforeseeable circumstances may arise during this process. In order to address issues effectively, and ensure the successful implementation of project construction and land acquisition, a transparent and effective grievance redress mechanism has been established.

### 7.4.1 Modes of Collection of Grievances and Appeals

- 1) Grievances, resettlement progress and issues from reports submitted by the township resettlement offices;
- 2) Construction impacts from construction logs submitted by construction agencies;
- 3) Coordination issues in LA and HD found by the construction agency through field patrol;
- 4) Information from the external M&E agency;
- 5) Letters and visits from APs;
- 6) Special issues reported during auditing and disciplinary inspection;

- 
- 7) LA and HD expenses collected from fund disbursement sheets; and
  - 8) Internal monitoring information.

#### **7.4.2 Grievance Redress Procedure**

According to the survey, the existing grievance redress channels in the project area are: 1) Villagers may reflect complaints and suggestions to their village committees, which is the main grievance redress channel; 2) Villagers may reflect complaints and suggestions to their sub-district offices; 3) Villagers may reflect complaints and suggestions to the complaint handling office of the county government. All APs may maintain their rights and interests through the above channels.

A grievance redress mechanism has been established to ensure the successful implementation of resettlement.

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

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the county housing construction bureau or Huancheng West Road Construction Headquarters within one month after receiving such disposition, which shall make a disposition within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Xiangshan PMO within one month after receiving such disposition, which shall make a disposition within two weeks.

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

At any stage, an AP may bring a suit in a civil court directly if he/she is dissatisfied with the grievance redress procedure or disposition.

All grievances, oral or written, will be reported to the Bank in internal and external resettlement monitoring reports.

All agencies will accept grievances and appeals from the APs for free, and costs so reasonably incurred will be disbursed from the contingencies. At the whole construction stage, the above procedure will remain effective so that the APs can use it to solve relevant issues. The above appeal channel will be disclosed to the APs via the RIB and mass media.

In addition, the local villager autonomy pattern is also an effective way for dispute resettlement within communities. For example, the “three-in-one” villager autonomy pattern in Xiangshan County has proven effective, where prestigious villagers are elected as advocates of villager interests and wills, and democratic decision-making, management and supervision are practiced at the village level. First, matters for voting are collected by village officials and compiled into proposals through consultation; second, proposals are reviewed and revised by the village committee, and then distributed to villagers for comment; third, revised proposals are voted on by villager representatives. This pattern ensures that matters to be voted on are based on adequate consultation, thereby giving full play to villager representatives and ensuring that decisions truly reflect public will.

#### **7.4.3 Scope and Modes of Reply**

- 1) Brief description of grievance;
- 2) Investigation results;
- 3) Applicable state provisions, and the principles and rates specified in this RAP;
- 4) Disposition and basis;
- 5) The complainant has the right to file an appeal to the resettlement authority of the next higher level or file a suit in a civil court at the expense of the owner.

##### **Modes of reply**

- 1) For any individual grievance, the reply will be delivered directly to the grievant in writing.
- 2) For any common grievance, a village meeting will be held or a notice given to the village committee.

In whichever mode of reply, the reply materials must be sent to the grievant and submitted to the competent resettlement agency.

#### **7.4.4 Recording and Feedback of Grievances and Appeals**

During the implementation of the RP, the resettlement agencies should register and manage appeal and handling information, and submit such information to the Ningbo and Xiangshan PMOs, which will inspect the registration of appeal and handling information regularly. See **Table 7-3**.

**Table 7-3 Grievance Registration Form**

Accepting agency:		Time:		Location:	
Appellant	Appeal	Expected solution	Proposed solution	Actual handling	
Appellant (signature)			Recorder (signature)		
Notes: 1. The recorder should record the appeal and request of the appellant factually. 2. The appeal process should not be interfered with or hindered whatsoever. 3. The proposed solution should be notified to the appellant within the specified time.					

**7.4.5 Contact Information for Grievance Redress**

The resettlement agencies will assign dedicated staff members to collect and accept grievances and appeals from the APs. See **Table 7-4**.

**Table 7-4 Contact Information for Grievance Redress**

Agency	Name	Address	Tel
Xiangshan PMO	Wu Zhijing	Xiangshan County in southern New Town Building (Tian Road 999), Building 1,	0574-65778893
County transport bureau	Chen Zhiyou	Xiangshan County in southern New Town Building (Tian Road 999), Building 2,	0574-65723721
Xiangshan Bus Company	Zheng Bo	No.60 Xinfeng Road, Xiangshan County	0574-65722266
County housing construction bureau	Chen Yuan	Xiangshan County in southern New Town Building (Tian Road 999), Building 2,	0574- 65719224
Dandong Sub-district	Hu Suya	No.516 Wanxiang Road, Xiangshan County	0574-65737212
Danxi Sub-district	Ke Liang	No.9 Nanjie Street, Xiangshan County	0574-65712347

## 8 Resettlement Budget

### 8.1 Resettlement Budget

The resettlement budget of the Project is 7922.68 million yuan, which will be included in the general construction budget of the Project. See **Table 8-1** and **Appendix 9**.

### 8.2 Funding Sources and Annual Investment Plan

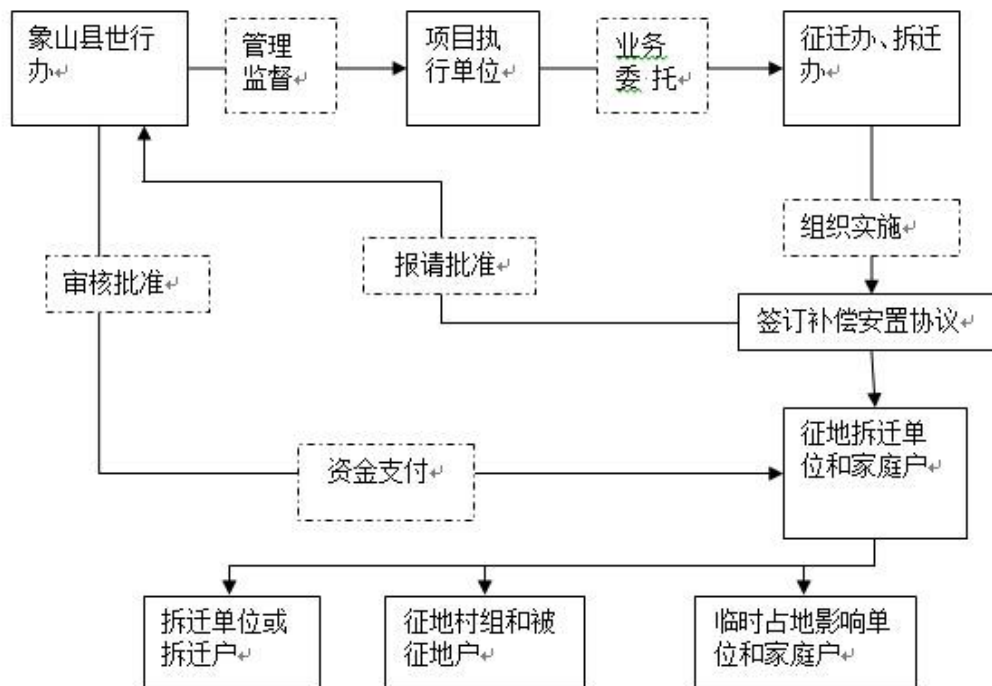
All resettlement funds are domestic counterpart funds. Before project construction or during project implementation, the investment plan will be implemented in stages in order not to affect the production and livelihoods of the AHs. See **Table 8-2**.

**Table 8-1 Annual Investment Plan**

Year	2015	2016
Investment (0,000 yuan)	3169.072	4753.608
Percent (%)	40	60

### 8.3 Fund Flow

The fund flow of the Project is as follows:



**Figure 8-1 Funding Sources and Fund Flow**

**Table 8-2 Resettlement Budget**

Item	Unit	Rate (yuan)	The Project								Related projects		Total		Percent (%)
			Baohai Road		Huancheng West Road		Tashan bus terminal		Subtotal		Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	
			Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)					
<b>1. Basic costs</b>				<b>542.04</b>		<b>1212</b>		<b>249</b>		<b>2097.23</b>		<b>3725.4</b>		<b>5822.63</b>	<b>73.49</b>
<b>1.1 Permanent LA</b>	<b>0000 yuan</b>		<b>39.76</b>	<b>224.7</b>	<b>231.307</b>	<b>1198.77</b>	<b>12.52</b>	<b>75.12</b>	<b>283.59</b>	<b>1498.59</b>	<b>65.6</b>	<b>388.5</b>	<b>349.1866</b>	<b>1887.09</b>	<b>23.82</b>
<b>1.2 Temporary land occupation</b>	mu	<b>1800</b>	<b>2.16</b>	<b>0.3888</b>	<b>11.12</b>	<b>2.0016</b>	<b>2.28</b>	<b>0.4104</b>	<b>15.56</b>	<b>2.8008</b>	<b>15.64</b>	<b>5.63</b>	<b>31.2</b>	<b>8.43</b>	<b>0.11</b>
<b>1.3 Demolition of residential houses</b>	<b>0000 yuan</b>		<b>0</b>	<b>316.952</b>		<b>0</b>		<b>0</b>		<b>316.952</b>		<b>3008.8</b>	<b>0</b>	<b>3325.75</b>	<b>41.98</b>
1.3.1 House compensation			2000	223.952	0	0	0	0	2000	223.952	20035	2218.7	22035	2442.65	30.83
1.3.2 Transition subsidy	m <sup>2</sup>	300	2000	60	0	0	0	0	2000	60	20035	601.05	22035	661.05	8.34
1.3.3 Temporary transition subsidy	yuan/m <sup>2</sup>	15	2000	3	0	0	0	0	2000	3	20035	30.05	22035	33.05	0.42
1.3.4 Reward	yuan/HH	30000	10	30	0	0	0	0	10	30	53	159	63	189	2.39
<b>1.4 Demolition of non-residential properties</b>	<b>0000 yuan</b>		<b>0</b>	<b>0</b>		<b>11</b>		<b>174</b>		<b>185</b>		<b>258.35</b>	<b>0</b>	<b>443</b>	<b>5.59</b>
1.4.1 Property compensation			0	0	84	9.912	2764	157.952	2848	167.864	1990.38	234.86	4838.38	402.73	5.08
1.4.2 Compensation for production suspension (5% of appraised value)		5%	0	0	84	0.4956	2764	7.8976	2848	8.3932	1990.38	11.74	4838.38	20.14	0.25
1.4.3 Moving subsidy (5%)		5%	0	0	84	0.4956	2764	7.9	2848	8.39	1990.38	11.74	4838.38	20.14	0.25
<b>1.5 Ground attachments</b>	<b>0000 yuan</b>		<b>0</b>	<b>0</b>		<b>0</b>		<b>0</b>		<b>94.24</b>		<b>64.115</b>	<b>0</b>	<b>158.35</b>	<b>2.00</b>
<b>2. Management fees (2% of basic costs)</b>	<b>0000 yuan</b>	/		<b>10.84</b>		<b>24.23</b>		<b>4.99</b>		<b>41.94</b>	<b>0</b>	<b>74.51</b>	<b>0</b>	<b>116.45</b>	<b>1.47</b>
<b>3. Resettlement planning and monitoring costs</b>	<b>0000 yuan</b>	/		<b>43.36</b>		<b>96.93</b>		<b>19.94</b>		<b>167.78</b>	<b>0</b>	<b>225.77</b>	<b>0</b>	<b>393.55</b>	<b>4.97</b>
3.1 Resettlement planning costs (3% of basic costs)	0000yuan	/		16.26		36.35		7.48		62.92	0	39.5	0	102.42	1.29
3.2 Resettlement M&E costs (5% of basic costs)	0000yuan	/		27.1		60.58		12.46		104.86	0	186.27	0	291.13	3.67
<b>4. Training costs (1% of basic costs)</b>	<b>0000 yuan</b>	/		<b>5.42</b>		<b>12.12</b>		<b>2.49</b>		<b>20.97</b>	<b>0</b>	<b>55.88</b>	<b>0</b>	<b>76.85</b>	<b>0.97</b>
<b>5. LA taxes and fees</b>	<b>0000 yuan</b>	/		<b>191.35</b>		<b>584.42</b>		<b>12.46</b>		<b>792.95</b>	<b>0</b>		<b>0</b>	<b>792.95</b>	<b>10.01</b>
5.1 LA management fees (5% of LA costs)	<b>0000 yuan</b>	/		27.1		60.58		12.46		104.86	0	19.43	0	124.29	1.57
5.2 Farmland occupation tax	m <sup>2</sup>	35	23133.45	80.97	73780.37	258.23	0	0	96913.82	339.2	17855.59	62.49	114769.409	401.69	5.07
5.3 Land reclamation fees	m <sup>2</sup>	20	2313	46.27	73780.	147.56	0	0	96913.	193.83	17855.	35.71	114769.	229.54	2.90

Item	Unit	Rate (yuan)	The Project								Related projects		Total		Percent (%)
			Baohai Road		Huancheng West Road		Tashan bus terminal		Subtotal		Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	
			Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)					
			3.45		37				82		59		409		
5.4 Compensation fees for the use of additional construction land	m <sup>2</sup>	16	2313 3.45	37.01	73780. 37	118.05	0	0	96913. 82	155.06	17855. 59	28.57	114769. 409	183.63	2.32
<b>Subtotal of Items 1-5</b>	<b>0000 yuan</b>			<b>793.01</b>		<b>1929.4</b>		<b>289.16</b>		<b>3120.88</b>		<b>4081.56</b>	<b>0</b>	<b>7202.43</b>	<b>90.91</b>
<b>6. Contingencies (10% of total costs)</b>	<b>/</b>	<b>/</b>		<b>79.301</b>		<b>192.938</b>		<b>28.916</b>		<b>312.088</b>	<b>0</b>	<b>408.16</b>	<b>0</b>	<b>720.24</b>	<b>9.09</b>
<b>Subtotal of Items 1-6</b>	<b>0000 yuan</b>	<b>/</b>		<b>872.316</b>		<b>2122.322</b>		<b>318.078</b>		<b>3432.963</b>	<b>0</b>	<b>4489.71</b>	<b>0</b>	<b>7922.68</b>	<b>100</b>
<b>Percent</b>	<b>%</b>	<b>/</b>		<b>11.01%</b>		<b>26.79%</b>		<b>4.01%</b>		<b>43.33%</b>		<b>56.67%</b>		<b>100.00%</b>	



## 9 Resettlement Implementation Schedule

### 9.1 Principles for Coordination between Resettlement and Construction

The resettlement work of the Project will begin in 2016 and be completed in 2017. The basic principles for resettlement are as follows:

- ☐ LA should be completed at least one month before the commencement of construction so that the APs have sufficient time to prepare for production resettlement and income restoration;
- ☐ During resettlement, the APs should have opportunities to participate in the Project; the range of LA should be published, and public participation should be carried out before the commencement of construction;
- ☐ All kinds of compensation should be paid fully within 3 months from the date of approval of the RAP; no organization or individual should use property compensation fees on their behalf, and such compensation should not be discounted for any reason.

### 9.2 Resettlement Milestones

#### 9.2.1 Principles for Scheduling

- ☐ The Project should be announced 6 months in advance.
- ☐ The Xiangshan PMO, county transport bureau, and county housing construction bureau should hold mobilization meetings to disclose the compensation policies and rates.
- ☐ Compensation fees should be settled after contract signing and before land use.
- ☐ Resettlement should be supervised to the satisfaction of the AHs.

#### 9.2.2 Master Resettlement Schedule

The resettlement implementation schedule of the Project has been drafted based on the progress of construction and resettlement, and will be subject to adjustment based on overall progress. See **Table 9-1**.

**Table 9-1 Resettlement Implementation Schedule**

No.	Activity	Agency responsible	Target	Time
<b>1</b>	<b>RAP preparation</b>	/	/	<b>2014.8-2015.10</b>
1.1	Appointing the RAP preparation agency	Ningbo PMO	Consulting agency	2014.9
1.2	Conducting the socioeconomic survey	Consulting agency, Xiangshan PMO, owner	RAP preparation agency	2014.11-2015.7
1.3	Preparing the RAP	RAP preparation agency	RAP	2015.8-10
<b>2</b>	<b>Information disclosure and public participation</b>	/	/	<b>2015.12-2016.1</b>
2.1	Consulting with agencies concerned and APs	Xiangshan PMO	Agencies concerned	2015.12
2.2	Disclosing the RAP on the Bank's website	Xiangshan PMO, Bank	APs, public	2016.1
2.3	Disclosing the draft RAP and RIB to APs	Xiangshan PMO	APs	2016.1
<b>3</b>	<b>Implementation stage</b>	/	/	<b>2016.4-2017.8</b>
3.1	Conducting the DMS	Xiangshan PMO, land and sources bureau	Affected villages	2016.4
3.2	Entering into LA compensation agreements, paying compensation fees	Xiangshan PMO, land and sources bureau	APs	2016.6
3.3	Income restoration	Xiangshan PMO, sub-district offices	APs	2016.5-2020.5
3.4	Skills training	Xiangshan PMO, sub-district offices	APs	2016.2-2017.5
<b>5</b>	<b>M&amp;E</b>	/	/	<b>2016.6-2020.6</b>
5.1	Baseline survey	External M&E agency	Affected villages	2016.6
5.2	Internal monitoring	Ningbo PMO	Semiannual report	2016.6
5.3	External M&E	External M&E agency	Semiannual report	2016.12-2020.12
6	Participation records	Xiangshan PMO	/	2016.12
7	Appeal records	Xiangshan PMO	/	Ongoing
<b>8</b>	<b>Construction</b>	/	/	/
8.1	Baohai Road	Construction agency	/	From 2016.5
8.2	Huancheng West Road	Construction agency	/	From 2016.5
8.3	Tashan bus terminal	Construction agency	/	From 2016.5

## 10 M&E

In order to ensure the successful implementation of the RAP and resettle the APs properly, periodic M&E of resettlement activities will be conducted in accordance with the Bank Operational Policy OP4.12 on Involuntary Resettlement and the Operational Guide to the Monitoring and Evaluation of Resettlement of World Bank Financed Projects in China. Monitoring is divided into internal monitoring of resettlement agencies and external independent monitoring.

### 10.1 Internal Monitoring

The Xiangshan PMO will establish an internal monitoring mechanism to monitor resettlement activities, and a resettlement database to prepare the RAP, monitor all displaced households and entities, and conduct internal supervision and inspection of the whole process of resettlement.

#### 10.1.1 Procedure

During implementation, the village committees and sub-district offices will collect and record information on resettlement from the monitoring samples, and report real-time activity records to the county PMOs timely to maintain continuous monitoring. The Ningbo PMOs will inspect implementation regularly.

Information forms of specified formats will be prepared in the above monitoring mechanism to realize a continuous information flow from the village committees and sub-district offices to the Xiangshan PMO.

#### 10.1.2 Scope

1. Investigation and coordination of issues arising from resettlement and organizational structure;
2. Income restoration of the AHs;
3. Payment, use and availability of LA compensation fees;
4. Demolition of residential houses, compensation and resettlement;
5. Demolition of non-residential properties, compensation and resettlement;
6. Relocation of entities, compensation and resettlement;
7. Degree of participation of and consultation with the APs;
8. Other matters related to resettlement

#### 10.1.3 Reporting

The Xiangshan PMO will submit an internal monitoring report to the Bank semiannually. Such report should indicate the statistics of the past 6 months in tables, and reflect the progress of LA, HD, resettlement and use of compensation fees through comparison. **Tables 10-1** and **10-2** provide some formats.

**Table 10-1 Sample Schedule of LA and HD**

\_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ District (County)

Cut-off date: MM/DD/YY

Date of completion: MM/DD/YY

Item	Unit	Planned	Actual	Total	Percentage of completion
Permanent LA	mu				
Temporary land occupation	mu				
Demolition of residential houses	m <sup>2</sup>				
Demolition of non-residential properties	m <sup>2</sup>				
Demolition of premises of enterprises	m <sup>2</sup>				
Payment of LA compensation	10,000 yuan				
Payment of compensation for temporary land occupation	10,000 yuan				
Training	Person				
Employment arrangement	Person				
Land reallocation	mu				

Reported by: \_\_\_\_\_ Signature (person responsible): \_\_\_\_\_ Official seal:

**Table 10-2 Sample Schedule of Fund Utilization**

\_\_\_\_\_, \_\_\_\_\_ Township, \_\_\_\_\_ District (County)

_____, _____ Township, _____ District (County)						
Cut-off date: MM/DD/YY						
Date of completion: MM/DD/YY						
Affected enterprise	Description <sup>2</sup>	Unit/qty.	Required investment (yuan)	Compensation received (yuan)	Adjusted compensation	Percentage of compensation
Village 1						
Village 2						
Collective						
Displaced household						
Enterprise						

Reported by: \_\_\_\_\_ Signature (person responsible): \_\_\_\_\_ Official seal:

## 10.2 Independent External Monitoring

Independent monitoring is conducted on all resettlement activities by an agency independent of resettlement implementation with a comprehensive, long-term point of view. The external M&E agency will follow up the resettlement activities to see if the state laws on resettlement, and the Bank's operational policy on involuntary resettlement (OP4.12) are complied with, and if the production level and living standard of the APs are improved or at least restored to pre-project levels. The external M&E agency will give suggestions to the implementing agencies based on issues found during monitoring so that such issues can be solved timely.

### 10.2.1 External M&E Agency

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

### 10.2.2 Procedure and Scope

1. Preparing the terms of reference of M&E
2. Developing the M&E information system and software
3. Preparing a survey outline, survey form and questionnaire
4. Design of sampling survey plan
5. Baseline survey

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

6. Compiling M&E data and establishing a database
7. M&E survey
  - Capacity evaluation of resettlement implementing agencies: to survey the working capacity and efficiency of the resettlement implementing agencies
  - Resettlement progress, compensation rates and payment
  - Project impact analysis
  - Follow-up survey of income level of AHs (sampling rate 100%)
  - Follow-up survey of resettlement for demolished residential houses and non-residential properties (sampling rate 50%)
  - Follow-up survey of resettlement of relocated entities (sampling rate 100%)
  - Public participation and consultation: to monitor public participation activities during the preparation and implementation of the RAP, and the effectiveness of participation
  - Appeals: to monitor the registration and disposition of appeals of APs
8. Comparative analysis
9. Preparing M&E reports according to the monitoring plan

The external M&E agency should prepare the terms of reference, the survey outline and the questionnaire, establish a monitoring system, define tasks and select monitoring sites before the commencement of resettlement.

<sup>2</sup> Fill in labor training, employment, vulnerable group subsidy, etc. in "Description".

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### 10.2.3 Reporting

The external M&E agency will prepare external monitoring reports based on observations and survey data in order to: 1) reflect the progress of resettlement and existing issues to the Bank and provincial PMO objectively; and 2) evaluate the socioeconomic benefits of resettlement, and proposing constructive opinions and suggestions to improve the resettlement work.

A routine monitoring report should at least include the following: 1) subjects of monitoring; 2) progress of resettlement; 3) key monitoring findings; 4) key existing issues; and 5) basic opinions and suggestions.

The external M&E agency will submit a monitoring or evaluation report to the Bank and the Ningbo PMO semiannually. See **Table 10-3**.

**Table 10-3 Schedule of Resettlement M&E**

No.	Report	Date
1	Baseline report	Jul. 2016
2	M&E report (No.1)	Sep. 2016
3	Monitoring report (No.2)	Mar. 2017
4	Monitoring report (No.3)	Sep. 2017
5	Monitoring report (No.4)	Mar. 2018
6	Monitoring report (No.5)	Sep. 2018

### 10.3 Post-evaluation

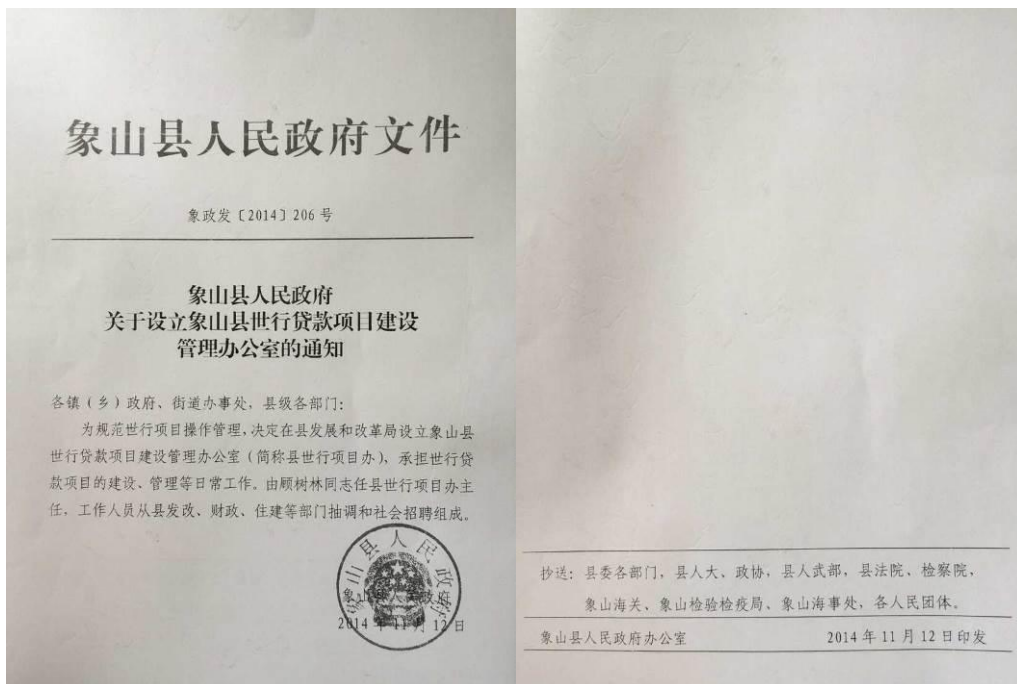
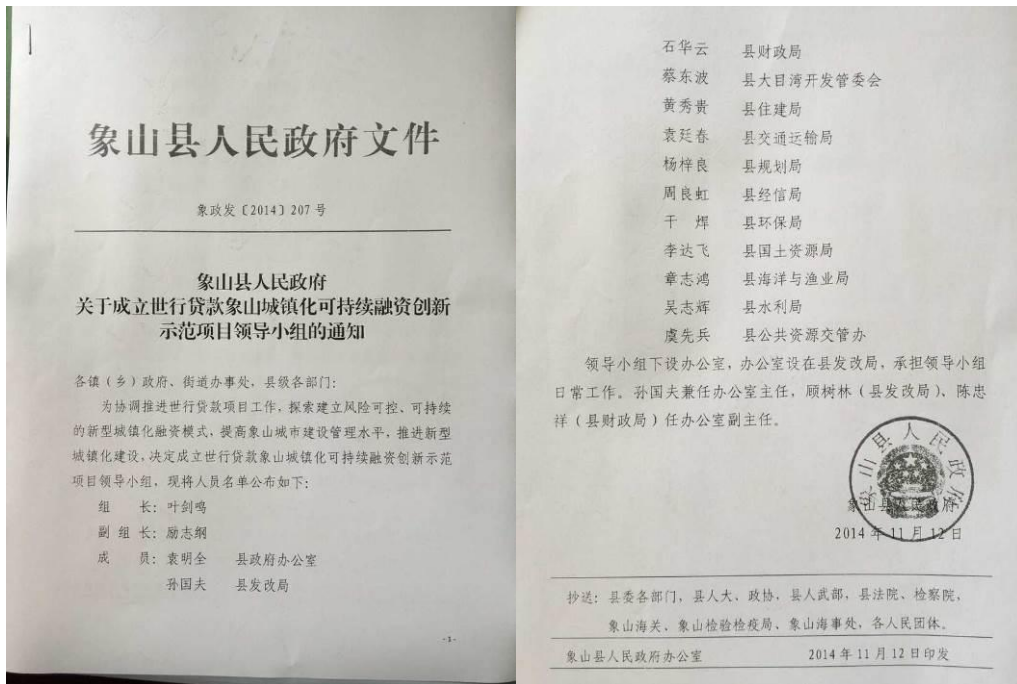
After project implementation, the Ningbo PMO (or through the external M&E agency) will apply the theory and methodology of post-evaluation to evaluate the Project's resettlement activities on the basis of M&E to obtain successful experience and lessons in LA and HD as a reference for future work.

## 11 Entitlement Matrix

Type of impact	Degree of impact	APs	Compensation and resettlement policy	Compensation rate
Permanent LA	359.55mu	203 households with 798 persons in Zhushuixi, Liusheng, Doingheqi, Sanchalu, Jiuqing, Dongchen, Lixin, Zhoujian ,Dongmenwai,Nanchang,Nansha,Panjiaqiao,Baishiand ,Luxialin Villages	1)Cash compensation; 2) Employment; 3)Skill training; 4)Social security	Cultivated land, construction land and garden land: 60,000 yuan/mu; woodland and unused land: 3,000 yuan/mu
Temporary land occupation	93.71mu	56 households with 216 persons in Luxialin, Zhushuixi, Liusheng, Doingheqi, Sanchalu, Jiuqing, Dongchen, Lixin and Zhoujian Villages	Cash compensation	Demolished ground attachments will be compensated for at replacement cost, or restored by the owner to the original standard, size and function under the construction budget.
Demolition of residential houses	22035 m <sup>2</sup>	63 households with 222persons in Lixin Luxialin Zhushuixi,Baishi Villages	1)Cash compensation; 2)relocation; 3)property swap	As per Documents XCG [2014] No.96 and XCGO [2015] No.103
Demolition of non-residential properties	4838.38 m <sup>2</sup>	15 households with 51 persons, and 6 enterprises with45persons in Luxialin, Zhushuixi and Dongmenwai Villages.	Cash compensation	As per Documents XCG [2014] No.96 and XCGO [2015] No.103

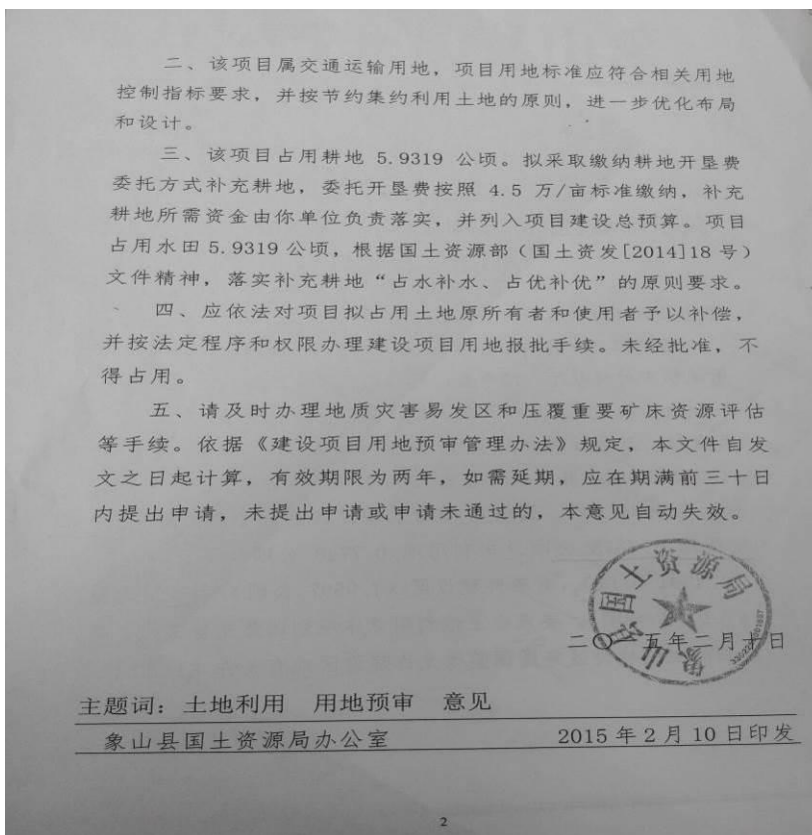
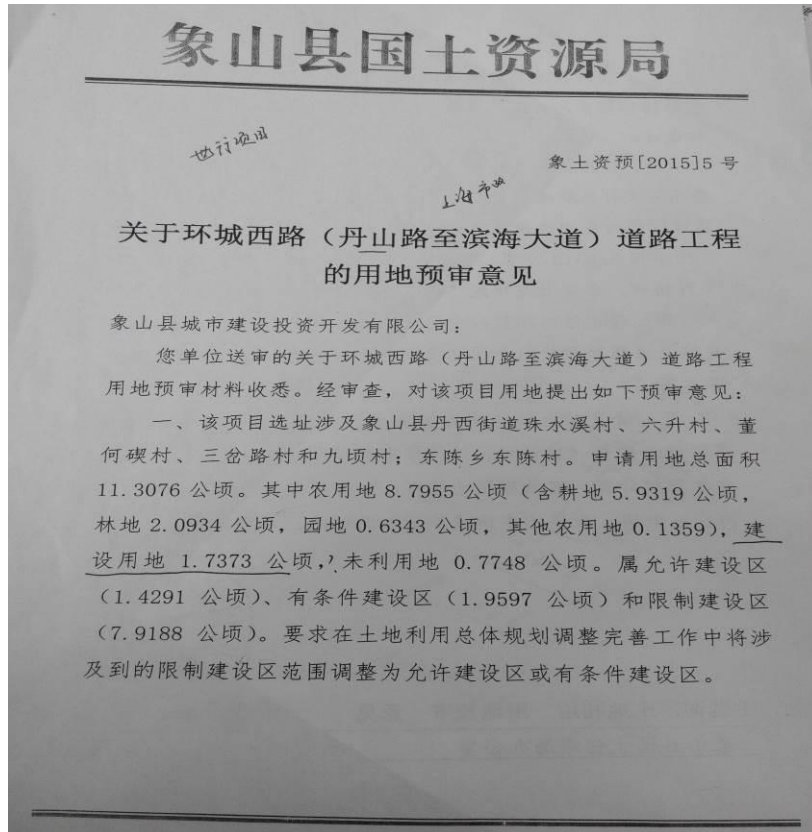
# Appendixes

## Appendix 1 Establishment Documents of the Project Leading Group and PMO





## Appendix 2 Land Approval Documents



## Appendix 3 Due Diligence Report of the Huancheng West Road Project

According to the Proposal of the Project, the Huancheng West Road Project plays an important role in the transport function of the whole of Huancheng West Road, it has been identified as a related project.

By the end of August 2015, the resettlement work of the Huancheng West Road Project and flower market relocation was ongoing, and the income of the APs had not been fully restored. In view of this, the task force conducted a due diligence investigation on the resettlement work of the Huancheng West Road Project and the resettlement sites, and prepared this report.

### I. Introduction

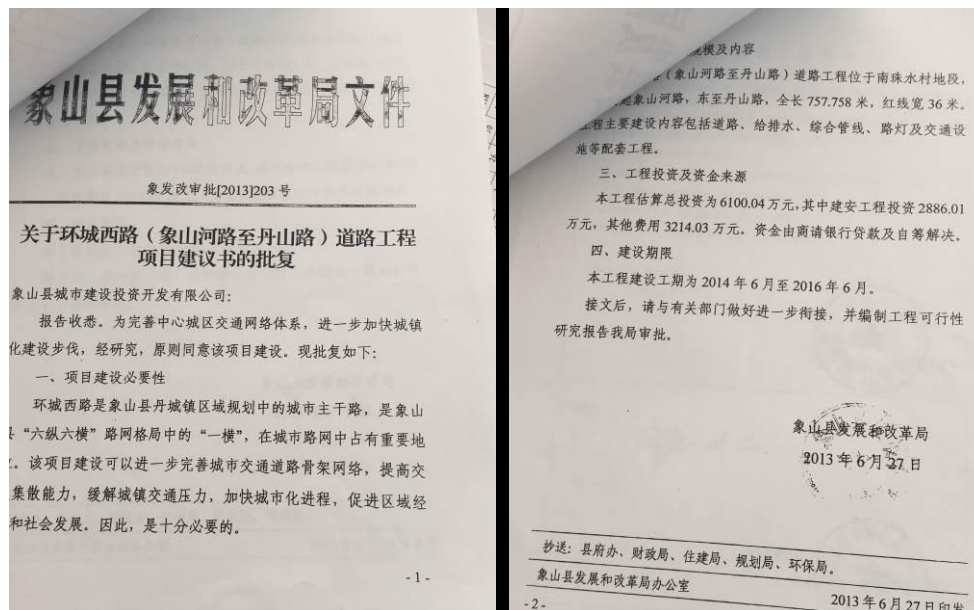
Huancheng West Road is a planned urban trunk road in Dancheng Town, Xiangshan County, one of the 6 longitudinal and 6 transversal roads.

The Huancheng West Road Project aims to further improve the urban road network, increase traffic capacity, accelerate urbanization, and promote local economic and social development.

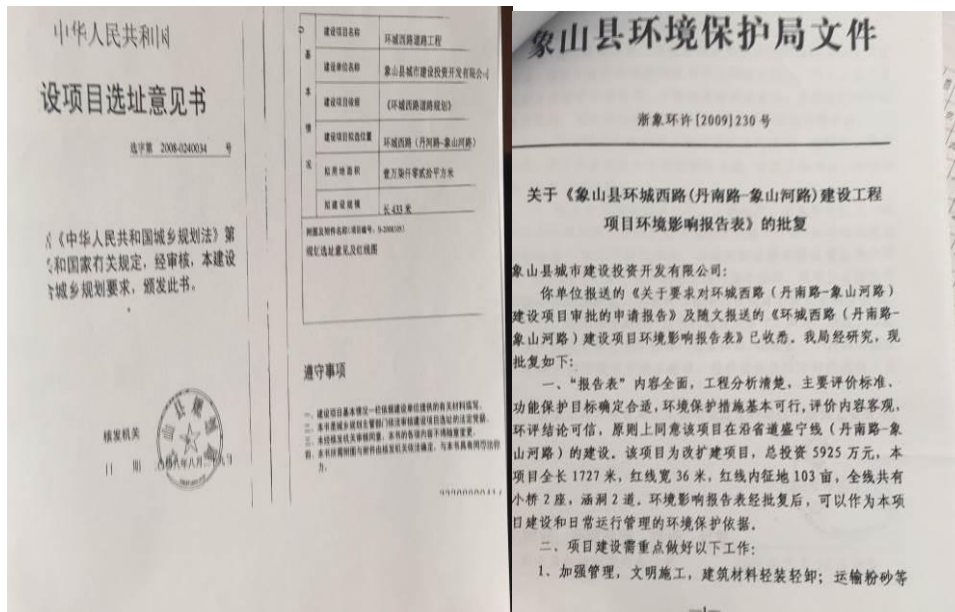
Huancheng West Road (Dannan Road-Xiangshanhe Road) is an expansion work, with a full length of 1,727m and a width of 36m, including two bridges and two culverts, with a gross investment of 59.25 million yuan, from bank lending and self-raising.

Huancheng West Road (Xiangshanhe Road-Danshan Road) is located in Nanshuizhu Village, with a full length of 757.758m and a width of 36m, including road construction, water supply and drainage pipelines, streetlamps, traffic facilities, etc., with a gross investment of 61.0004 million yuan, including construction and installation costs of 28.8601 million yuan, and other costs of 32.1403 million yuan, from bank lending and self-raising. This work will be constructed from June 2014 to June 2016.

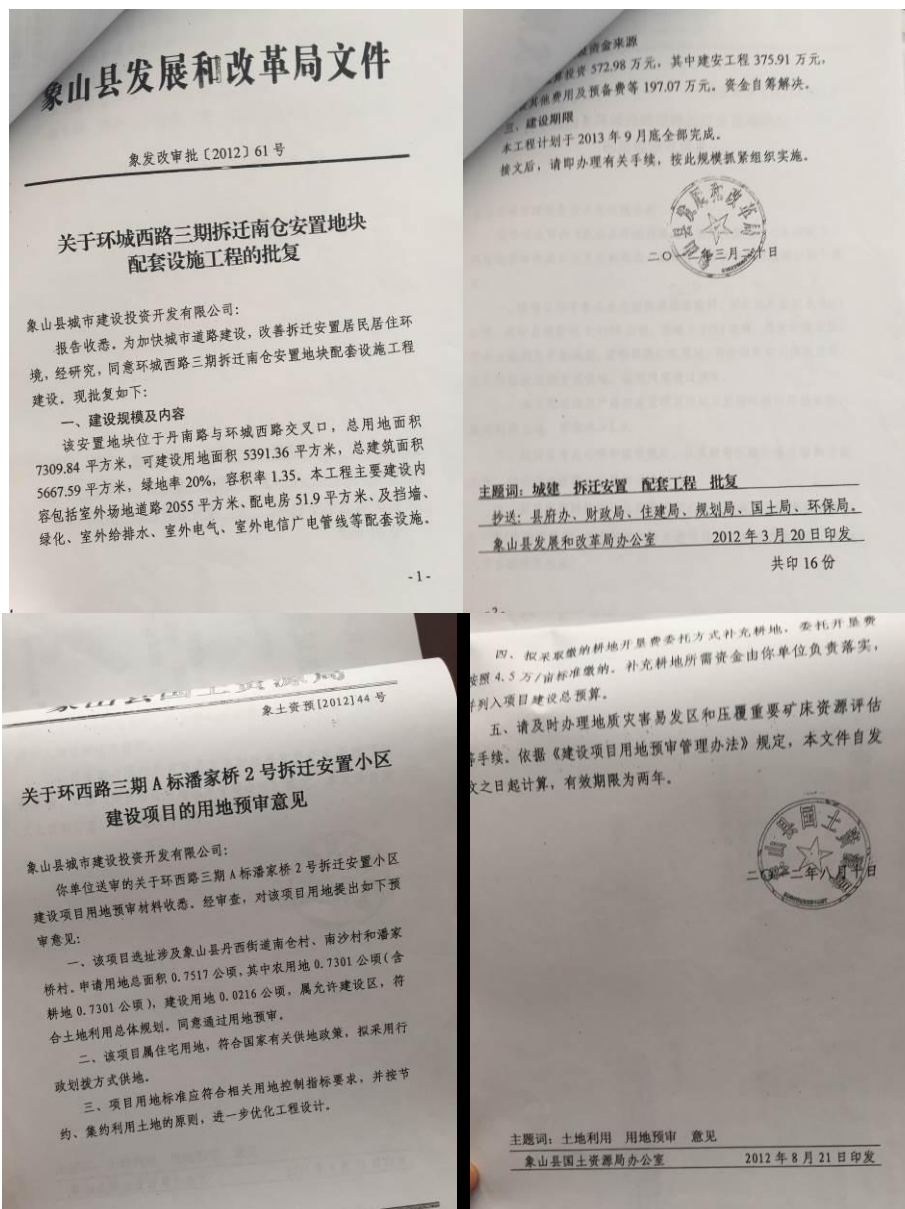
The resettlement sites are used to resettle the AHs involved in the Huancheng West Road Project, where the resettlement sites in Nancang, Nansha and Panjiaqiao Villages have been determined, while those in Zhushuixi, Baishi and Luxialin Villages are still being selected. See **Attached Figures 3-1** and **3-2**.







Attached Figure 3-1 Approval Document of the Huancheng West Road Project



Attached Figure 3-2 Approval Document of the Resettlement Site

## II. Scope of this report

The Huancheng West Road Project broke ground in 2009 and 2014 respectively (two segments), and is still under construction. 132.2455 mu of collective land in Nancang, Panjiaqiao, Baishi, Zhushuixi and Luxialin Villages, Danxi Sub-district will be acquired, and houses and properties of 30,740.405 m<sup>2</sup> in Nancang, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages, Danxi Sub-district will be demolished for this project. By the end of August 2015, 108.1395 mu of collective land had been acquired, residential houses of 8,635.273 m<sup>2</sup> and non-residential properties of 1,644.76 m<sup>2</sup> had been demolished for this project.

76.93 mu of collective land in Nancang, Nansha, Panjiaqiao, Zhushuixi, Baishi and Luxialin Villages will be demolished for the resettlement sites, including 57.34 mu of cultivated land, 0.935 mu of woodland, 2.1645 mu of garden land, 5.3885 mu of other farmland, 10.3315 mu of construction land and 0.765 mu of unused land.

By the end of August 2015, the resettlement work in Nancang, Nansha and Panjiaqiao Villages had been completed for the resettlement sites, with 37.45 mu collective land acquired, including 30.583 mu of cultivated land, 3.9265 mu of other farmland, and 2.914 mu of housing land or collective construction land.

The task force has conducted a survey on the Huancheng West Road Project and the resettlement sites, and prepared this report. The income restoration of the APs will be reflected in subsequent M&E reports.

## III. Resettlement impacts

### 1. LA

209.18 mu collective land in Nancang, Panjiaqiao, Baishi, Zhushuixi and Luxialin Villages in Danxi Sub-district will be acquired for the Huancheng West Road Project and the resettlement sites in total, including 119.2 mu of cultivated land, 6.22 mu of woodland, 17.34 mu of garden land, 12.32 mu of other farmland, 49.42 mu of housing land or collective construction land and 4.69 mu of unused land.

By the end of August 2015, 143.59 mu of collective land had been acquired for the Huancheng West Road Project and the resettlement sites, including 92.435 mu of cultivated land, 5.283 mu of woodland, 15.1705 mu of garden land, 10.857 mu of other farmland, 15.916 mu of collective construction land and 3.9285 mu of unused land. See **Attached Table 3-1**.

**Attached Table 3-1 Summary of LA Impacts**

Project	Village	Acquired collective land							Affected	
		Cultivated land	Woodland	Garden land	Other farmland	Construction land	Unused land	Total	AHs	APs
Huancheng West Road Project and resettlement sites	Nancang	30.182	2.196	4.792	4.839	7.084	1.8	50.89	25	88
	Nansha	6.7077	0	0	0.6845	0.5535	0	7.9457	4	14
	Panjiaqiao	41.2683	2.562	5.589	5.323	8.2785	2.096	65.1168	33	116
	Luxialin	0	0	0	0	0	0	0	0	0
	Zhushuixi	8.0509	0.296	2.7008	0.0059	0	0.0211	11.0747	7	25
	Baishi	6.2261	0.229	2.0887	0.0046	0	0.0164	8.5648	5	18
<b>Total</b>		<b>92.435</b>	<b>5.283</b>	<b>15.1705</b>	<b>10.857</b>	<b>15.916</b>	<b>3.9285</b>	<b>143.59</b>	<b>74</b>	<b>259</b>

### 2. HD

Houses and properties of 30,740.405 m<sup>2</sup> in Nancang, Nansha, Panjiaqiao, Baishi, Zhushuixi and Luxialin Villages in Danxi Sub-district will be demolished for the Huancheng West Road Project, including residential houses of 27,025.265 m<sup>2</sup>, and non-residential properties of 3,715.14 m<sup>2</sup>.

By the end of August 2015, 54 households had entered into HD compensation agreements, and residential houses of 8,635.273 m<sup>2</sup> and non-residential properties of 1,644.76 m<sup>2</sup> of an enterprise had been demolished. See **Attached Tables 3-2** and **3-3**.

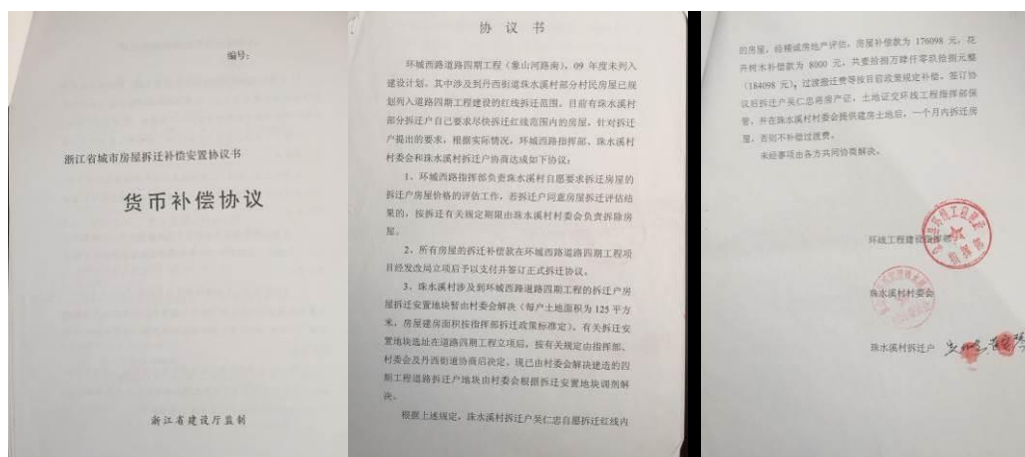
**Attached Table 3-2 Summary of Impacts of Demolition of Residential Houses**

Project	Village	Types and sizes (m <sup>2</sup> )			Subtotal	Affected	
		Masonry	Masonry	Simple		AHs	APs

		concrete	timber				
Huancheng West Road Project	Nancang	3960.244	142.195	55.298	4157.737	26	109
	Panjiqiao	4264.853	153.132	59.551	4477.536	28	118
Total		8225.097	295.327	114.849	8635.273	54	227

**Attached Table 3-3 Summary of Impacts of Demolition of Non-residential Properties**

Non-residential properties already demolished					
No.	Enterprise	HD area (m <sup>2</sup> )	Land type	Business	Degree of impact
1	Panjiqiao Sawing Plant	1644.76	Collective land	Building material	All



**Attached Figure 3-3 HD Compensation Agreement**

#### IV. Resettlement program and implementation

##### 1. LA compensation policy and rates

The location-based land prices for LA specified in the Interim Regulations of Xiangshan County for Land Acquisition Compensation and Resettlement (XCG [2009] No.37) apply. See **Attached Table 3-4**.

**Attached Table 3-4 Location-based Composite Land Prices for LA of Xiangshan County**

Tier	Village	Land type	Location-based composite land price (0,000 yuan/mu)		
			Total	Land compensation	Resettlement subsidy
2	Nanchang, Panjiqiao, Zhushuixi, Luxialin, Baishi	Cultivated land	4.9	2.45	2.45
		Woodland, unused land	2.45	1.225	1.225

Note: The compensation rate for cultivated land applies to construction land, garden land and other farmland.

##### 2. HD compensation policy and rates

According to the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2007] No.81), the HD compensation policy and rates are as follows:

Article 16 If the demolished house is within the range of the disclosed relocation land, an AH eligible for applying for housing land may choose relocation without choosing any other resettlement mode.

Article 17 If the AH chooses property swap or cash compensation, the building area entitled to resettlement should not exceed 250 m<sup>2</sup>.

Article 20 Any excess building area of the demolished house should be compensated for at the average price of local commercial housing of the same type.

Article 23 If the displacer offers transitional housing, it will not pay any transition subsidy. If the displacer fails to offer resettlement housing beyond the transition period specified in the agreement, it shall not only continue to offer transitional housing, but also pay a transition subsidy.

In case of cash compensation where the AH finds transitional housing itself, the displacer should pay a transition subsidy for 6 months at the specified rate from the date on which the HD compensation agreement is entered into and the HD compensation is paid.

### 3. Implementation of the resettlement program

The task force conducted a satisfaction survey on 30 AHs with 122 persons. The results are shown in Attached Table 3-5.

**Attached Table 3-5 resettlement Satisfaction Survey Form**

No.	Question	Options	Result analysis				
			①	②	③	④	⑤
1	By what means did you first know about LA and HD?	①Government leaflet or announcement ②Newspaper, TV and other mass media ③Discussion of nearby residents ④Meeting convened by village officials or informal channel ⑤Measurement of land/house area	0.00%	0.00%	47.83%	30.43%	21.74%
2	Are you satisfied with the DMS results?	①Very satisfied ②Somewhat satisfied ③Neither, nor ④Dissatisfied ⑤Very dissatisfied	34.78%	43.48%	21.74%	0.00%	0.00%
3	Are you aware of the compensation policies for LA and HD?	①Yes ②Somewhat ③No	26.09%	60.87%	13.04%	/	/
4	Are you satisfied with the compensation policies for LA and HD?	①Very satisfied ②Somewhat satisfied ③Neither, nor ④Dissatisfied ⑤Very dissatisfied	39.13%	43.48%	17.39%	0.00%	0.00%
5	Are you confident in the implementation of these policies?	①Very confident ②Confident ③Neither, nor ④Unconfident ⑤Very unconfident	30.43%	43.48%	26.09%	0.00%	0.00%
6	During the whole resettlement process, by what means will you express your personal opinions and ideas?	①Don't know ②Village officials directly or indirectly ③Government above the village level directly or indirectly ④Mass media ⑤Project owner	8.70%	52.17%	8.70%	4.35%	26.09%
7	Are you or your family willing to receive skills training?	①Yes ②No ③Don't know	78.26%	8.70%	13.04%	/	/
8	Are you confident in your future life after LA and HD?	①Very confident ②Confident ③Neither, nor ④Unconfident ⑤Very unconfident	34.78%	52.17%	13.04%	0.00%	0.00%

It can be seen that the APs are well aware of the resettlement policies and largely confident in income restoration. Generally, most of the APs recognize the resettlement policies and believe that the government can implement such policies properly.

In the villages where the land for the resettlement sites has been completed, the owner has entered into LA compensation agreements with the AHs and fully paid LA compensation. The resettlement modes include cash compensation, employment and endowment insurance for LEFs.

1) Cash compensation: If an AH has no objection after the DMS, it may enter into an agreement and receive compensation.

2) Endowment insurance for LEFs: According to the Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175), locally registered members of any household with 60% or more of land acquired may cover endowment insurance for LEFs. 188 persons affected by LA for this project have covered endowment insurance for LEFs.

**Attached Table 3-6 Coverage of Endowment Insurance for LEFs**

Village	Affected population		Insured population		Percent (%)
	HHS	Population	HHS	Population	

Village	Affected population		Insured population		Percent (%)
	HHS	Population	HHS	Population	
Nancang	25	88	25	82	93.67
Panjiaqiao	33	116	33	106	91.67
<b>Total</b>	<b>58</b>	<b>204</b>	<b>58</b>	<b>188</b>	<b>/</b>

3) Employment: The county labor and social security bureau offers employment training on an ongoing basis to help local farmers improve nonagricultural labor skills, covering welding, sewing, housekeeping, driving, cleaning and construction.

## V. Summary

1. By the end of August 2015, the resettlement work of the Huancheng West Road Project and the resettlement sites were underway, and the income of the APs had not been fully restored. The income restoration of the APs will be reflected in subsequent M&E reports.

2. The resettlement work of the Huancheng West Road Project and the resettlement sites complied with the applicable laws and regulations of the PRC.

3. The APs are satisfied with the compensation rates and resettlement programs, and most of them are confident in future lives.

4. By the end of August 2015, no appeal or lawsuit arising from the resettlement work of the Huancheng West Road Project and the resettlement sites had occurred, and resettlement progressed smoothly.



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## Appendix 4 Measures of Xiangshan County for the Settlement of Disputes over House Demolition on Acquired Collective Land

Article 1 These measures have been developed in accordance with the Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land, and Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land to handle disputes over HD on collective land timely and fairly.

Article 2 For any construction project whose HD program has been approved by the county government, if the displacer and the AH fail to enter into an HD compensation agreement within the relocation period specified in the HD announcement, these measures shall apply.

Article 3 An LA and HD judgment office (judgment office for short) has been established to take charge of dispute settlement within the county.

Article 4 Disputes should be handled fairly and fairly according to law.

Article 5 If the displacer and the AH fail to enter into an HD compensation agreement within the relocation period specified in the HD announcement, either party may apply for judgment with the judgment office.

Article 6 If the displacer applies for judgment, the application form shall specify the applicant's basic information, the respondent's basic information, basis for HD, demolished house, affected population, dispute, negotiation process and outcome, and requirements for judgment, and submit the following materials:

- 1) Identity certificate of the legal representative;
- 2) Title certificate of the demolished house;
- 3) Surveying data of the demolished house;
- 4) Appraisal data of the demolished house;
- 5) Compensation and resettlement program;
- 7) Negotiation records between the applicant and the respondent; and
- 8) Other materials required by the judgment office.

Article 7 If the AH applies for judgment, the application form shall specify the applicant's basic information, demolished house, affected population, and dispute, and submit the following materials:

- 1) Identity certificate of the AH;
- 2) Title certificate of the demolished house;
- 3) Reason for application and relevant supporting materials; and
- 4) Other materials required by the judgment office.

Article 8 If the applicant submits any copy or photocopy, it shall submit the original to the judgment office for verification.

Article 9 The judgment office shall review the application form and materials, and make a decision on acceptance or not within 5 working days of receipt, and shall not accept the application if:

- 1) There is an objection to the approved HD program;
- 2) The applicant or respondent is not a party to the dispute;
- 3) The dispute occurs after both parties reach an agreement or both parties apply for application on the same matter after the judgment is made;
- 4) The demolished house has perished;
- 5) The demolished house is an illegal building; or
- 6) Any other situation that the judgment office thinks not warranted for acceptance.

Article 10 If the application is not accepted, the judgment office shall notify the applicant in writing within 5 working days of receipt.

If the judgment office accepts the application, it shall submit a copy of the application form to the respondent within 5 working days of receipt. The respondent shall give a reply and submit supporting materials to the judgment office within 7 days of receipt of the copy.

The judgment office shall make a judgment opinion within 20 days from the date of acceptance, and submit it to the county government for review. The county government shall make a judgment within 10 days.

Article 11 The judgment shall specify the following:

- 1) Basic information of the applicant and the respondent;
- 2) Dispute;

- 
- 3) Basis of the judgment; and
  - 4) Means and period for administrative reconsideration or action in case of refusal.

Article 12 Before the county government makes a judgment, the judgment office may conduct mediation.

Article 13 The judgment shall be suspended and the parties notified in writing if:

- 1) Any fact to be verified is found;
- 2) The judgment is conditional on any other court judgment, where the relevant case has not been closed;
- 3) The applicant dies; or
- 4) The judgment has to be suspended due to force majeure or any other special situation.

Article 14 The judgment shall be terminated and the parties notified in writing if:

- 1) Both parties reach an agreement themselves or through mediation after the application is accepted;
- 2) The applicant or respondent is found not a party to the dispute;
- 3) The applicant dies; or
- 4) The applicant withdraws the application.

Article 15 These measures shall come into effect from the date of issue.

## Appendix 5 Policy on Endowment Insurance for Land Acquisition (XCGO [2015] No.123)

### 关于完善被征地养老保障有关政策

#### 一、完善被征地养老保障制度

被征地农户承包地被征收后，农村集体经济组织从土地整治新增耕地或预留机动地中调剂安排质量和数量相当的土地给农户承包经营的，参保对象可以在集体经济组织内部推选产生。未调剂安排的，安排被征地农户家庭成员参保。村集体留用土地被征用后，按照上述原则，村集体经济组织可以对有参保意愿农户的承包经营土地进行调剂安排。

#### 二、参保人数及对象的确定

调剂安排的，按实际调剂安排的土地面积确定参保人数。参保人数按被征地行政村人均占有数（即第二轮土地承包时被征地行政村土地数除以当时在册农业人口计算）核定。

参保人数核定后，参保对象在集体经济组织内部调剂安排的农户中推选产生，将符合条件的名单交村委会，由村民代表会议或村民大会审议，审议通过后在村内公示，公示期限为5天。

#### 三、参保手续

被征地人员参加养老保障应在公示结束由所在村民委员会同意后提出，经当地镇（乡）政府、街道办事处初审后，分别持以下材料报县社会保险经办机构核准：

1. 被征地人员参加养老保障申报表；
2. 参保人员的居民身份证及公安部门的户籍证明；
3. 调剂安排的材料；
4. 村两会审议及公示结论；
5. 国土资源管理部门批准征用土地的文件。

被征地人员申报核准后，填写被征地人员参加养老保障登记表、待遇享受核准表，到县社会保险经办机构办理参保手续，按规定缴纳养老保障费后，领取《象山县被征地人员养老保障手册》。

其他均按《象山县被征地人员养老保障实施办法》（象政发〔2007〕175号）规定执行。

#### 四、工作要求

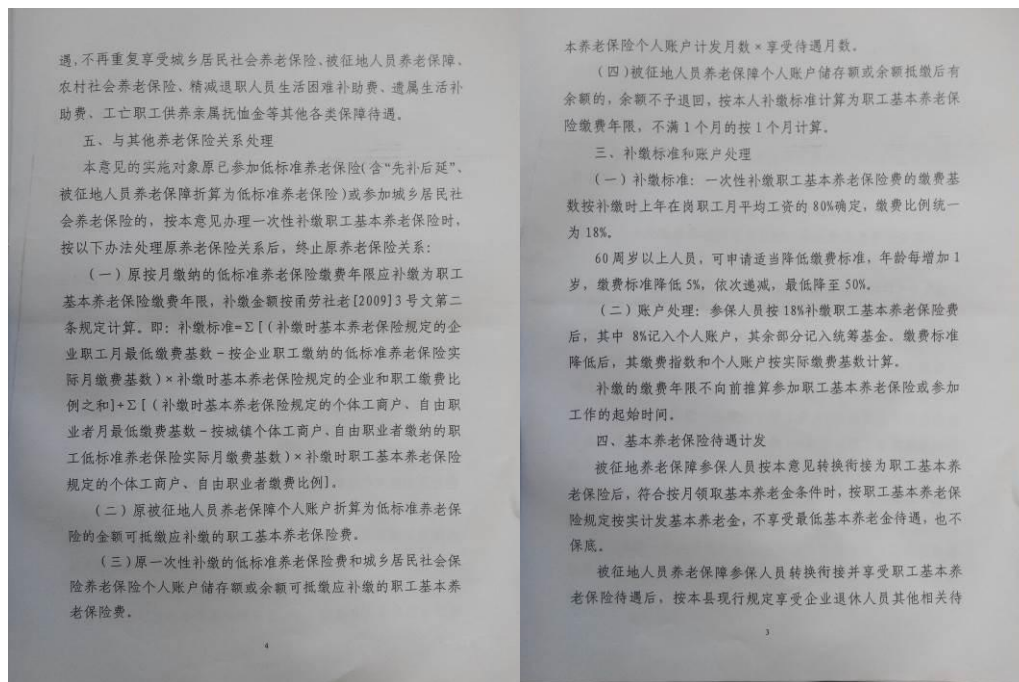
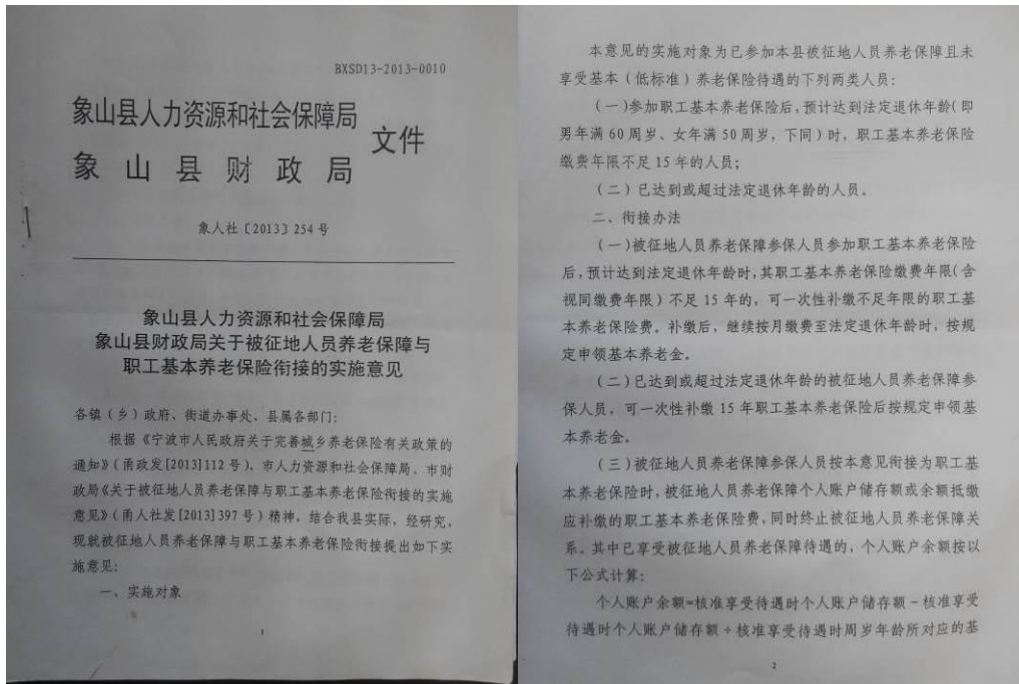
各镇乡（街道）要充分认识完善被征地养老保障工作的重要性和复杂性，切实加强组织领导，做好内部推选参保工作。国土资源、财政、人力社保、农林部门要各司其职，积极配合镇乡（街道）做好集体留用土地被征用村民参保的相关工作。

发布机构：象山县法制办

发布时间：2015-07-24



# Appendix 6 Opinions on the Linkage of Endowment Insurance for Land-expropriated Farmers and Basic Endowment Insurance for Employees



按上述(二)、(三)款抵缴应补缴的基本养老保险费后有余额的,余额不予退回,按本人补缴标准计算为职工基本养老保险缴费年限,不满1个月的按1个月计算。

六、办理程序

(一)符合本意见规定的人员,要求办理被征地人员养老保险(含其他各类养老保险)与职工基本养老保险衔接手续时,应持身份证、户口簿原件及复印件,先到县人力资源和社会保障服务中心(天安路926号)被征地保障窗口终止关系后,再凭窗口出具的《各类养老保险(险)与职工基本养老保险衔接结算表》(附件1)到职工基本养老保险窗口申请办理衔接手续。

(二)养老保险窗口受理后,经审核符合本意见规定实施对象的,与申请人确认应补缴的职工基本养老保险费、可抵缴的养老保险费和实际应缴纳的养老保险费等相关事项后,核对打印《各类养老保险(险)与职工基本养老保险衔接缴费明细单》(附件2,以下简称《缴费明细单》),并交申请人签字确认,同时生成基本养老保险缴费结算表。

(三)申请人凭窗口出具的《银行现金缴款单》到信用社窗口缴纳职工基本养老保险费。缴费后持信用社盖章的《银行现金缴款单》到养老保险窗口开具收款收据,申请人未在规定时间内完成缴费的视作放弃。

(四)被征地人员养老保险参保人员转换到职工基本养老保险后,符合职工基本养老金领取条件时,需向县人力资源和社会保障

保障服务中心养老保险窗口提出办理基本养老保险待遇享受核准手续的申请。申请时应提供本人身份证复印件两份、一寸近照两张、《职工社会养老保险手册》及其他应提供的有关证明材料等。从办理核准手续的次月起,按月领取基本养老金,并纳入社会化管理服务。

(五)养老保险经办机构按月核对系统生成的《各类养老保险(险)与职工基本养老保险衔接资金结转明细单》(附件3,以下简称《资金结转明细单》),经办机构每月凭《资金结转明细单》办理各类养老保险(险)资金结转划拨手续。

七、工作要求

(一)被征地人员养老保险与职工基本养老保险的衔接转换办法,涉及面广、政策性强,各地必须严格按市政府《通知》规定执行,不得擅自突破政策规定。

(二)要充分认识此项政策实施的重要性和紧迫性,切实加强组织领导、落实专项工作经费,社保经办机构要充实一线工作人员力量做好政策宣传解释和组织实施工作,要加强业务培训指导,竭尽全力把好事办实、实事办好。

八、其他规定

(一)被征地人员养老保险与职工基本养老保险衔接并按月领取基本养老金后,参加职工基本医疗保险的,其医疗保险待遇的最低缴费年限要求、缴费年限的核定办法及不足年限补缴办法按城镇职工医疗保险有关规定执行。

(二)本实施意见从发布之日起实施。

- 附件: 1、各类养老保险(险)与基本养老保险衔接结算表  
2、各类养老保险(险)与基本养老保险衔接缴费明细单  
3、各类养老保险(险)与基本养老保险衔接资金结转明细单

象山县人力资源和社会保障局 象山县财政局  
2013年11月11日

附件1 各类养老保险(险)与基本养老保险衔接结算表

原各类养老保险(险)关系参保信息					
姓名		性别		户籍	<input type="checkbox"/> 非农 <input type="checkbox"/> 农业
身份证号					出生年月
户籍所在地	县(市)、区		街道(乡镇)	社(村)	
现居住地	县(市)、区 (非) 号 室		街道(乡镇)	社区(村)	路
手机		固定电话		邮编	
原参保险种	<input type="checkbox"/> 被征地养老保险		<input type="checkbox"/> 城乡居保		
被征地实际个人账户余额	其中	政府补贴		可抵缴基本养老金	
		个人缴纳金额			
城乡居保实际个人账户余额	其中	政府补贴		可抵缴基本养老金	
		个人缴纳金额			
申请人确认签收:			联系电话(手机):		
			年 月 日		
经办人:			复核人:		
			经办机构(盖章):		
			年 月 日		

备注: 1.申请人各类养老保险(险)关系自本表打印之日起终止。  
2.本表一式两份,经办机构 and 申请人各一份。

附件 2

各类养老保障（险）与基本养老保险衔接缴费明细单

参保人： 社会保障号码 \_\_\_\_\_  
(单位编码 单位名称 \_\_\_\_\_)

根据你的申请，经审核，符合甬政发〔2013〕112号文件有关规定，现将你各类养老保障衔接基本养老保险有关结算事项告知如下：

- 一、应缴纳养老保险费合计 元，其中：
  - 1.低标准养老保险转基本养老保险补缴差额 元；
  - 2.一次性补缴基本养老保险金额 元（补缴 个月，缴费基数 元，缴费比例 18 %，折扣率 %）。
- 二、可抵缴养老保险费合计 元，其中：
  - 1.原低标准先补（原被征地折算低标准）抵缴金额 元；
  - 2.被征地养老保险抵缴金额 元；
  - 3.城乡居保抵缴金额 元；
  - 4.跨统筹区各类养老保险抵缴金额 元。
- 三、实际应缴纳养老保险费
  - 1. 上述应缴金额经抵缴后，实际应缴纳养老保险费 元。请于 201 年 月 日前完成缴费相关手续；
  - 2. 原各类养老保险抵缴后剩余金额 元，折算为基本养老保险 个月，缴费基数为 元，折扣率 %。

本人同意按甬政发〔2013〕112号文件规定，将各类养老保障（险）衔接到基本养老保险，已知晓不享受最低基本养老金待遇，也不保龄，如未按此缴费明细单在规定时间内完成缴费视作放弃。

申请人确认签收： 申请人联系电话（手机）： \_\_\_\_\_ 年 月 日

经办人： 复核人（业务经办章）： \_\_\_\_\_ 年 月 日

附件 3

各类养老保障（险）与基本养老保险衔接资金结转明细单

\_\_\_\_社保机构  
(业务专用章) 险种类型 \_\_\_\_\_ 打印日期: \_\_\_\_\_

序号	身份证号	姓名	其他养老保障类型	转入		转出	转入金额	业务操作人员	操作日期
				转入	转出				
合计									

经办人： \_\_\_\_\_ 审核人： \_\_\_\_\_

象山县人力资源和社会保障局办公室 2013年11月21日印发

# Appendix 7 Sample LA Compensation Agreement

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## 征地补偿协议

表征字[2006] 18号

征 地 单 位： 泰山钢铁一期征地事务所 (以下简称甲方)  
被 征 地 单 位： 泰山钢铁一期征地事务所 (以下简称乙方)

根据社会经济发展的需要，依据土地利用总体规划、城市总体规划和村镇建设规划，甲方需征用乙方位于 泰山钢铁一期征地事务所 集体所有的土地，拟用于 工业建设。根据《中华人民共和国土地管理法》等法律、法规及浙江省人民政府浙政发[2002]27号文件规定，经双方协商，就征地补偿有关问题达成如下协议：

一、甲方向乙方征用土地面积 202.38 公顷 (计 亩)。  
其中耕地 1.9127 公顷 (计 亩)、园地 公顷 (计 亩)、  
农用地 公顷 (计 亩)、非耕地 200.4673 公顷 (计 亩)、  
建设用地 公顷 (计 亩)、林地 公顷 (计 亩)、  
未利用地 公顷 (计 亩)。

二、征用土地用途为： 工业； 商； 其他：  
西： 泰山钢铁； 北： 泰山钢铁 (具体详见征地红线图)。

三、甲方按照有关规定，应支付乙方征地补偿费用计算如下：

1. 货币补偿、折算计算

地 类	面积 (公顷)	土地补偿费		安置补助费	
		面积	金额 (元)	面积	金额 (元)
耕地					
园地					
农用地					
其他					

地 类	一级区片		二级区片		三级区片	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)
耕地、农 水、建设用 地	1.9127	725	1.7776	6758		
园地、农 林、未 利用地	0.2863	5238				
林地、 未利用地						
地 类	四级区片		五级区片		合 计	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿费用 (元)
耕地、农 水、建设用 地					7.7483	5598094
园地、农 林、未 利用地、 林 地					0.2863	1502075.0

2. 按“区片综合价”计算

地 类	一级区片		二级区片		三级区片	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)
耕地、农 水、建设用 地	1.9127	725	1.7776	6758		
园地、农 林、未 利用地	0.2863	5238				
林地、 未利用地						
地 类	四级区片		五级区片		合 计	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿费用 (元)
耕地、农 水、建设用 地					7.7483	5598094
园地、农 林、未 利用地、 林 地					0.2863	1502075.0

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3. 青苗补偿费 229319.0 元，地上附着物补偿费 120977.90 元。  
以上合计，甲方共应支付乙方征地总费用为 149113.00 元人民币。  
(大写： 壹拾肆万玖仟壹佰叁拾元整)。上述费用包括土地  
补偿费、安置补助费、青苗补偿费和地上附着物补偿费四项。

四、甲方按本协议计算的征地补偿标准编制征地方案，征地方案和  
本协议经有权批准的人民政府批准后，本协议自生效，由甲方根据实际批  
准征用面积一次性支付乙方征地费用。

五、征地方案和协议批准后，并且征地费用已全部支付，乙方应在  
\_\_\_\_日内无条件交地，并切实做好征地农民的工作，不得以任何理由拒绝交  
地。甲方接受土地后按规定用于拟建项目建设，但因规划调整等因素，可以  
调整建设项目的。

六、本协议签订后，双方应自觉遵守，违约方将按有关法律、法规和政  
策规定承担违约责任。

七、本协议于 2006 年 ( 月 ) 日签订，一式四份，甲方三份，乙方  
一份。

八、附件：1. 征地测量图；  
2. 青苗及地上附着物登记补偿清单。

甲 方：(盖章) \_\_\_\_\_ 乙 方：(盖章) \_\_\_\_\_  
代表人：杨国清 \_\_\_\_\_ 代表人：徐志法 \_\_\_\_\_  
本协议书于 2006 年 7 月 19 日签订 派土/2/19

# Appendix 8 LA Compensation Distribution Program

**象山县丹西街道九顷村村委**

**征地款分配方案**

经村民代表会议决议，就有关2014年土地征收补偿分配事宜，特制定如下方案：

一、参加分配村民户口截止日

1、以2014年6月20日为界限，超过此日于征地户口的农户不能参加此次土地征用的分配。

二、分配方案

1、按照2000年1月8日二轮土地承包时分配土地的人为基数（即土地安置费）和现行符合分配条件的在册人口为分配基数（即劳力安置费）各占50%进行分配。

2、纯农户每人全额为40000.00元整；即土地安置费每人20000.00元和劳力安置费每人20000.00元整。

3、原村下土地征用附加户安置费全部由村扣除。

三、未分到土地的儿童

1、二轮承包结束后—2014年6月20日出生且户口在册的儿童按纯农户100%享受，超生儿童除外。

2、2013年10月1日前超生户口已报但未满18周岁的儿童按照纯农户的50%享受。（以后未满18周岁的仍享受50%，满18周岁享受村一切待遇）

3、2013年10月1日后超生户口已报的儿童，未满18周岁前不享受村里一切待遇。（满18周岁享受村一切待遇）

四、婚嫁

1、女嫁出

(1) 已出嫁，土地分割，现户口未迁，只享受土地安置费，不享受劳力安置费。（要求户口迁出，以后不享受村里一切待遇）

(2) 已出嫁，土地分割，现户口未迁，现已离婚的妇女，只享受土地安置费，不享受劳力安置费。（要求婚前户口挂靠于此，以后不享受村里一切待遇）

(3) 已出嫁，土地分割，现户口仍在村不享受村里待遇。

2、女嫁回

(1) 女村民已结婚，土地分割，因男方属于非农业户口，农村户口无法迁出，享受土地安置费，不享受劳力安置费。

3、婚嫁迁入或迁入

(1) 现户口到村时间为准，土地未分割，户口在册，享受劳力安置费，不享受土地安置费，随母迁入的小孩，土地未分割，户口在册，享受劳力安置费，不享受土地安置费。

4、离婚

(1) 离婚后，女方未再婚且户口未迁出，土地分割，男方也未娶妻，则按纯农户100%待遇享受；

(2) 离婚后，如男方另娶妻且另娶妻了户口到村，离婚妇女则享受土地安置费，另娶妻子女享受劳力安置费。

(3) 离婚后，女方未再婚，还未再婚，户口在册，享受劳力安置费。

(4) 婚嫁迁入，现已离婚，且女方未分到田，现已再婚，不享受村一切待遇，要求户口迁出。

(5) 婚嫁迁入，现已离婚，且女方未分到田，已再婚享受村土地安置费。（若婚嫁户口迁出，在嫁非需办理好挂靠手续，以后不再享受村待遇）

五、大中专学生

1、户口在籍，土地分割，按照纯农户100%待遇享受，妻子、孩子按照纯农户妻子、孩子同等待遇。

2、重户户口原属九顷村，因读书委员会原户口人员享受纯农户90%，以后不再享受村所有待遇。

六、死亡

1、二轮土地承包时，土地分割，至2013年10月12日前的死亡人员享受土地安置费，不享受劳力安置费。（因土地征用工作的特殊性，跨度时间长对自2013年10月12日—土地分配发放之日止期间死亡的仍作全额分配以后不享受村里一切待遇）此次分配款发放之日止的已死亡人员，以后不再享受所有待遇。

2、关于死前已执行人员，如土地分割，享受土地安置费。

七、其它

1、经劳动、人事部门批准在编的国家公务员、事业单位干部、事业单位职工不享有未分到土地不予分配，原事业单位干部、正式职工退休后户口在村，土地未分，不作分配。

2、挂户人口，不作分配。

3、服役人员（除退伍军人、转志愿兵）、劳教、服刑人员及其分配款由村所有服役人员、劳教、服刑人员的分配款均由本人接收，其他人不得代领。

4、如有上述分配方案未到的事宜，再由村征询领导小组讨论决定。

丹西街道九顷村  
2014年7月14日

**九顷村民代表会议决议**

2014年7月14日下午1:00九顷村召开九顷村土地征用款分配方案会议。应到会代表60人；实到会60人；实到会代表人数超过应到会代表数的三分之二会议有效。

九顷村土地征用款分配方案所有条例规定按上述各列执行。同意到村代表签名：

陈银明 史建舟 冯士强 姜伙忠 周小波  
 徐银 孙所 俞红 李新 周小波  
 史建舟 史建舟 史建舟 史建舟 史建舟  
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### Appendix 9 Resettlement Budget

Item	Unit	Rate (yuan)	The Project								Related projects		Total		Percent (%)
			Baohai Road		Huancheng West Road		Tashan bus terminal		Subtotal		Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	
			Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)					
<b>1. Basic costs</b>				<b>542.04</b>		<b>1212</b>		<b>249</b>		<b>2097.23</b>		<b>3725.4</b>		<b>5822.63</b>	<b>73.49</b>
<b>1.1 Permanent LA</b>	<b>0000 yuan</b>		<b>39.76</b>	<b>224.7</b>	<b>231.307</b>	<b>1198.77</b>	<b>12.52</b>	<b>75.12</b>	<b>283.59</b>	<b>1498.5903</b>	<b>65.6</b>	<b>388.5</b>	<b>349.1866</b>	<b>1887.09</b>	<b>23.82</b>
Cultivated land	mu	60000	34.7	208.2	110.67	664.02	0	0	145.37	872.22	26.77	160.59	172.135	1032.81	13.04
Woodland	mu	30000	0	0	41.4011	124.20	0	0	41.40	124.2033	0.94	2.81	42.3381	127.01	1.60
Garden land	mu	60000	0	0	9.5145	57.087	0	0	9.5145	57.087	2.17	13.02	11.684	70.1	0.88
Other farmland	mu	60000	0	0	12.039	72.234	0	0	12.039	72.234	1.46	8.78	13.502	81.01	1.02
Construction land	mu	60000	2.6	15.6	36.06	216.36	12.52	75.12	51.18	307.08	33.5	201.02	84.684	508.1	6.41
Unused land	mu	30000	0.3	0.9	21.622	64.866	0	0	21.922	65.766	0.76	2.28	22.6835	68.05	0.86
<b>1.2 Temporary land occupation</b>	<b>mu</b>	<b>1800</b>	<b>2.16</b>	<b>0.3888</b>	<b>11.12</b>	<b>2.0016</b>	<b>2.28</b>	<b>0.4104</b>	<b>15.56</b>	<b>2.8008</b>	<b>15.64</b>	<b>5.63</b>	<b>31.2</b>	<b>8.43</b>	<b>0.11</b>
<b>1.3 Demolition of residential houses</b>	<b>0000 yuan</b>		<b>0</b>	<b>316.95</b>		<b>0</b>		<b>0</b>		<b>316.952</b>		<b>3008.8</b>	<b>0</b>	<b>3325.75</b>	<b>41.98</b>
<b>1.3.1 Structure</b>			<b>2000</b>	<b>223.95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2000</b>	<b>223.952</b>	<b>20035</b>	<b>2218.7</b>	<b>22035</b>	<b>2442.65</b>	<b>30.83</b>
Masonry concrete I	m <sup>2</sup>	1250	1280	160	0	0	0	0	1280	160	14062.4	1757.8	15342.4	1917.8	24.21
Masonry concrete II	m <sup>2</sup>	1400	160	22.4	0	0	0	0	160	22.4	1757.8	246.09	1917.8	268.49	3.39
Masonry concrete III	m <sup>2</sup>	1250	96	12	0	0	0	0	96	12	1054.68	131.84	1150.68	143.84	1.82
Masonry concrete IV	m <sup>2</sup>	1180	64	7.552	0	0	0	0	64	7.552	703.12	82.97	767.12	90.52	1.14
Masonry timber	m <sup>2</sup>	800	200	16	0	0	0	0	200	16	2002	160.16	2202	176.16	2.22
Simple	m <sup>2</sup>	300	200	6	0	0	0	0	200	6	455	13.65	655	19.65	0.25
<b>1.3.2 Transition subsidy</b>	<b>m<sup>2</sup></b>	<b>300</b>	<b>2000</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2000</b>	<b>60</b>	<b>20035</b>	<b>601.05</b>	<b>22035</b>	<b>661.05</b>	<b>8.34</b>
<b>1.3.3 Temporary transition subsidy</b>	<b>yuan /m<sup>2</sup></b>	<b>15</b>	<b>2000</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2000</b>	<b>3</b>	<b>20035</b>	<b>30.05</b>	<b>22035</b>	<b>33.05</b>	<b>0.42</b>
<b>1.3.4 Reward</b>	<b>yuan /HH</b>	<b>30000</b>	<b>10</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>30</b>	<b>53</b>	<b>159</b>	<b>63</b>	<b>189</b>	<b>2.39</b>
<b>1.4 Demolition of non-residential properties</b>	<b>0000 yuan</b>		<b>0</b>	<b>0</b>		<b>11</b>		<b>174</b>		<b>185</b>		<b>258.35</b>	<b>0</b>	<b>443</b>	<b>5.59</b>
<b>1.4.1 Structure</b>			<b>0</b>	<b>0</b>	<b>84</b>	<b>9.912</b>	<b>2764</b>	<b>157.952</b>	<b>2848</b>	<b>167.864</b>	<b>1990.38</b>	<b>234.86</b>	<b>4838.38</b>	<b>402.73</b>	<b>5.08</b>
Masonry concrete	m <sup>2</sup>	1180	0	0	84	9.912	114	13.452	198	23.364	1990.38	234.86	2188.38	258.23	3.26
Masonry timber	m <sup>2</sup>	800	0	0	0	0	1300	104	1300	104	0	0	1300	104	1.31
Simple	m <sup>2</sup>	300	0	0	0	0	1350	40.5	1350	40.5	0	0	1350	40.5	0.51
1.4.2 Compensation for production suspension (5% of appraised value)		<b>5%</b>	<b>0</b>	<b>0</b>	<b>84</b>	<b>0.4956</b>	<b>2764</b>	<b>7.8976</b>	<b>2848</b>	<b>8.3932</b>	<b>1990.38</b>	<b>11.74</b>	<b>4838.38</b>	<b>20.14</b>	<b>0.25</b>
1.4.3 Moving subsidy (5%)		<b>5%</b>	<b>0</b>	<b>0</b>	<b>84</b>	<b>0.4956</b>	<b>2764</b>	<b>7.9</b>	<b>2848</b>	<b>8.39</b>	<b>1990.38</b>	<b>11.74</b>	<b>4838.38</b>	<b>20.14</b>	<b>0.25</b>
<b>1.5 Ground attachments</b>	<b>0000 yuan</b>		<b>0</b>	<b>0</b>		<b>0</b>		<b>0</b>		<b>94.24</b>		<b>64.115</b>	<b>0</b>	<b>158.35</b>	<b>2.00</b>
Orange	/	80	/	/	/	/	/	/	688	5.5	335	2.68	1023	8.18	0.10
Strawberry	mu	1500	/	/	/	/	/	/	1.5	0.23	0.8	0.12	2.3	0.35	0.00
Bamboo	/	35	/	/	/	/	/	/	340	1.19	220	0.77	560	1.96	0.02
Osmanthus fragrans	/	200	/	/	/	/	/	/	130	2.6	80	1.6	210	4.2	0.05
Pine	/	200	/	/	/	/	/	/	100	2	75	1.5	175	3.5	0.04
Mulberry	/	120	/	/	/	/	/	/	300	3.6	120	1.44	420	5.04	0.06
Forest	mu	3000	/	/	/	/	/	/	3.5	1.05	1.1	0.33	4.6	1.38	0.02
Sequoia	/	100	/	/	/	/	/	/	1100	11	600	6	1700	17	0.21
Enclosing wall (brick-earth)	m	60	/	/	/	/	/	/	608	3.65	220	1.32	828	4.97	0.06
Enclosing wall (wooden)	m	25	/	/	/	/	/	/	20	0.05	10	0.025	30	0.08	0.00
Telegraph pole	/	300	/	/	/	/	/	/	52	1.56	30	0.9	82	2.46	0.03
Streetlamp	/	500	/	/	/	/	/	/	14	0.7	15	0.75	29	1.45	0.02
Monitoring camera	/	300	/	/	/	/	/	/	7	0.21	6	0.18	13	0.39	0.00
Power transmission tower	/	100000	/	/	/	/	/	/	5	50	4	40	9	90	1.14
Bamboo greenhouse	mu	2000	/	/	/	/	/	/	4.5	0.9	2.5	0.5	7	1.4	0.02
Steel greenhouse	mu	50000	/	/	/	/	/	/	2	10	1.2	6	3.2	16	0.20
<b>2. Management fees (2% of basic costs)</b>	<b>0000 yuan</b>	<b>/</b>		<b>10.84</b>		<b>24.23</b>		<b>4.99</b>		<b>41.94</b>	<b>0</b>	<b>74.51</b>	<b>0</b>	<b>116.45</b>	<b>1.47</b>
<b>3. Resettlement planning and monitoring costs</b>	<b>0000 yuan</b>	<b>/</b>		<b>43.36</b>		<b>96.93</b>		<b>19.94</b>		<b>167.78</b>	<b>0</b>	<b>225.77</b>	<b>0</b>	<b>393.55</b>	<b>4.97</b>
3.1 Resettlement planning costs (3% of basic costs)	<b>0000 yuan</b>	<b>/</b>		16.26		36.35		7.48		62.92	0	39.5	0	102.42	1.29
3.2 Resettlement M&E costs (5% of basic costs)	<b>0000 yuan</b>	<b>/</b>		27.1		60.58		12.46		104.86	0	186.27	0	291.13	3.67
<b>4. Training costs (1% of basic costs)</b>	<b>0000 yuan</b>	<b>/</b>		<b>5.42</b>		<b>12.12</b>		<b>2.49</b>		<b>20.97</b>	<b>0</b>	<b>55.88</b>	<b>0</b>	<b>76.85</b>	<b>0.97</b>
<b>5. LA taxes and fees</b>	<b>0000 yuan</b>	<b>/</b>		<b>191.35</b>		<b>584.42</b>		<b>12.46</b>		<b>792.95</b>	<b>0</b>		<b>0</b>	<b>792.95</b>	<b>10.01</b>
5.1 LA management fees (5% of LA costs)	<b>0000 yuan</b>	<b>/</b>		27.1		60.58		12.46		104.86	0	19.43	0	124.29	1.57
5.2 Farmland occupation tax	m <sup>2</sup>	35	23133.45	80.97	73780.37	258.23	0	0	96913.82	339.2	17855.59	62.49	114769.409	401.69	5.07
5.3 Land reclamation fees	m <sup>2</sup>	20	23133.45	46.27	73780.37	147.56	0	0	96913.82	193.83	17855.59	35.71	114769.409	229.54	2.90
5.4 Compensation fees for the use of additional construction land	m <sup>2</sup>	16	23133.45	37.01	73780.37	118.05	0	0	96913.82	155.06	17855.59	28.57	114769.409	183.63	2.32
<b>Subtotal of Items 1-5</b>	<b>0000 yuan</b>			<b>793.01</b>		<b>1929.4</b>		<b>289.16</b>		<b>3120.88</b>		<b>4081.56</b>	<b>0</b>	<b>7202.43</b>	<b>90.91</b>
<b>6. Contingencies (10% of total costs)</b>	<b>/</b>	<b>/</b>		<b>79.301</b>		<b>192.938</b>		<b>28.916</b>		<b>312.088</b>	<b>0</b>	<b>408.16</b>	<b>0</b>	<b>720.24</b>	<b>9.09</b>
<b>Subtotal of Items 1-6</b>	<b>0000 yuan</b>	<b>/</b>		<b>872.316</b>		<b>2122.322</b>		<b>318.078</b>		<b>3432.963</b>	<b>0</b>	<b>4489.71</b>	<b>0</b>	<b>7922.68</b>	<b>100</b>
<b>Percent</b>	<b>%</b>	<b>/</b>		<b>11.01%</b>		<b>26.79%</b>		<b>4.01%</b>		<b>43.33%</b>		<b>56.67%</b>		<b>100.00%</b>	

## Appendix 10 Fieldwork Methods

Method	Time	Venue	Scale	Participants	Remarks
1. Literature study	Jul. – Sep. 2014	/	/	Task force	Learning the socioeconomic profile of the project area, and referring to local LA and HD policies to develop the survey plan and design the questionnaire
2. Sampling survey	Sep. – Nov. 2014	Affected villages	APs	Officials of affected sub-districts and villages, APs, task force	Learning AHS' attitudes to and comments on the Project
3. FGD	Sep. – Nov. 2014	Affected villages	16 times	APs, task force	Learning project preparation and affected area, discussing compensation and resettlement programs
4. Key informant interview	Nov. 2014	Affected villages	25 persons	Agencies concerned	Learning project benefits and impacts, and discussing compensation and resettlement policies
5. In-depth interview	Nov. 2014	Affected villages	16 persons	APs, task force	Discussing compensation and resettlement measures in detail
6. Field visit	Dec. 2014	Affected villages	/	Xiangshan PMO, transport bureau, task force	Learning project impacts on site
7. Supplementary survey	Jun. 2014	Affected villages	18 persons	Xiangshan PMO, task force	Learning and recording land occupation
8. Data supplement	Aug. 2014	Affected villages	11 persons	Xiangshan PMO, task force	Further discussing the compensation and resettlement mechanism

## Appendix 11 Fieldwork Photos



Fieldwork in Luxialin Village



Fieldwork in Zhushuixi Village



Survey on resettlement site in Zhushuixi Village



Survey on LA location in Sanchalu Village



Fieldwork in Lixin Village



DMS in Luxialin Village



## Appendix 12 Photos of Public Participation and Consultation



Key informant interview



Key informant interview and field visit



Interview with AP



Resettlement willingness survey



Key informant interview



Socioeconomic survey

**Appendix 13 Current Situation of Houses to be Demolished**

