

**The World Bank Financed
Transportation Integration of Wuhan
Urban Circle Demonstration Project**

**Xiaogan Anlu Urban Transport
Infrastructure Subproject**

**Resettlement Action
Plan**

**Resettlement Management Office of Anlu Urban Transport
Infrastructure Project**

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Table of Contents

1 PROJECT PROFILE	5
1.1 PROJECT BACKGROUND.....	5
1.2 PROJECT CONTENT.....	6
1.3 PROJECT EFFECT ON DISPLACED PERSONS.....	8
1.4 MEASURES THAT ALLEVIATE PROJECT’S RESETTLEMENT EFFECT.....	9
1.5 PROJECT OWNERSHIP.....	1 0
1.6 PREPARATION AND IMPLEMENTATION SCHEDULE OF THE PROJECT.....	1 0
1.7 FORMULATION OF RESETTLEMENT POLICIES.....	1 0
1.8 RESETTLEMENT OF ASSOCIATED PROJECTS.....	1 1
2 ANALYSIS ON THE PROJECT IMPACT	1 1
2.1 DEFINITION OF PROJECT IMPACT.....	1 1
2.2 DEADLINE OF PROJECT IMPACT.....	1 2
2.3 SURVEY ON PROJECT IMPACT.....	1 2
2.4 OVERVIEW OF PROJECT IMPACT.....	1 4
2.5 IMPACT OF LAND USE IN THE PROJECT.....	1 6
2.6 DEMOLISHED PRIVATE BUILDINGS.....	1 7
2.7 AFFECTED ENTERPRISES AND STORES.....	1 9
2.8 AFFECTED PUBLIC FACILITIES.....	2 2
2.9 AFFECTED VULNERABLE GROUP.....	2 2
2.10 UNLICENSED BUILDINGS.....	2 3
3 SOCIAL IMPACT ANALYSIS OF THE PROJECT	2 4
3.1 OVERVIEW OF THE PROJECT-AFFECTED AREA.....	2 4
3.2 BASIC INFORMATION OF THE AFFECTED VILLAGES.....	2 5
3.3 BASIC INFORMATION OF THE AFFECTED HOUSEHOLDS AND THEIR ATTITUDE TOWARDS THE PROJECT.....	2 6
3.4 PROJECT IMPACT ON MINORITY GROUPS.....	2 9
4 LAWS, REGULATIONS AND POLICIES	2 9
4.1 MAJOR LAWS, REGULATIONS AND POLICIES FOR RESETTLEMENT WORK.....	3 0
4.1.1 <i>Relevant laws and regulation issued by the central government</i>	3 0
4.1.2 <i>Regulations and policies issued by the Ministry of Land and Resources and People’s Government of Hubei Province</i>	3 0
4.1.3 <i>Regulations and policies issued by the People’s Government of Anlu and relevant departments</i>	3 1
4.1.4 <i>Involuntary resettlement policies of the World Bank</i>	3 1
4.2 ABSTRACT OF MAJOR LAWS, REGULATIONS AND POLICIES.....	3 1
4.2.1 <i>Abstract of relevant laws and regulations issued by government departments at all levels</i> ..	3 1
4.2.2 <i>Involuntary resettlement policies of the World Bank</i>	3 4
4.2.3 <i>Difference Analysis on Involuntary Resettlement Policy between World Bank and China</i>	3 5
4.3 RESETTLEMENT POLICIES APPLICABLE TO THIS PROJECT.....	3 7
4.3.1 <i>Resettlement compensation policy for acquisition of collective-owned land</i>	3 7
4.3.2 <i>Resettlement compensation policy for acquisition of state-owned land</i>	3 8
4.3.3 <i>Resettlement compensation policy for demolishing housing on collective-owned land</i>	3 8
4.3.4 <i>Resettlement compensation policy for demolishing housing on state-owned land</i>	4 0
4.3.5 <i>Resettlement compensation policy for demolishing enterprises and stores</i>	4 1
4.3.6 <i>Preferential policy for vulnerable groups</i>	4 2

5 RESETTLEMENT COMPENSATION STANDARD.....	4 4
5.1 COMPENSATION STANDARD FOR EXPROPRIATING COLLECTIVE-OWNED LAND	4 4
5.2 COMPENSATION STANDARD FOR DEMOLISHED HOUSES	4 6
5.2.1 <i>Compensation standard for demolished houses on state-owned land</i>	4 6
5.2.2 <i>Compensation standard for demolished houses on collective-owned land</i>	4 6
5.3 COMPENSATION STANDARD FOR DEMOLISHED ENTERPRISES AND STORES	5 0
6 IMPLEMENTATION PLAN FOR RESETTLEMENT AND RECOVERY	5 2
6.1 OBJECTIVE, METHOD AND PRINCIPLE OF RESETTLEMENT AND RECOVERY	5 2
6.1.1 <i>Objectives of resettlement and recovery</i>	5 2
6.1.2 <i>Method of resettlement and recovery</i>	5 2
6.1.3 <i>Principle of resettlement and recovery</i>	5 3
6.2 RESETTLEMENT OF HOUSE-DEMOLISHED HOUSEHOLDS ON COLLECTIVE-OWNED LAND	5 3
6.3 RESETTLEMENT OF RELOCATED HOUSEHOLDS ON STATE-OWNED LAND	5 9
6.4 RESETTLEMENT AND COMPENSATION FOR THE POPULATION AFFECTED BY LAND EXPROPRIATION	6 1
6.5 RESETTLEMENT AND COMPENSATION FOR AFFECTED ENTERPRISES AND STORES	6 2
6.6 RESETTLEMENT AND RECOVERING OF THE AFFECTED VULNERABLE GROUP	6 4
6.7 SCHEDULE OF RESETTLEMENT AND RECOVERY	6 5
7. BUDGET AND MANAGEMENT OF RESETTLEMENT FUNDS	6 6
7.1 CONSTITUTION OF RESETTLEMENT FUNDS.....	6 6
7.1.1 <i>Compensation fee for land acquisition</i>	6 6
7.1.2 <i>Compensation fund for house demolition</i>	6 6
7.1.3 <i>Compensation fee for all kinds of attachments</i>	6 6
7.1.4 <i>Other expenses related to resettlement</i>	6 6
7.1.5 <i>Administrative expenses for resettlement</i>	6 7
7.1.6 <i>Unforeseeable expenses</i>	6 7
7.2 BUDGET OF RESETTLEMENT FUNDS	6 7
7.3 OBJECT AND FLOW OF RESETTLEMENT FUNDS	7 0
7.3.1 <i>Object of resettlement funds</i>	7 0
7.3.2 <i>Source and flow of resettlement funds</i>	7 0
7.4 APPROPRIATION, MANAGEMENT AND MONITORING OF RESETTLEMENT FUND.....	7 1
7.4.1 <i>Appropriation of resettlement funds</i>	7 1
7.4.2 <i>Management and monitoring of resettlement funds</i>	7 1
8. RESETTLEMENT ORGANIZATIONS	7 3
8.1 ORGANIZATION SETTING	7 3
8.2 RESPONSIBILITIES OF EACH ORGANIZATION.....	7 3
8.2.1 <i>Work leading group of World Bank Financed Anlu project</i>	7 3
8.2.2 <i>Project Management Office</i>	7 4
8.2.3 <i>Land compensation offices of streets, townships and the development zone</i>	7 4
8.2.5 <i>External monitoring organization</i>	7 5
8.3 STAFFS AND FACILITIES OF EACH RESETTLEMENT ORGANIZATIONS	7 5
8.4 MEASURES TO ENHANCE ABILITIES OF RESETTLEMENT ORGANIZATIONS	7 6
8.5 PLAN TO FURTHER ENHANCE ABILITIES OF RESETTLEMENT ORGANIZATIONS	7 7
9 PUBLIC PARTICIPATION AND CONSULTATION.....	8 0
9.1 ACTIVITIES OF PUBLIC PARTICIPATION AND CONSULTATION HAVING BEEN CONDUCTED	8 0
9.2 FEEDBACK TO PUBLIC PARTICIPATION AND CONSULTATION	8 5
9.3 PLAN OF CONSULTATION WITH AFFECTED PEOPLE IN THE NEXT STAGE.....	8 8
9.4 WAYS TO PARTICIPATE IN CONSULTATION DURING IMPLEMENTING PHASE	8 9

9.5 PUBLICITY OF POLICIES AND THE <i>RESETTLEMENT INFORMATION BOOKLET</i>	8 9
10 COMPLAINTS AND APPEALS	9 1
10.1 MEANS OF COLLECTING GRIEVANCES AND COMPLAINTS	9 1
10.2 COMPLAINT AND APPEAL PROCEDURE	9 2
10.3 PRINCIPLES FOR HANDLING COMPLAINTS	9 2
10.4 CONTENT AND MEANS OF REPLY TO COMPLAINTS	9 3
10.4.1 <i>Content of reply</i>	9 3
10.4.2 <i>Means of reply to complaints</i>	9 3
10.5 RECORDS OF AND FEEDBACK ON COMPLAINTS AND APPEALS	9 3
10.6 CONTACT INFORMATION FOR THE CHANNELS TO EXPRESS COMPLAINTS AND APPEALS	9 4
11 RESETTLEMENT MONITORING	9 6
11.1 INTERNAL MONITORING.....	9 6
11.1.1 <i>Aims and purposes of internal monitoring</i>	9 6
11.1.2 <i>Implementation process of internal monitoring</i>	9 7
11.1.3 <i>Content of internal monitoring</i>	9 8
11.1.4 <i>Internal monitoring methods</i>	1 0 0
11.1.5 <i>Internal monitoring organizations and personnel arrangement</i>	1 0 2
11.1.6 <i>Cycle of internal monitoring and report</i>	1 0 3
11.2 EXTERNAL MONITORING.....	1 0 3
11.2.1 <i>Purpose of external monitoring</i>	1 0 3
11.2.2 <i>External monitoring agency and monitoring personnel</i>	1 0 4
11.2.3 <i>Responsibilities of external monitoring agency</i>	1 0 4
11.2.4 <i>Methods and steps of external monitoring</i>	1 0 5
11.2.5 <i>Main contents of external monitoring</i>	1 0 6
11.2.6 <i>External monitoring report system</i>	1 0 9
12 ENTITLEMENT MATRIX	1 1 1

1 Project Profile

1.1 Project background

Anlu Urban Transport Infrastructure Project is a subproject of World Bank Financed Transportation Integration of Wuhan Urban Circle Demonstration Project. With a total investment of 1.125 billion Yuan, the project is to be implemented since 2015 and plans to be completed within 5 years.

In December 2007, the State Council officially approved Wuhan urban circle as “National pilot zone for comprehensively building a resource-saving and environmental-friendly society”. It aims to build Wuhan Urban Circle into a vibrant, efficient, safe and ecological urban circle. To realize this goal, it needs to promote urban circle integration construction, accelerate six integrations, i.e. infrastructure integration, industry layout integration, regional market integration, urban-rural integration, ecological-environmental integration and public service integration. Anlu Urban Transport Infrastructure Project is implemented to serve this goal.

Anlu City is located in the north west of Wuhan Urban Circle, known as the throat of north Hubei, portal of central plain and one of the cradles of the Chu Culture. It is known as the hometown of Li Bai (a famous poet of ancient China). It is not only a geologically important, but also rich in history and culture. Anlu City has beautiful waters and mysterious hills and featured with numerous scenic spots and tourism resources. Specially, Anlu is famous for ginkgo and reputed as “Ginkgo City of China”. Consequently, it is determined as “National Ginkgo Nature Reserve”. There are No. 316 National Highway, Wuhan-Shiyan Expressway crossing the city. Hankou-Danjiangkou Railway runs through the city from south to north and connects the Beijing-Guangzhou Line. It is 80 kilometers from Wuhan, and located in the convergence zone of Wuhan Urban Circle and Xiangfan Urban Circle.

Due to the advancement of Wuhan Urban Circle Integration, Anlu has more exchanges on people, logistics and information with Xiaogan and Wuhan Urban Circles, etc. In order to support regional industrialization and socioeconomic integrations, transportation must be developed first. Therefore, developing the transportation between

Anlu and Wuhan becomes the key point of current urban development. Consequently, the World Bank Financed Transportation Integration of Wuhan Urban Circle Demonstration Project is proposed, of which the Xiaogan Anlu City Urban Transportation infrastructure subproject aims to integrate the transportation hardware and software between Anlu and Wuhan, so as to become a good demonstration of the transportation integration of Wuhan Urban Circle.

1.2 Project Content

According to the overall urban planning of Anlu City and rural-urban integrated development of Wuhan urban circle, and based on onsite investigation and construction demand, the Project Management Office (PMO) finally determines the content of 6 subprojects of Anlu Urban Transport Infrastructure Project.

1. Integrated transport corridor project

The project mainly constructs an integrated transport corridor that connects outward-bound highway passenger transportation hub and high-speed railway passenger transportation hub, comprehensively enhance the public transportation, non-motorized traffic, road safety, etc., reconstruct 4 roads including Jinqiu Avenue (Ginkgo Avenue -Biyun Road, 4.6 km), Taibai Avenue (Ginkgo Avenue - Jiangxia Avenue, 7.8 km), Biyun Road (Binhe Avenue – new No. 316 National Highway, 5.98 km) and Jiefang Avenue (Binhe Avenue -Jinqiu Avenue, 3.34 km). Ginkgo Avenue is to be expanded (Fucheng Avenue – New No. 316 National Highway, 4.26 km). Two new roads will be built: Station Road (Sanqiao Connection Line – Anjing Line, 2.3km), Fucheng Avenue (Ginkgo Avenue -Jiefang Avenue, 2.89 km). In total, 4.26 km road will be expanded, 21.58 km road will be reconstructed while 5.19km roads will be newly built.

2. Supporting facilities project of public transportation system

The urban public transit hub will serve the urban circle transportation integration. The project will purchase and upgrade public buses, establish a Bus IC card system and improve the services of public traffic system. The project includes building a Wuhan-Xi'an high-speed railway Anlu south station public transit hub (abbreviated as high-speed railway station hub), Qiliqiao Public transit hub, railway station small bus hub, intelligence transport system; the long-distance bus station and short-distance bus station will be reconstructed into a public transit hub, while the passenger center public

transit hub will be expanded.

3. Road safety project

The road safety project aims to guarantee the traffic safety of the participants (especially the vulnerable group). Project content includes the urban area transportation signal control system, transportation video monitoring system, electronic police system, traffic guidance system, transportation information collection system, bus lane illegal driving snapshot system, command center equipment and system construction, traffic brigade center construction, public transportation safety publicity and education.

4. Non-motorized transportation system

The project will build safer passageway for non-motorized travelers, so as to build a livable and pleasant city. The project contents include improving the non-motorized traffic of the existing road in the old district. The location of the project is in the enclosed area of Handan Railway, Jiefang Avenue and Fuhe Avenue.

5. Institution building and technical support

Carry out institution capacity building and technical support, enhance the capacity of local institutions, utilize advanced technological concept to advance the transportation development of Anlu City, including the study of transportation development strategy, optimizing and recombining public bus lines, public transportation satisfaction investigation, World Bank project engineering and technical management and consultancy services, inspection and training as well as auxiliary equipment.

Table 1-1 Anlu Urban Transport Infrastructure Project

No.	Name of subproject	Project name
1	Integrated transportation corridor project	In total, 4.26 km road will be expanded; 21.58 km road will be reconstructed while 5.19 km roads will be newly built. Four roads including Jinqiu Avenue (4.6 km), Taibai Avenue (7.8 km), Biyun Road (5.98 km) and Jiefang Avenue (3.34 km) are to be reconstructed. Ginkgo Avenue (4.26 km) is to be expanded. Station Road (2.30 km) and Fucheng Avenue (2.89 km) are to be newly built.
2	Supporting facilities project of public transportation system	Construct the urban public transit hub to serve the transportation integration of urban circle, purchase and upgrade public buses, establish a Bus IC card system and improve the services of public traffic system. The project will build a high-speed railway station hub, Qiliqiao Public transit hub, Railway station small bus hub, intelligence transport system; the long-distance bus station and short-distance bus station will be reconstructed into a public transit hub, while the passenger center public transit hub will be expanded.
3	Road safety project	Urban area transportation signal control system, transportation video monitoring system, electronic police system, traffic guidance system,

		transportation information collection system, bus lane illegal driving snapshot system, command center equipment and system construction, traffic brigade center construction, public transportation safety publicity and education.
4	Non-motorized project	ImprovE the non-motorized traffic of the existing road in the old district. The location of the project is in the enclosed area of Handan Railway, Jiefang Avenue and Fuhe Avenue
5	Institution building and technical support	Carry out institution capacity building and technical support, enhance the capacity of local institutions, utilize advanced technological concept to advance the transportation development of Anlu City

1.3 Project effect on displaced persons

Among the five subprojects, two involve land requisition and demolishing, as shown in Table 1-3. The specific volume of land requisition and demolishing is shown in Chapter 2.

Table 1-2 Resettlement impact of each subproject

Name of subproject		Land requisition	House demolishing
Integrated transportation corridor project	Ginkgo Avenue expansion	√	√
	Jiefang Avenue reconstruction	X	X
	Biyun Road reconstruction	X	X
	Taibai Avenue reconstruction	X	X
	Jinqiu Avenue reconstruction	X	X
	Fucheng Avenue	√	√
	Station road	√	√
Supporting facilities project of public transportation system	High-speed railway station public transit hub	X	X
	Qiliqiao public transit hub	√	√
	Railway station small public transit hub	X	X
	Long-distance bus station public transit hub	X	X
	Short-distance bus station public transit hub	X	√
	Passenger center public transit hub	X	X
	Bus IC card system	X	X
Road safety project		X	X

Non-motorized transportation system	X	X
Institution construction and technical assistance	X	X

1.4 Measures that alleviate project's resettlement effect

PMO puts resettlement effect of the project at top priority during project design and implementation. PMO tries to take every measure to minimize the resettlement effect and potential social risks of the project when accounting the project construction cost, social effect, environmental effect, etc.

During project planning and design, in order to minimize the effect of project construction on local society and economy, the PMO held many joint conferences participated by each consulting units and design units to coordinate the optimization of project design

During multiple communication and negotiations, the Wuhan Municipal Design Institute is responsible for design, the Hubei Junbang Co., Ltd is responsible for environmental impact assessment, and the Engineering Resettlement Research Center of Wuhan University, based on spot surveying and field investigation, it proposed opinion and suggestions to project optimization from different perspectives. In the end, through comprehensive kj balance, PMO wishes to reach the optimal decision. During project design phase, land requisition and demolishing and the amount of resettlement must be minimized. Meanwhile, the engineering, economic and social risks and benefits should also be considered so as to realize optimization of design plan.

For instance, the previous design plans to construct the Hexizong No.1 Road, and the south extension of Jinqiu Avenue. Both roads will pass areas where villages conglomerate, and massive farmland and vegetable fields need to be requisitioned. Over 3000 population will be affected and the family households that need to be demolished are more than 100. Therefore, through communication between the resettlement consultation unit and design department, the project content is optimized: the subproject of newly-built Station Road is determined. On the other hand, the Fucheng Avenue is constructed based on the abandoned Han-Dan railway bed, which greatly reduced the effect of resettlement.

On the other hand, of the design plan of short-distance passenger public transit hub, the previous design planned to open an exit to Wenchang Road for it is more convenient.

However, based on the site investigation, the environmental evaluation department and the resettlement department believe that despite of the engineering advantage, the exit faces a busy street and near a school. This may not only lead to traffic jam in peak hours but also brings hidden danger to the under-aged. Therefore, after negotiations between several departments, it decides to build up a passage towards the Han-Dan road. This plan greatly reduced the social risk of the project.

1.5 Project ownership

The ownership of this project belongs to Anlu Urban Construction Investment Co., Ltd. In preparation stage, Anlu Development and Reform Commission, Anlu Urban Construction Investment Co., Ltd. and Anlu authorities establish the World Bank Financed Project Office to take charge of preparation work of the project. After approval of the project, Anlu Urban Construction Investment Co., Ltd. will be responsible for implementing the project as the owner.

1.6 Preparation and implementation schedule of the project

Anlu Urban Transport Infrastructure Project was approved by the World Bank in 2013 and entered the preparatory stage in January 2014. In October 2014, the first draft of its feasibility study report was completed. The *Resettlement Action Plan* is compiled based on data from the survey on land acquisition in affected areas, the socioeconomic survey of affected people and the feasibility study report of the project. It is estimated that, such preparatory documents as the feasibility study report of this project and the *Resettlement Action Plan* will be completed in January 2015 and be approved by the World Bank in February 2015. In June 2015, the project owner will sign the agreement through negotiation with the World Bank, and the project implementation starts officially in December 2015.

1.7 Formulation of resettlement policies

The *Resettlement Action Plan* is specially formulated for the impact of land expropriation and house demolition the World Bank Financed Project incurs. On the basis of intensive survey and research, through full consultation, the Project Management Office of Anlu Urban Transport Infrastructure Project and Fucheng Sub-district Office, Tangdi Town, affected villages, enterprises and households

formulate the resettlement policies, which are approved by related government departments of Anlu. The People's Government of Anlu promises that, all policies and standards in the *Resettlement Action Plan* will conform to the policies of World Bank on involuntary resettlement and the policies from relevant laws and regulations of China, Hubei Province and Anlu City. After both the World Bank and the People's Government of Anlu approve the Plan, the project will strictly abide by the policies and standards in this Plan in implementing stage. As the feasibility study and design of the project is in progress, the specific implementing plan will change slightly. If these changes incur land acquisition and house demolition, the resettlement policies in this *Resettlement Action Plan* shall be adopted.

1.8 Resettlement of associated projects

As a project for road improvement on the original Biyun Road, Biyun Road rebuilding of this project will not incur land acquisition and house demolition. However, 700-meter road section between the original Biyun Road and No. 316 New National Highway will be newly built. The section started to be constructed in 2013 and is paved at the end of 2014. Upon assessment of the delegation of World Bank, the subproject has been identified as an associated project of this project.

As for land acquisition and house demolition of the newly-built road section between Biyun Road and No. 316 New National Highway, the project office will submit the special resettlement report for review by the World Bank.

2 Analysis on the Project Impact

2.1 Definition of project impact

Since the subprojects that involve land requisition and demolishing are urban infrastructure construction projects, the scope of effect is very clear. According to the Anlu Urban Transport Infrastructure Project Red Line Map provided by the design unit, the actual scope of land requisition and demolishing, the land that needs to be requisitioned within the scope and all the land attachments that need to be demolished as well as the right-belonging relationship are within the scope of the project impact survey.

The project impact is defined as follows:

(1) Permanent land acquisition: all types of land that are within the land area of this project and need to be permanently requisitioned.

(2) Temporary land acquisition: all types of land that needs to be temporarily occupied during the construction period and will be recovered after the construction.

(3) Demolished building: all the buildings within the land area of this project.

(4) Affected land attachments: all kinds of land attachments within the land area that will be temporarily or permanently affected due to land use of the project.

(5) Affected public utilities: public utilities and public facilities within the affected area of this project.

(6) Affected households: households whose land, housing or attachments to the land are within the land area of this project or the directly affected area of this project.

(7) Affected community: communities of which the land, building or attachments to the land are within the land area of this project or the affected area of this project.

(8) Affected population: family members of affected households and personnel of affected enterprises and public institutions.

(9) Vulnerable groups: vulnerable and disadvantaged groups due to lack of social security, disability and poverty, etc. Vulnerable groups mainly include the following types of people: lonely elderly people, single-mother families, orphans, families receiving the subsistence allowances and disabled people, etc.

2.2 Deadline of project impact

Authorized by the People's Government of Anlu City, Anlu Urban Construction Investment Co., Ltd determines October 20, 2014 as the final deadline of the impact of land requisition and house demolition in the project-affected area. The survey on impact of land requisition and house demolition will be based on the actual status at this time point. Structures and all kinds of attachments built after the deadline will not be compensated.

2.3 Survey on project impact

In October 2014, according to the scope of project impact provided by the project feasibility research organization, the Project Management Office organized the survey

on impact of resettlement. Members participating in the survey are from Involuntary Resettlement Research Center of Wuhan University, Project Management Office of Anlu Urban Transport Infrastructure Project, Anlu Bureau of Land and Resources, and affected villages in Tangdi Town and Fucheng Subdistrict.

The resettlement survey consists of three parts:

1. Literature survey

a. Socio-economic statistical data of Tangdi Town and Fucheng Subdistrict in Anlu where the project is located, such as annual report of economic and social development, population census data and various relevant documents

b. Laws and regulations of the country, Hubei Province and Anlu City regarding land requisition and resettlement, resettlement policies in similar projects in Anlu in recent years.

2. Socio-economic background information survey

a. Survey of basic circumstances of affected families and vulnerable families in the area;

b. Opinions and suggestions of the public;

c. Survey of basic situation of affected villages in the area: population, labor force, industrial structure, and land utilization etc.

3. Survey of affected objects in land requisition and house demolition

a. Ownership and utilization of affected land;

b. Demolished structures and other land attachments: position, category, quantity and property right ownership;

c. Category and quantity of various public facilities;

d. Situation of affected enterprises.



Figure 2-1 Household interview in Group 5 of Lilong Village where impact of relocation is the most intensive

The survey gathered the statistical data of socio-economic development of the affected area in recent years, relevant policies and local laws regarding land requisition and house demolition in the affected area, as well as policies regarding land requisition, house demolition and resettlement in the major construction projects in Anlu in recent years, such as the compensation policies for land requisition and house demolition in the Hexi Community Development and Construction Project and New No. 316 National Highway Construction Project. The resettlement survey also collected the basic situation of all affected families comprehensively. Survey personnel reached out to the land-requisitioned and house-demolished households to know about their awareness of the Aulu Urban Transport Infrastructure Project and policies regarding land requisition, house demolition and resettlement, and to solicit their opinions and suggestions on compensation for land requisition and house demolition and resettlement. Such in-depth survey and research has prepared data for the formulation of *Resettlement Action Plan*.

2.4 Overview of project impact

According to the summary of resettlement survey data, the overview of the impact of Anlu Urban Transport Infrastructure Project is:

Scope of affected area: Land requisition and house demolition in this project involve 9 villages and 1 community in total in 3 township level units: Tangdi Town, Fucheng Sub-district and Anlu Development Zone,

House demolition:

The total area of demolished buildings in the project is 18,214.33 m², which includes private houses of 49 households, with a total area of 6,566.33 m² of demolished buildings and affected population of 204, and 13 enterprises and stores in total, with a total area of 11,648 m² of demolished buildings.

Land requisition:

The total area of requisitioned land in the project is 620.95 mu (41.40 hectares), including 260.18 mu (17.35 hectares) of state-owned land and 360.77 mu (24.05 hectares) of collectively-owned land. 9 villages are involved in the requisition of collectively-owned land.

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

Table 2-1 Overview of land requisition and house demolition in Anlu Urban Transport Infrastructure Project

Road	Affected area	Requisitioned land	Demolished houses			
		Area (mu)	Household		Enterprise and store	
			House hold / Person	m ²	Number	m ²
Zhanqian Road	Lilong Village and Jinquan Village of Tangdi Town	153.59	15/68	3139.00	1	1908
Fucheng Avenue	Huguo Village and Zhaohe Village of Fucheng Subdistrict	155.92	3/15	1097.00	0	0
Ginkgo Avenue	Zhaohe Village and Yuantong Village of Fucheng Subdistrict , Shimiao Village, Xugang Village, Jintai Village and Shitang Village of Anlu Development Zone	281.44	2/8	240.00	0	0
Qiliqiao	Fucheng	30.00	0	0	1	7000

Public Transit Hub	Subdistrict					
Short-distance Passenger Transport Center Public Transit Hub	Fucheng Subdistrict	0.00	29/113	2090.33	11	3740
Total		620.95	49/204	6566.33	13	11648

2.5 Impact of land use in the project

Land used in this project is permanent requisitioned land for building roads and Public Transit Hubs. According to statistics, the total area of requisitioned land in the project is 620.95 mu, including 260.18 mu of collectively-owned land and 360.77 mu of state-owned land. See Table 2-2 for land use in each subproject.

Table 2-2 Land requisition in each subproject Unit: mu

Subproject	Collectively-owned land						State-owned construction land	Total
	Subtotal	Agricultural land		Other agricultural land	Construction land	Unutilized land		
		Subtotal	Including farmland					
Fucheng Avenue	55.83	31.25	25.51	5.74	18.84	0.00	100.09	155.92
Zhaohe Village	33.62	15.54	12.01	3.53	14.55	0.00	0.00	33.62
Huguo Village	22.21	15.71	13.50	2.21	4.29	0.00	0.00	22.21
Zhanqian Road	153.59	137.03	133.66	3.37	13.19	0.00	0.00	153.59
Lilong Village	79.38	66.19	66.19	0.00	13.19	0.00	0.00	79.38
Jinquan Village	74.21	70.84	67.47	3.37	0.00	0.00	0.00	74.21
Ginkgo Avenue	50.76	27.47	23.30	4.17	18.40	0.72	230.68	281.44
Zhaohe Village	1.70	0.07	0.00	0.07	0.84	0.72	0.00	1.70
Yuantong Village	6.96	2.37	1.65	0.72	3.87	0.00	0.00	6.96
Shitang Village	2.33	1.18	0.75	0.43	0.72	0.00	0.00	2.33
Jintai Village	8.99	7.91	6.83	1.08	0.00	0.00	0.00	8.99
Xugang Village	29.90	15.32	13.65	1.67	12.91	0.00	0.00	29.90
Shimiao Village	0.88	0.62	0.42	0.20	0.06	0.00	0.00	0.88
Qiliqiao Public Transit Hub	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
Total	260.18	195.75	182.47	13.28	50.43	0.72	360.77	620.95

According to the field survey, Zhanqian Road subproject requisitioned the largest quantity of collectively-owned land, which is mainly in Lilong Village and Jinquan Village and is mainly dry land and paddy fields. Fucheng Avenue is built along the road bed of Han-Dan Railway which has been relocated. 60% of the land requisitioned for building Fucheng Avenue is state-owned construction land and there are also a small quantity of land in Huguo Village and Zhaohe Village. Ginkgo Avenue is reconstructed on the existing basis and is broadened at two sides. It occupies 46.5mu collectively-owned land in 6 villages along the avenue. The quantity of requisitioned land in each village is very small.

The project is constructed within the scheduled land scope and at present there is no temporary land use plan.

2.6 Demolished private buildings

According to the affected area provided by design department, upon confirmation by on-site survey, for construction of this project, private buildings of 49 households must be demolished. The total floor area of the buildings is 6566.33 m², including 5352.33 m² of brick-concrete buildings, as well as 1214 m² of brick-wood buildings.

Viewing from different subprojects, to construct the public transit hub for short-distance passenger transportation, a largest number of households, involving 29 households, needs to be relocated; the next is Zhanqian Road, involving 15 households. It is important to note that, all the households involved in the public transit hub for short-distance passenger transportation live in the four-floor building. This building is built on the state-owned land for construction. As for 15 household involved in Zhanqian Road, their buildings are private houses built on collective-owned land, with 14 households belonging to Lilong Village and 1 household to Jinquan Village. In addition, houses of 3 households involved in Fucheng Avenue and private houses of two households involved in Ginkgo Avenue, are buildings on the collective-owned land.

Table 2-4: Private Buildings Demolished for Project Construction

Subproject	Name	Brick-concrete	Brick-wood	Total
Zhanqian Road				3139
1	Xu Shuangfa	218		218

2	Li Xueqiao	210	99	309
3	Xue Dejin	121	84	205
4	Li Yundi	121		121
5	Pan Xinde	264	140	404
6	Zhou Jianzhong		302	302
7	Li Xuebing	160	47	207
8	Gong Chengliang	336		336
9	Mr. Qin		126	126
10	Chen Bing	270		270
11	Zhang Changen		56	56
12	Li Dongjiu	152	10	162
13	Mr. Xue	176	15	191
14	Zhu Guoyou	112		112
15	Wang Heping		120	120
Public transit hub for short-distance passenger transportation				2090.33
1	Yang Shengang	84.77		84.77
2	Zuo Changlin	14.11		14.11
3	Dong Shenping	41.81		41.81
4	Liu Siqing	80.2		80.2
5	Zhu Changhui	14.73		14.73
6	Liu Yonghua	85.45		85.45
7	Meng Weifang	46.62		46.62
8	Zhu Zhaoxun	57.9		57.9
9	Din Yuanlian	126.7		126.7
10	Huang Xingping	60.18		60.18
11	Liu Xiane	13.64		13.64
12	Huang Xuedao	109.13		109.13
13	Liu Jianping	167.78		167.78
14	Chen SHohua	81.08		81.08
15	Li Mingyue	83.52		83.52
16	Wang Yiyou	76.46		76.46
17	Wan Qijun	47.02		47.02
18	Wang Guiying	146.37		146.37
19	Cheng Zengyao	40.52		40.52
20	Liu Bo	43.79		43.79

21	Li Yingfu	87.01		87.01
22	Xiao Hougang	88.2		88.2
23	Yan Guilian	76.95		76.95
24	Tang Xinqun	96.43		96.43
25	He Ziqiong	77.22		77.22
26	Yang Xiaoli	41.58		41.58
27	Yang Meng	83.15		83.15
28	Chen Pingfang	71.36		71.36
29	Wei Guoan	46.65		46.65
Ginkgo Avenue				240
1	Din Xiangyun		150	150
2	Wu Ming	90		90
Fucheng Avenue				1097
1	Lu Yunlian	432		432
2	Qiu Shan	240	65	305
3	Gong Cangku	360		360
Total		5352.33	1214	6566.33

2.7 Affected enterprises and stores

On-site survey indicates that, for construction of Zhanqian Road, an enterprise must be demolished, while a logistics company need to be demolished to construction Qiliqiao Public Transit Hub; besides, 11 stores in a four-floor building located at No. 139, Handan Road need to be demolished, in order to build the public transit hub for short-distance passenger transportation. The total floor area to be demolished is 11648 m². Description of details sees below.

The enterprise, named as Anlu Chujin Iron Tower Co., Ltd., needs to be demolished to construct Zhanqian Road. This enterprise is in idle at present, as it closed down years ago due to bad management.



Figure 2-2: Chujin Iron Tower Co., Ltd. in Idle



Figure 2-3: Several Warehouses of Chujin Iron Tower Co., Ltd. to be Demolished

Upon confirmation by on-site survey, a brick-concrete gate house, with the floor area of 108 m², and several brick-wood warehouses whose floor area is 1800 m², of Chujin Iron Tower Co., Ltd. need to be demolished. The total floor area of affected buildings is 1908 m².

Anlu Hexie Logistics Company is located at the site in which Qiliqiao Public Transit Hub is to be built. This company, whose business scope covers automobile sales, automobile maintenance and logistics, is under normal production and operation, with 20 staff at work. Buildings of this company required to be demolished are brick-concrete structures, with an area of 7000 m².



Figure 2-4: Warehouse of Hexie Logistics Company



Figure 2-5: Automobile Sales Site of Hexie Logistics Company

In order to build the public transit hub for short-distance passenger transportation, a four-floor building must be demolished. Apart from 29 households who are living in this building, 11 stores are under operation in this building. These stores are separately owned by four people. Total operating area in this building is 3740 m², including 500 m² of restaurant operated by Mr. Wu, 7 stores with an area of 470 m² operated by Mr. Xiao, 3 store with an area of 370 m² operated by Mr. Yang, as well as an area of 2400 m² operated by Mr. Xiao and other partners.



Figure 32-6: A Four-floor Building at No. 139, Handan Road to Be Demolished

2.8 Affected public facilities

Statistics from on-site survey show that, only a few public facilities are affected by land expropriation and demolition in this project. Nothing but a number of 20 utility poles at 220 V need to be removed.

2.9 Affected vulnerable group

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

- The elderly of no family, which refer to the elderly over the age of 65, who are single and have no legal obligor of support.
- Single families, which refer to families whose householder is a single and has minor children.
- Orphans, which refers to children under the age of 16 who have no parents.
- Poor families.
- The disabled, which refers to people whose psychological or physiological

structure has lost the normal functions, completely or partly lost the ability to engage in normal activities.

- Other families with special difficulties.

Based on the definition described above, 4 particularly vulnerable families are identified among the affected families. Their basic information is shown in Table 2-5. During project implementation, special support measures will be taken to help these families, to immunize them from land expropriation and demolition, thereby recovering and improving their living standard as soon as possible.

Table 2-5: Affected Vulnerable Families

No.	Name of householder	Description	Number of family members
1	Gong Chengliang	Physical disability	2
2	Yang Xiaoli	Laid-off worker with stubborn ill in a poor family	3
3	Wan Qijun	Family member has serious illness	3
4	Liu Yonghua	Laid-off worker, without stable source of income	3
Total			11

2.10 Unlicensed buildings

During the thorough survey, no unlicensed buildings are found within the affected area.

3 Social Impact Analysis of the Project

3.1 Overview of the project-affected area

Anlu City, located at the Wuhan-Xiaogan-Xiangyang City Corridor in Hubei Province, is 80 km away from Wuhan and 20 km from Xiaogan. No. 316 National Highway, Wuhan-Shiyan Expressway and Wuhan-Danjiangkou Railway run through north to south in Anlu City, it connects with No. 107 National Highway and Beijing-Guangzhou Railway. It lies at the convergence zone of Wuhan and Xiangfan economic circles and it's a node city of Wuhan Metropolitan Area.

Anlu City has an area of 1,355 square kilometers, covering 9 towns, 4 townships, 2 offices and 1 economic and technological development zone. It has a total population of 642,500 in 2012, the urban built-up area is about 18.98 square kilometers and the registered population is about 158,000. The total investment in fixed assets is 16.28 billion Yuan and the fiscal revenue is 1.001 billion Yuan. Per capita disposable income of urban resident is 19,920 Yuan and per capita net income of farmers is 9,100 Yuan.

The main affected areas of this project are Tangdi Town and Fucheng Sub-district Office, the basic information of which is shown in Table 3-1.

Table 3-1: Basic information of the main affected areas (2013)

Index	Unit	Tangdi Town	Fucheng Subdistrict Office
Administrative area	Hectare	8400	8600
No. of neighborhood committee	Number	1	13
No. of villagers' committee	Number	29	6
Permanent households	Household	6885	38473
Permanent population	Person	30662	139765
Registered population	Person	30662	129768
Agricultural registered population	Person	27131	17766
Population of primary industry	Person	7100	8511
Population of secondary industry	Person	6380	13265
Population of tertiary industry	Person	3510	11846

Cultivated area	Hectare	2529	107
Rural residents counting on subsistence allowances	Person	1105	7711
Rural residents insured by new countryside social old-age insurance	Person	21682	12152
Rural residents insured by new rural co-operative medical system	Person	27031	11731
Per capita net income of farmers	Yuan	8696	13630

Data source: Anlu Statistical Bureau

3.2 Basic information of the affected villages

As described in Chapter II of the action plan on the project impact of land acquisition and demolition, the collective-owned land requisitioned in this project mainly concentrates at Lilong Village and Jinquan Village in front of the station. As for the Fucheng Avenue, it's built along the roadbed of Wuhan-Dangjiangkou Railway that has been rerouted, 60% occupied land of which is state-owned construction land, and it also occupies small amounts of land in Huguo Village and Zhaohe Village along the line. Ginkgo Avenue is rebuilt on the existing road, widening the two sides and occupying 46.58 mu of collective-owned land of 6 villages along the line, but land amount occupied in each village is very small. Hence, it can be considered that land acquisition of Fucheng Avenue and Ginkgo Avenue shows very little impact on villages along the line. Here we mainly introduce the impact on Lilong Village and Jinquan Village.

表 3-1 黎龙村和金泉村受影响情况

Table 3-1 Impact on Lilong Village and Jinquan Village

	Households (household)	Total population (person)	Cultivated land (mu)	Per capita cultivated land	Requisitioned cultivated land (mu)	Impact rate of land expropriation (%)
Lilong Village	203	1010	1040	1.03	66.19	6.36
Jinquan	344	1122	1522	1.36	67.47	4.43

Village						
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3.3 Basic information of the affected households and their attitude towards the project

During field investigation on land acquisition and demolition, the Project Office and resettlement advisory agency shall conduct investigation on basic family situation of all relocated households and collect the knowledge and attitudes of the affected population towards the project by rapid evaluation in symposiums.

1. Income level and source of affected households

It can be seen from the data of social-economic investigation that per capita general rural household in the project area is about 9,000 Yuan, which is the average level of Anlu City. The most affected areas (Lilong Village and Jinquan Village) are taken as examples to analyze the situation of the affected households.

Table 3-2: Income level and structure of affected households Unit: person, Yuan, %

	Total population	Number of labor force	Number of migrant workers	Per capita income	Per capita agricultural income	Proportion of migrant workers	Proportion of agricultural income
Lilong Village	1010	653	430	8871	1659	65.85	18.70
Jinquan Village	1122	710	510	8957	1745	71.83	19.48

It can be seen from the income structure that, 70% labor force of the affected households choose to work outside and agricultural income accounts less than 20% of the household income.

2. Housing conditions of the affected households

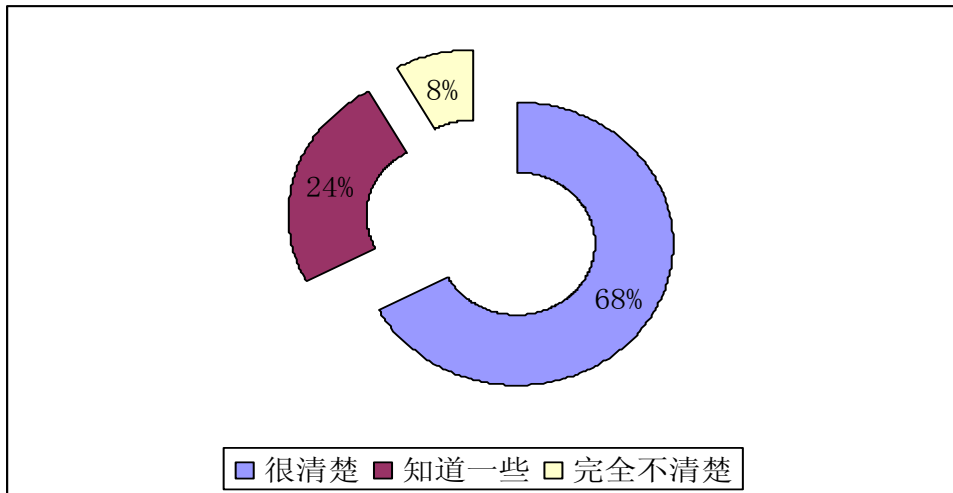
The relocated families can be divided into two categories: one is the relocated families on collective-owned land represented by Lilong Village; the other is the relocated residents on state-owned land represented by residents living in No. 139 Handan Road.

According to the investigated data, the building structure of relocated households on collective-owned land is basically brick-concrete structure, the average area is 181 square meters, and per capita area is 37.50 square meters. In terms of construction time, only one house is newly built; the rest were built 5-15 year ago. Its transportation condition is not bad because it's adjacent to Anjing Road; however, the surrounding sanitation situation is rather bad, they have to go 3km to the urban area for school, doctor and shopping.

All the 29 households living in the four-floor building at No. 139 Handan Road are staffs in former bureau of economic and information, they have bought out the house during housing property right reform. The building is considered to be dangerous since it has been built for a long time. The living area is relatively small, i.e. living area per household is 56.8 square meters, per capita area is about 20 square meters. Though it's considered as dangerous building and residents live with fear, they have their own concerns and expectations. On one hand, they think they live in the downtown and the location is superior, so they should enjoy good resettlement compensation policy; on the other hand, their house structure is relatively small, so they strongly support the returned resettlement plan to rebuild at the original site.

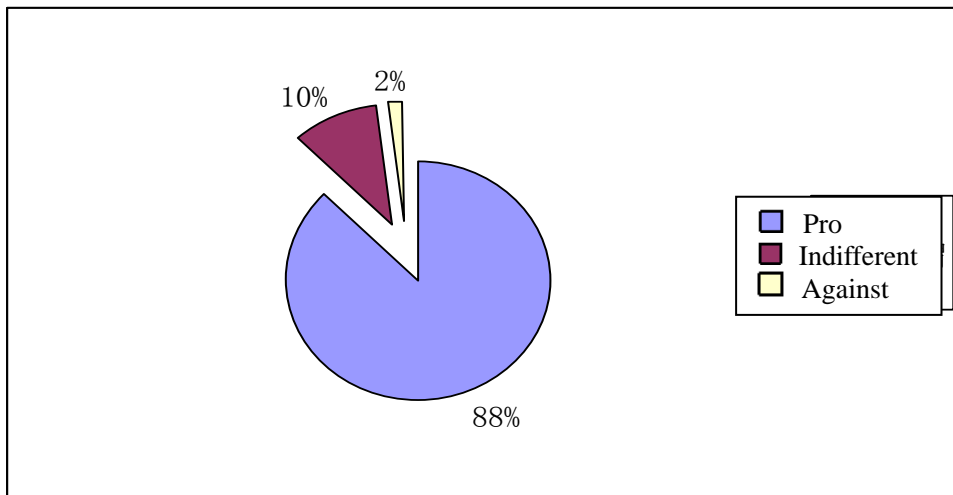
3. Knowledge and attitude of affected population toward the project

Urban construction of Anlu City has continuously expanded outward in recent years, the old city reconstruction of Fazhan avenue, Jinqiu Avenue, Jiangxia Avenue, Guangming South Road and Hexi new district has been put into construction, residents has gained quite a lot of knowledge on various construction projects of urban development planning and policies of land acquisition and demolition. The investigate result shows that residents in project area also know well about the progress of World Bank financed project. During the interview, 68% residents know the project very clearly, 24% know a little about the project and only 8% residents know nothing about the World Bank financed project.



Knowledge of the affected population towards the project
 ■ 很清楚 ■ 知道一些 ■ 完全不清楚

In terms of their attitude towards the project, 88% of people think this project is beneficial to development of Anlu City and all for the project; 10% think the project has two sides and they are indifferent to it; only 2% are against the project. The reason why they object is that, they think they will not be accustomed to the new life since urban development will result in loss of rural unperturbed life.



Attitude of the affected population towards the project

Further investigation shows that part of the affected population express their concerns and expectations on problems that involve their vital interests and are not disposed properly.

Table 3-3: Concerns and expectations of the affected population on the project

No.	Problems concerned	Proportion (%)
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1	No income after land acquisition	50
2	Spend much money to live in resettlement house	33
3	Resettlement community is too far away from the old one	50
4	Not used to concentrated up-stair living style	25
5	Not sure whether they can choose the ideal resettlement house	50
6	Worry about whether they can relocate back to Handan Road	75
7	Can enterprises and stores get proper compensation	80
Expectations of the project		
1	Employ local labor forces as far as possible	90
2	Land acquisition funds shall be delivered in full	75
3	Guarantee quality of the resettlement house which shall meet the basic living requirements	80
4	Relocated households at Handan Road shall be moved back	100

According to the concerns and expectations expressed by the affected population during investigation, the Project Management Office and relative departments in Anlu City improve the resettlement policy and plan of this project, which aims to solve the specific concerns of the affected population. See specific adoption of the opinions in Chapter IX of public participation.

3.4 Project impact on minority groups

According to statistics provided by Anlu Statistical Bureau, the registered population in 2013 is 630,000, in which Han Nationality has a population of accounting for %; minority groups have a population of , accounting for %. There are nationalities in Xiaogan City, with minority groups scattering in different districts. Land acquisition and demolition of Anlu Urban Transport Infrastructure Project doesn't involve any minority communities and has no impact on production and management and daily life of minority groups. Hence, this project shows no impact towards minority groups.

4 Laws, Regulations and Policies

The resettlement work involved in Anlu Urban Transport Project will strictly follow the relevant laws, regulations and policies of the People's Republic of China,

Hubei Province and Anlu City. Meanwhile, the planning and implementation of resettlement work will fully comply with involuntary resettlement policies of the World Bank.

4.1 Major laws, regulations and policies for resettlement work

4.1.1 Relevant laws and regulation issued by the central government

- The Land Administration Law of the People's Republic of China, coming into force in January 1999 and revised on August 28, 2004;
- Regulation on the Implementation of the Land Administration Law of the Peoples Republic of China, coming into force on January 1st, 1999;
- Decision on Deepening the Reform and Enforcing the Land Management, issued by the State Council on October 21, 2004;
- Notice on Relevant Issues on Further Strengthening the Land Control, issued by the State Council on August 31, 2006;
- Regulation of the State Council on Deepening Reform and Strengthening Land Administration, File No. 28 in 2006;
- Real Right Law of the People's Republic of China, coming into force on October 1, 2007;
- Regulations of the People's Republic of China on the Disclosure of Government Information, coming into force on May 1, 2008;
- Regulations on the Disclosure of Government Information, coming into force on May 1, 2008;
- Regulation on the Expropriation of Buildings on State-owned Land and Compensation, coming into force on January 21, 2011;
- Regulation on the Expropriation and Evaluation of Buildings on State-owned Land, coming into force on June 3, 2011.

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

- Guiding Opinions on Improving Compensation System for Land Acquisition issued by the Ministry of Land and Resources (November 3, 2004);
- Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants (March 2, 2010);
- Notice of the Ministry of Land and Resources on Further Strengthening Management on Land Acquisition (June 26, 2010);
- Notice on Announcing the Standard of Unified Annual Output Value and Integrated Land Price for Expropriated Land in Hubei Province issued by the People's Government of Hubei Province (March 13, 2014).

4.1.3 Regulations and policies issued by the People’s Government of Anlu and relevant departments

- Notice of Anlu Municipal People’s Government on Transmitting “*Regulation on the Expropriation and Compensation of Western New District*” Issued by Western New District Construction Headquarters Office [Issued by Anlu Government Office (2014) No. 46]

4.1.4 Involuntary resettlement policies of the World Bank

- World Bank operational policy OP4.12 Involuntary Resettlement and appendixes, coming into force on January 1, 2002;
- World Bank business procedure BP4.12 Involuntary Resettlement and appendixes, coming into force on January 1, 2002.

4.2 Abstract of major laws, regulations and policies

4.2.1 Abstract of relevant laws and regulations issued by government departments at all levels

1. Regulations on land ownership and land use right

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

● In order to meet the demands of public interests, it is allowed to requisition lands owned collectively, premises owned by entities and individuals or other realties according to the statutory power limit and procedures. When requisitioning land owned collectively, it is required to, in accordance with law and in full amount, pay land compensation fees, placement subsidies, compensations for the above-ground fixtures of the lands and seedlings and other fees, arrange for social security fees for the farmers with land requisitioned, guarantee their livelihood and protect their lawful rights and interests. When requisitioning the premises owned by entities and individuals or other realties, it is required to compensate for demolition and relocation in accordance with law and protect the lawful rights and interests of the owners of the requisitioned realties; when requisitioning the individuals’ residential houses, it is required to guarantee the housing conditions of the owners of the requisitioned houses (**Article 42 of Real Right Law of the People’s Republic of China**).

2. Regulations on compensation rates for land acquisition

● When expropriating land, compensation shall be made according to the original purposes of the land expropriated. Compensation fees for cultivated land expropriated include land compensation fees, resettlement fees 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 expropriation of the cultivated land. The resettlement fee shall be calculated according to the number

of agricultural population to be resettled. The number of agricultural population to be resettled shall be calculated by dividing the amount of cultivated land expropriated by the per capital land occupied of the unit whose land is expropriated. The resettlement fees for each agricultural person to be resettled shall be 4-6 times the average annual output value of the three years preceding the expropriation of the cultivated land. But the maximum resettlement fee per hectare of land expropriated shall not exceed 15 times of the average annual output value of the two years prior to the expropriation (**Article 47 of the Land Administration Law of the People's Republic of China**).

- The people's governments at and above the county level must take practical measures to ensure the living standards of land-expropriated peasants. Land compensation fees, resettlement fees and compensation for attachments or green crops on the land should be paid in full amount and in time according to the law. In case the land compensation fees and resettlement fees paid according to the existing law cannot maintain the original living standards of land-expropriated peasants, or pay the social security fees of landless peasants, the governments of the province, autonomous region and centrally administered municipality shall increase resettlement fees. If the legal limit of land compensation fees and resettlement fees still cannot maintain the original living standards of land-expropriated peasants, local governments can subsidize them with income from compensated rights to use state-owned land. The governments of the province, autonomous region and centrally administered municipality shall define and announce the unified annual output value or comprehensive land price for requisitioned land, and unify the compensation rate for requisitioned land. The state key construction projects shall list compensation fund for land acquisition into budget (**Article 12 of Regulation of the State Council on Deepening Reform and Strengthening Land Administration**).

- The compensation rate for land acquisition is a comprehensive compensation standard for requisitioning the collective-owned land, composed of land compensation fees and resettlement fees (excluding compensations for green crops or attachments to the land). Each district shall determine compensation fees for different lands according to compensation multiples for land acquisition, correction factor and compensation rate for green crops issued by Ministry of Land and Resources at the same time (**Article 1 of Notice on Announcing the Standard of Unified Annual Output Value and Comprehensive Land Price for Expropriated Land in Hubei Province**).

3. Regulations on resettlement of land-expropriated peasants

- The people's governments at and above the county level should develop specific approaches to guarantee the long-term livelihood of farmers with land expropriated. In the project with stable revenue, peasants can share the land use right of construction land in accordance with the law. Within the urban planning area, local government should incorporate the landless peasants due to land acquisition into the urban employment system, and establish social security system; beyond the

urban planning area, when requisitioning the collective-owned land of peasants, local governments should reserve necessary cultivated land or arrange jobs for peasants with land expropriated within their administrative regions. Those landless peasants lacking in basic production and living conditions should be resettled in other places (**Article 13 of Regulation of the State Council on Deepening Reform and Strengthening Land Administration**).

4. Regulation on information disclosure about land acquisition

●During land acquisition, the rural collective-owned land ownership and land contractual right of the peasants should be guaranteed. Before submitting the land acquisition plan for approval, the purpose and location of land to be requisitioned, compensation rate and resettlement ways should be notified to peasants; the survey result of land to be requisitioned should be confirmed by relevant rural collective economic organization and peasants; the department of land and resources should organize a hearing according to relevant provisions when necessary. Relevant documents acknowledged by peasants with land requisitioned should be taken as the essential documents for approval of land acquisition. The coordination and dispute settlement mechanism for resettlement work shall be established and improved to safeguard the lawful rights of peasants with land requisitioned and project owner. The approved land acquisition plan shall be publicized except for special circumstances (**Article 14 of Regulation of the State Council on Deepening Reform and Strengthening Land Administration**).

●The people's governments of the province, autonomous region and centrally administered municipality shall formulate the method for distribution of land compensation fees within the rural collective economic organization under the principle that the land compensation fees are mainly distributed to peasants with land requisitioned. The rural collective economic organization with land requisitioned should publicize the information about budget and distribution of land compensation funds to the peasants for public scrutiny. Agricultural and civil affairs departments shall enhance the supervision on the distribution and use of land compensation fees within the rural collective economic organization (**Article 15 of Regulation of the State Council on Deepening Reform and Strengthening Land Administration**).

●Administrative organs shall publicize the government information in a prompt and accurate manner. In case the administrative organs find out false or incomplete information that affects or potentially affects social stability or disrupt social order, the administrative organs shall issue accurate government information within the scope of their duties for clarifying the facts (**Article 6 of Regulation of the People's Republic of China on the Disclosure of Government Information**).

●Administrative organs shall publicize the government information through government gazette, government website, press briefing, newspapers, radios and TV, etc (**Article 15 of Regulation of the People's Republic of China on the Disclosure of Government Information**).

●People's governments at all levels shall arrange a place for searching for government information in the National Archives and public libraries, allocate relevant facilities and equipment,

and facilitate citizens, legal persons or other organizations to obtain government information. Administrative organs can publicize government information through public information search room, information access site, information bulletin board and electronic information screen, etc. Administrative organs shall provide open government information to the National Archives and public libraries in time (**Article 16 of Regulation of the People's Republic of China on the Disclosure of Government Information**).

5. Regulations on compensation and resettlement of house demolition

- The outskirts and suburban rural residential areas within expanded boundary of urban construction determined by overall plan for land utilization shall not allocate single house site in principle, encourage them to build new houses concentratedly. (**Article 5 of Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants**)

4.2.2 Involuntary resettlement policies of the World Bank

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

- Goal of resettlement policy

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

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

- Measures to achieve the goal

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

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

- (2) Consult with relocated people on the feasible alternatives at technical and financial level, and provide them with options and these alternatives;

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

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

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

- (2) Provide relocated people with housing or house site, or provide the site for agricultural production if required. The production potential, geographical advantage and other factors of the site

for agricultural production shall be no worse than the favorable conditions at the original site.

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

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

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

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

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

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

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

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

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

Since the 1980s, with the market-oriented reform and economic development, China's central and local government at all levels have been reforming and improving relevant resettlement policies during practice of land acquisition and demolition, it has achieved great progress in formulating reasonable compensation rate for land acquisition and demolition, providing multiple resettlement approaches and ensuring openness and standardization during resettlement process, many aspects are close to and in line with involuntary resettlement policies. The involuntary resettlement policies carried out by the World Bank play a good promoting and demonstrating role in driving forward all

these good changes.

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

Table 4-1: Resettlement policy differences between China and the World Bank

	Policy of China	Policy of the World Bank
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of relocated person is not lower than before.
Compensation approach	<ul style="list-style-type: none"> ●land acquisition is generally compensated by currency, supplemented by employment assistance and social security. ●Demolition is generally compensated by currency, real house can be taken as compensation if conditions permitted. ●When real house is chosen as compensation, the location and type of resettlement house have been determined. 	<ul style="list-style-type: none"> ●land replacement resettlement shall be provided for population depending on land. ●Affected population have their own right to choose be compensated by currency or real house. ●Location of the resettlement house can be chosen freely by the relocated person.
Calculation method of compensation fees	Take the price of second-hand house that of the same type and purpose at the same district as the compensated price.	The price shall be calculated based on estimated replacement cost, without considering depreciation.
compensation for illegal building	No compensation shall be provided for illegal buildings.	Compensation is provided for illegal buildings.
Public participation	Public participation system is not sound enough, public can only participate in some phases of the project implementation.	Has a complete and sound public participation plan, public can participate in the whole process of the project.
Monitoring arrangement	Internal management mechanism of project owner and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project owner and resettlement implementation agency and external monitoring from the external independent monitoring unit.
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project owner, external monitoring agency, etc.

Focusing on the above differences, the Project Management Office has carefully studied the involuntary resettlement policies of the World Bank, learned from other effective resettlement approaches adopted by other cities, especially from resettlement practice in Anlu City in recent years, and summarized the operable resettlement policy that not only abides by basic principle of the World Bank but also takes real situation of Anlu City into consideration, which balanced the involuntary resettlement policy of the

World Bank and policy in China and was practical. It's widely accepted by residents in the project area.

4.3 Resettlement policies applicable to this project

In accordance with the above national and local laws, regulations and relevant policies of the World Bank, based on the actual situation of affected area of Anlu Urban Transport Infrastructure Project, especially the resettlement approaches of similar construction projects in Anlu City in recent years, after full consultation with the affected population, the Resettlement Management Office has formulated the following resettlement policy applicable to this project. The resettlement policy will be put into practice upon this Resettlement Action Plan is recognized by the World Bank and approved by the Anlu municipal People's Government.

4.3.1 Resettlement compensation policy for acquisition of collective-owned land

The land expropriated in this project shall be compensated by unified annual output value for requisitioned land according to the compensation standard stipulated in Notice on Unified Annual Output Value and Integrated Land Price for Expropriated Land in Hubei issued by the People's Government of Hubei Province.

The villages involving in acquisition of land in this project belong to the first class and the second class, the unified annual output value of which is 1770 Yuan/mu and 1650 Yuan/mu, the sum of land compensation fee and resettlement fee of which is 22 times and 20 times, respectively. Loss of green crops shall be compensated according to annual output value. The detailed compensation price for acquisition of land in different villages is shown in Chapter V.

The various parts of compensation funds for requisitioned land will be allocated between village collectives and land contracting farmers. Take the cultivated land as an example, the principles for allocation of compensation funds for requisitioned land are:

- 1) The compensation for green crops should be paid to the contracting farmers directly;
- 2) 100% of the resettlement fees in the compensation funds for requisitioned land should be given to the farmers;
- 3) 70% of the land compensation fees in the compensation funds for requisitioned land should be given to the farmers and 30% should be given to the economic organizations of the village collectives.

4.3.2 Resettlement compensation policy for acquisition of state-owned land

This project involves acquisition of state-owned land in three sub-projects, i.e. Fucheng Avenue, Qiliqiao Public Transit Hub and Short-distance Passenger Transportation Center Public Transit Hub. The policies adopted by this project are:

- The state-owned land requisitioned in Fucheng Avenue is the formal roadbed for the Hankou-Danjiangkou Railway. As state-owned construction land, it is requisitioned for the project through allocation.

- The state-owned land requisitioned for the Qiliqiao Public Transit Hub is obtained through transfer from Anlu Hexie Logistic Company. The Project Management Office will purchase land of the same size in the Aulu Economic Development Zone to replace the requisitioned land.

- The four-floor building that needs to be demolished for the construction of the Short-distance Passenger Transport Center Public Transit Hub will be rebuilt at the original site. The households, enterprises and stores that choose property rights transfer will move back. The nature and use right relationship of the land will not be changed and no compensation is required.

4.3.3 Resettlement compensation policy for demolishing housing on collective-owned land

All houses expropriated on collective-owned land are within the scope of Anlu urban construction plan, the compensation and resettlement of which shall be based on the following policies:

- House-requisitioned households may choose from two resettlement methods provided by the Project Management Office: monetary compensation or property rights transfer.

Monetary compensation

- Monetary compensation shall apply to all simple houses, other attachments and decorations of main houses of residents. Monetary compensation may also apply to main houses and production and business houses of residents. Monetary compensation is detailed in Chapter V.

- In case the relocated households do not agree with the compensation standard proposed by the Project Management Office, they may submit a written application and pay the standard evaluation fee to select a qualified real estate evaluation agency to

conduct evaluation. After the evaluation is accepted by both sides, the compensation fund is the evaluation price.

- Residents who choose monetary compensation may receive temporary resettlement subsidy for 2 months at one time.

Property rights transfer

- In case of property rights transfer, the actual compensation house area shall be counted with the residents' main house area as the base.

- Formula calculating compensation area of the resettlement house: compensation house area = original requisitioned main house area × replacement ratio. See the transfer proportion of different house types in Chapter V.

- The relocated households may choose resettlement houses with area of 50 square meters per permanent resident. In case the area of resettlement house exceeds the original main house, the difference area is the permanent population supplementary index area, which shall be purchased at the comprehensive cost price of buildings. In case the area of resettlement house exceeds 50 square meters per person, the difference area shall be purchased at the opening price of commodity buildings in the resettlement area and the relocated household shall bear the maintenance funds and contract tax of such area. The comprehensive cost is 1,600 Yuan per square meter for multi-storey buildings and 1,800 Yuan per square meter for sub-high rise buildings and high-rise buildings.

- For households who choose property right transfer method, in case the area of resettlement house exceeds that of the reconstructed house, residents who purchase the reconstructed house with a total area not exceed 20 (include 20) square meters of the reconstructed area shall pay it by comprehensive price of building and bear the maintenance funds and deed tax of the purchased area; the part that exceeds 20 square meters shall be purchased by opening price of commodity building in resettlement area and relocated household shall bear the maintenance funds and deed tax of such area.

- In order to demolish the expropriated house, the original expropriated houses of residents shall be bought out by the house requisition party based on the residual value of the main house area, the price standard of which is 10 Yuan/square meter.

- The resettlement houses are built in multi-storey buildings or sub-high rise buildings with a certain number of garages. Type and area of houses: 5 types: below 80

m², 80-100 m², 100-120 m², 120-130 m² and above 130 m².

- For households who choose property right transfer method, the resettlement allowance is 400 Yuan per month for families with no more than 5 (include 5) persons and 600 Yuan per month for families with more than 5 persons.

- No temporary resettlement subsidy shall be paid to households who are provided with relocation housing by house requisition party during temporary resettlement period.

- Calculation of temporary resettlement period. From the date that the residents sign the acquisition compensation agreement, empty the house, hand the key and two certificates (house property certificate and land certificate) to the date that they receive notice to accept the resettlement house. The temporary resettlement subsidy shall be delivered during temporary resettlement period. The temporary resettlement period is 18 months. In case the temporary resettlement period exceeds 18 months, the temporary resettlement allowance will be doubled.

- House relocation fee shall be calculated by area of expropriated house, which is 40 Yuan/square meter.

4.3.4 Resettlement compensation policy for demolishing housing on state-owned land

This project only needs to demolish 29 households in No. 139 Handan Road. The project formulates the following compensation policy through consultation.

- House-requisitioned households may choose from two resettlement methods provided by the Project Management Office: monetary compensation or property rights transfer.

Monetary compensation

- Monetary compensation shall apply to all simple houses, other attachments and decorations of main houses of residents. Monetary compensation may also apply to main houses and production and business houses of residents.

- The price of monetary compensation shall be evaluated by a qualified real estate evaluation agency approved by both the Project Management Office and relocated family according to the market price. The compensation fund is the evaluation price.

- Residents who choose monetary compensation may receive temporary resettlement subsidy for 2 months at one time.

Property rights transfer

- All relocated family can choose the resettlement house rebuilt at the original site by the proportion of 1:1.12.

- For households who choose property right transfer method, in case the area of resettlement house exceeds that of the reconstructed house, residents who purchase the reconstructed house with a total area not exceed 20 (include 20) square meters of the reconstructed area shall pay it by comprehensive price of building and bear the maintenance funds and deed tax of the purchased area; the part that exceeds 20 square meters shall be purchased by opening price of commodity building in resettlement area and relocated household shall bear the maintenance funds and deed tax of such area.

- For households who choose property right transfer method, the resettlement allowance is 400 Yuan per month for families with no more than 5 (include 5) persons and 600 Yuan per month for families with more than 5 persons.

- No temporary resettlement subsidy shall be paid to households who are provided with relocation housing by house requisition party during temporary resettlement period.

- The temporary resettlement period is 18 months. In case the temporary resettlement period exceeds 18 months, the temporary resettlement allowance will be doubled.

4.3.5 Resettlement compensation policy for demolishing enterprises and stores

Because only very few enterprises are influenced by this project, and different enterprises differ quite a lot in actual situation of production and management. The project formulates the following resettlement compensation policies for enterprises and stores:

- Monetary compensation shall be made for the idle plant of Chujin Iron Tower Company. The compensation standard shall be evaluated by a qualified real estate evaluation agency selected by the enterprise. The evaluated result shall be executed after the evaluation is accepted by both the enterprise and Project Management Office.

- Anlu Hexie Logistic Company will move to Anlu Economic Development Zone to continue its business. The Project Management Office will provide the land for business with equal area for the company. The compensation for buildings, loss in

business shutdown and relocation fee shall be evaluated by a qualified real estate evaluation agency and the evaluated result shall be executed after the evaluation is accepted by both the enterprise and Project Management Office.

- The Project Management Office shall provide replacement land for Anlu Hexie Logistic Company at least 12 months in advance, pay 50% of building compensation fee 6 months before relocation and pay for all the compensation fee on the date that the enterprise delivers the land.

- The enterprises and stores at No. 139 Handan Road can all receive the compensation business area equal to the original legal business area. The area exceeding the original area shall be purchased at market price. Compensation for loss in business shutdown and relocation fee shall be evaluated by a qualified real estate evaluation agency and the evaluated result shall be executed after the evaluation is accepted by both the enterprise and Project Management Office.

4.3.6 Preferential policy for vulnerable groups

- Priority shall be given to those households when selecting resettlement houses. Particularly, considering that most of those families have disabled or weak person, they shall be given houses at the ground floor or at relatively lower floors for their convenience;

- In the course of relocation, special person and necessary assistance shall be arranged for them to help them relocate;

- Together with the village communities which the vulnerable households belong to, the Project Management Office shall arrange transitional houses for the vulnerable households before relocation. Resettlement houses already available, if there are any, shall be provided to them in priority.

- During the construction of the project, appropriate jobs shall be provided to the affected vulnerable households with priority so as to increase their income;

- The Project Management Office shall purchase social insurance for land-lost population for the vulnerable households with priority, and shall actively apply for subsistence allowance for them to relevant departments such as the civil affair departments.

- Vocational training shall be provided for free to people in the vulnerable households who has the willingness and ability to be employed, and such labor forces

shall be recommended to the enterprises in the industrial park with priority.

- For orphans, households enjoying “the five guarantees”, and disabled person who meet the conditions for resettlement but really cannot afford a house, the people’s government of Anlu City shall give each household 5,000 Yuan housing subsidy after review, approval and publicity.

5 Resettlement Compensation Standard

All the compensation standards listed in this *Resettlement Action Plan* are formulated based on in-depth survey, in accordance with relevant laws and regulations of the People’s Republic of China and Hubei Province, and involuntary resettlement policy of the World Bank, with reference to the resettlement compensation standards of similar major projects implementing in Anlu City, after full consultation with relevant departments and the affected population in Anlu City, with an aim to restore and improve the living standard of affected population after resettlement. If the People’s Government of Anlu City unveils new preferential resettlement policies during project implementation, the new resettlement policies shall prevail.

5.1 Compensation standard for expropriating collective-owned land

The compensation fees for expropriating rural collective-owned land include land compensation fee, resettlement subsidies and compensation for green crops and land attachments.

(1) Compensation for land expropriation

The People’s Government of Hubei Province announced the *Notice on Announcing the Standard of Unified Annual Output Value and Integrated Land Price for Expropriated Land in Hubei Province* (EZF [2014] Document No. 12) on March 13, 2014. According to the government document of Hubei Province, the new compensation standard for land expropriation is composed of land compensation fees and resettlement subsidies, excluding compensation for young crops and land attachments. In accordance with the provisions of Document No. 12 of People’s Government of Hubei Province in 2014, Anlu City has made the following land expropriation compensation standard as shown in Table 3-1.

Table 5-1: Unified Annual Output Value Standard for Expropriated Land in Anlu City (specified by People’s Government of Hubei Province)

Land class	Annual output	Multiple	Land expropriation	Area scope
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	value		compensation	
I	1770	22	38940	Fucheng Subdistrict Office, Anlu Municipal Economic Development Zone
II	1650	20	33000	Lidian Town, Fushui Town, Tangdi Town, Yandian Town, Xundian Town, Xinzha Township, Nancheng Subdistrict Office
III	1600	18	28800	Jieguan Township, ZhaoPeng Town, Chendian Township, Wangyizhen Town, Bofan Town, Muzi Township, Leigong Town

In this project, the expropriated collective-owned land involves Zhanqian Road, Fucheng Avenue and Ginkgo Avenue. According to the land class and scope listed in the document of People's Government of Hubei Province, expropriated land in Zhanqian Road belongs to Tangdi Town, while expropriated land in Fucheng Avenue and Ginkgo Avenue belongs to Fucheng Subdistrict Office and Anlu Municipal Economic Development Zone. Hence, price for expropriated land in the three roads, which involves different villages, is different. See Table 5-2 for details.

Table 5-32: Compensation Standard for Expropriated Collective-owned Land

Name of road	Villages involved	Annual output value (Yuan/mu)	Multiple of land compensation fees	Multiple of resettlement subsidies	Land expropriation compensation standard (Yuan)
Zhanqian Road	Lilong Village, Jinquan Village	1650	10	12	33000
Fucheng Avenue	Zhaohe Village, Huguo Village	1770	8	12	38940
Ginkgo Avenue		1770	8	12	38940

(2) Compensation for young crops

For young crops in the collective-owned land expropriated by this project, their compensation will be paid as per one time of the annual output value of the expropriated land. That is, compensation for young crops in the expropriated land of Zhanqian Road is 1650 Yuan per mu, while compensation for young crops in the expropriated land of Fucheng Avenue and Ginkgo Avenue is 1770 Yuan per mu.

(3) Allocation of compensation funds for land expropriation

Different parts of compensation funds for land expropriation will be allocated between the village collectives and peasant households who contract the land. Taking cultivated land as an example, its land expropriation compensation funds shall be allocated based on the following principles:

1) Compensation for young crops shall be paid directly to the peasant households who contract the land.

2) The resettlement subsidies shall be fully paid to the peasant households.

3)70% of the land compensation fees shall be paid to the peasant households, while the left 30% shall be owned by the collective economic organizations.

Based on the above principles, the allocation plan of compensation funds for expropriated land in different villages is developed as shown in Table 5-3.

Table 5-3: Allocation of Compensation Funds for Expropriated Collective-owned Land

Unit: Yuan

Name of village	Total compensation per mu	Land compensation fees	Resettlement subsidies	Gains of village collective	Gains of peasant household
	(1)	(2)	(3)	(2)*30%	(3)+ (2) *70%
Lilong Village, Jinquan Village	33000	13200	19800	3960	29040
Zhaohe Village, Huguo Village	38940	17700	21240	5310	33630

5.2 Compensation standard for demolished houses

5.2.1 Compensation standard for demolished houses on state-owned land

In this project, for construction of the subproject of public transit hub for short-distance passenger transportation, 29 residences on the state-owned land are required to be demolished. The house-demolished families can choose monetary compensation or house property right exchange for reconstructed residence on the original site.

For families who choose house property right exchange, the replacement ratio is 1:1.12 to the legal area of the original house.

Families who choose monetary compensation will be compensated in accordance with market evaluation price of the demolished house. The evaluation work shall be independently performed by qualified agencies or real estate appraisal companies, which are recognized by both project management office and the house-demolished residents. The evaluation results shall be notarized.

5.2.2 Compensation standard for demolished houses on collective-owned land

In terms of demolished houses on collective-owned land, the house-demolished

families can also choose monetary compensation or resettlement housing.

Monetary compensation:

Under monetary compensation, main house of resident's residence shall be compensated according to the standard shown in Table 5-4.

Table 5-4: Compensation Standard for Main House of Residence under Monetary Compensation Mode

House structure	Evaluation criteria	Compensation price (Yuan/m ²)
Brick-concrete structure (I)	Load-bearing brick wall, reinforced-concrete beam column, precast floor slab, two floors or above, al-alloy door & window.	2200
Brick-concrete structure (II)	Load-bearing brick wall, precast floor slab, 1 floor with floor height more than 2.5 meters.	2100
Brick-wood structure (I)	Main room: load-bearing brick wall, timber roof truss, eave height higher than 2.5 meters, tile roof, common door and window.	1800
Brick-wood structure (II)	Main room: load-bearing brick wall, eave height at 2.21—2.49 meters, tile roof, common door and window.	1500

Under monetary compensation mode, compensation standard for all accessory houses of the residents is shown in Table 5-5.

Table 5-5: Compensation Standard for Accessory Houses under Monetary Compensation mode

House structure	Evaluation criteria	Buyout base price (Yuan/m ²)
Simple house (I)	Eave height at 1.81—2.20 meters, brick wall, complete tile roof, with doors and windows.	500
Simple house (II)	Eave height at 1.61—1.80 meters, surrounded by wall, tile roof, with doors and windows.	400
Simple house (III)	Eave height at 1.21—1.60 meters, with wall and roof.	300
Brick-concrete structure	Accessory houses with brick-concrete structure fail to satisfy the criteria of brick-concrete structure (II).	700

Compensation standard for attachments of the demolished houses is shown in Table 5-6.

Table 5-6: Compensation Standard for Attachments of the Demolished Houses

Attachments	Unit or type	Compensation standard (Yuan)
Enclosing wall	24cm wall, m ²	180
	12cm wall, m ²	130

Outdoor cement ground	m ²	30
Well	Per well	1200
Trees	Household	200
Bamboo garden	Household	200
Economic seedlings	5 centimeters at diameter, per seedling	40
	15—20 centimeters, per seedling	60
	More than 20 centimeters, per seedling	80
Tomb	Per tomb	1000

Compensation standard for decoration of the demolished houses is shown in Table 5-7.

Table Compensation Standard for House Decoration

Attachments	Unit or type	Compensation standard (Yuan)
Tile of outer wall, granitic plaster	m ²	40
Indoor floor tile and board	m ²	50
Suspended ceiling	m ²	40
Water and electricity	m ² , calculated as per the floor area of main house	30
Cabinet air conditioner	Set	200
Hanging air conditioner	Set	150
Solar water heater	Set	200
Shielding window	m ²	100
Roller Shutter	m ²	80
Single-door steel security door	Per door	00
Multi-door steel security door	m ²	200
Stainless steel security door	m ²	400

For families who have newly (within two years) or refinedly decorated the houses, compensation standard shall be determined referring to the evaluation results from the qualified intermediary appraisal company, upon mutual negotiation.

Resettlement by house property right exchange:

If the house-demolished families choose resettlement housing, they can obtain new resettlement houses in different replacement ratio. Floor area of resettlement housing shall be calculated according to the following formula:

Area of resettlement housing = Area of the demolished main house × Replacement ratio

Replacement ratio of resettlement housing regarding the demolished houses with different structures is shown in Table 5-8.

Table 5-8: Resettlement Housing Replacement Ratio of Various Demolished Buildings

House structure		Replacement ratio
Brick-concrete structure	Load-bearing brick wall, reinforced-concrete beam column, precast floor slab, two floors or above, al-alloy door & window.	1: 1.12
	Load-bearing brick wall, precast floor slab, one floor with floor height higher than 2.5 meters.	1: 1.11
	Brick-concrete structure lower than the above standard	1: 1.10
Brick-wood structure	Eave height at 2.41—2.49 meters	1: 0.90
	Eave height at 2.31—2.40 meters	1: 0.80
	Eave height at 2.21—2.30 meters	1: 0.70

The house-demolished families can choose resettlement housing whose floor area is calculated as per 50 m² of per capita floor area of the permanent population.

If the total area calculated as per 50 m² of per capita floor area of the permanent population exceeds the floor area of the original main house, the exceeding part is the compensation index area of permanent population. Purchase of the compensation index area of permanent population implements the comprehensive cost price of building. Households shall pay for the exceeding area based on the opening price of commercial buildings, and bear the maintenance funds as well as deed tax for such area. The comprehensive cost price for multi-level buildings is 1600 Yuan/m², while for medium-height and high-rise buildings is 1800 Yuan/m².

The resettlement housing will be multi-level and medium-height buildings, provided with a certain number of garages. There are five available house types, including floor area less than 80 m², 80—100 m², 100—120 m², 120—130 m², and floor area larger than 130 m².

The households can choose resettlement housing according to the specified housing area for resettlement. Difference adjustment will be implemented for different levels. The specific scheme is:

For multi-level resettlement housing (1—6 levels), households who choose the sixth floor will not compensate for the price difference; households who choose the fourth floor will pay the price difference as per 30 Yuan/m²; households who choose the fifth floor will pay the price difference as per 20 Yuan/m².

For medium-height and high-rise resettlement housing, households who choose

Floor 1—6 as well as the top floor will not compensate for the price difference; households who choose Floor 12—17 will pay the price difference as per 40 Yuan/m²; households who choose Floor 18—23 will pay the price difference as per 60 Yuan/m²; and households who choose floor higher than 23 (excluding the top floor) will pay the price difference as per 80 Yuan/m².

House-demolished families who choose house property right exchange and have no more than 5 family members will be provided with 400 Yuan per month as resettlement subsidies, and those who have more than 5 family members will be provided with 600 Yuan per month. The temporary resettlement period is 18 months. If the temporary resettlement period exceeds 18 months, temporary resettlement subsidies shall be paid in double.

House relocation fees shall be calculated as per 40 Yuan/m², according to the floor area of the demolished houses.

The residual value of the demolished houses shall be calculated subject to the floor area of the main house. House demolition party can buy out the residual value as per 10 Yuan/m².

5.3 Compensation standard for demolished enterprises and stores

In this project, buildings of Chujin Iron Tower Co., Ltd. and Luann Hexie logistics Company have been demolished. Qualified appraisal agency shall be employed to evaluate the demolition compensation standard for buildings and equipment of both enterprises. Besides, compensation shall be paid based on the evaluation results.

In addition, the production and operation losses of Anlu Hexie Logistics Company, as well as its relocation expenses, shall also be evaluated and compensated in accordance with the evaluation results.

As for enterprises and stores in the four-floor building located at No. 139, Handan Road, resettlement by exchange for equivalent area in the original site shall be adopted. The production and operation losses of these enterprises and stores, along with their relocation expenses, shall also be compensated after market evaluation.

6 Implementation Plan for Resettlement and Recovery

6.1 Objective, method and principle of resettlement and recovery

6.1.1 Objectives of resettlement and recovery

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

- The house-demolished households will be well resettled and get monetary compensation in accordance with the standard of replacement cost, thus making their living quality and environment recover to or exceed the level before relocation.
- All affected land attachments will be compensated as per their replacement prices.
- The infrastructure will be compensated or recovered, and function as always.
- The affected enterprises and stores are provided with reasonable compensation and properly recovered, without any affected labor force who lose job permanently because their employer is affected;
- The residents who are affected by land expropriation have a long-term livelihood guarantee, and their living standard will be improved instead of decline. No residents will lose job permanently due to land expropriation.

6.1.2 Method of resettlement and recovery

The resettlement and recovery of the affected population involves two aspects: living and production, which shall be carried out at the same time.

The resettlement and recovery of living focus on the relocation and rebuilding of houses and recovery of living facilities, mainly including the following aspects:

- Provide monetary compensation or resettlement housing for the

house-demolished families, to make sure their living quality and environment is not lower than the level before house demolition.

- Make it easy and convenient for the affected population to enjoy necessary living facility service in the new living environment.

Resettlement and recovery of production mainly includes arranging employment for labor force, and rebuilding as well as recovering the production facilities.

- Provide reasonable compensation for expropriated land, to avoid that the affected population are deprived of income source because of land expropriation.

- Offer assistance in production and employment of the labor force among the affected population, so as to guarantee that their long-term livelihood will not be affected by land expropriation.

- The affected enterprises can resume production and operation on the original site or new site; loss from suspension incurred by demolition will be compensated in a reasonable way.

6.1.3 Principle of resettlement and recovery

- The affected population have right to be informed and make a choice. Make sure that the affected population fully knows all policies and measures on compensation and resettlement. Meanwhile, the affected population shall be provided with multiple resettlement modes, and can make a choice at their willingness.

- The affected population shall participate in the whole process of resettlement activities.

- Private compensation shall be fully paid to the property owner directly.

- Compensation standard for houses, professional facilities and attachments shall be established based on market evaluation; appraisal agency shall be selected in an open and transparent way, in accordance with legal provisions.

- Help and care the vulnerable group.

6.2 Resettlement of house-demolished households on collective-owned land

According to the survey, a total of 20 households on the collective-owned land need to be relocated, including 15 households in Zhanqian Road, among which 14

households belong to Lilong Village and 1 household belongs to Jinqian Village, 3 households in Fucheng Avenue, and 2 households in Ginkgo Avenue. However, 1 affected household in Jinqian Village and 2 affected households in Ginkgo Avenue, as their houses are non-residential housing, do not need to be resettled. Therefore, only 17 relocated households on the collective-owned land actually need to be resettled.

The place, where these 17 households live, is within the scope of urban planning area. According to the provisions of Ministry of Land and Resources and local regular practice, house site would no longer be arranged for them to rebuild houses themselves. Nevertheless, an agreement has been reached after repeated negotiation, namely, the project management office will provide two resettlement modes, including monetary compensation and house property right exchange, for the house-demolished families to make a choice voluntarily. The specific practice is as follows:

Monetary compensation:

- The simple houses, other attachments and decoration of the main house, all implement the monetary compensation.. The households can also choose monetary compensation for the main house. Detailed monetary compensation standard refers to Chapter V.

- Households, who choose monetary compensation, can draw two-month temporary resettlement subsidies at one time.

After obtaining monetary compensation, the residents can voluntarily purchase houses in the commercial house market to resettle. Viewing from the feedback information from socio-economic survey, a few households have shown some interest in selecting the monetary compensation mode. Family members of these households have been long engaged in non-agricultural production and operation away from home; some even have bought houses in Anlu or other places, and become the permanent residents of other places. Their demolished houses mainly remain idle for a long time. Now by means of monetary compensation, their idle assets change into cash. Thereby, they can either use the monetary compensation to buy houses in other places, or as the supplementary funds for production and operation.

In terms of the monetary compensation standard, the affected population generally think the implemented standard exceeds the replacement cost in current building market, which is a great preferential policy for them. Many households whose houses are not

demolished by this project view this with envy, and also want to have the similar opportunity. As can be seen from typical case study, in project area, the construction cost of buildings with brick-concrete structure, which are built in recent years, are about 1000 Yuan/m². Therefore, monetary compensation standard and policy in this project are welcomed by the house-demolished households.

Figure 6-1: Typical Case of Replacement Cost for Brick-concrete Building in Project Area

In order to know whether the monetary compensation price established in this project is reasonable, the project management office has selected one typical household in project area to conduct case study. This household constructed a new house in the middle of 2014. Construction quality, as well as decoration of this house, is second to none in local area (See picture below). By analyzing the construction cost of this house, we can know the monetary compensation policy in this project is preferential.



Group 5, Lilong Village, Tangdi Town, Anlu City

Householder: Pan Xingde

Year built: December 2013-August 2014

House type: brick-concrete structure

Floor area: 336.3 m²

Distance from Anlu Urban District: 2.7KM

Cement: 500 Yuan/ton (Specification: Type pc325, including freight and unloading

charge) *30 tons=15000 Yuan
 Sand: 500 Yuan/load (8 ton/including freight)* 12 loads=6000 Yuan
 Reinforcing bar: 5000/ Yuan*5 ton=25000 (including freight and unloading charge)
 Wood: 2500 Yuan/m²(including freight)*2 m²=5000 Yuan
 Precast slab: 50 Yuan/ meter (including freight)*274 meters=13700 Yuan
 Aluminium alloy: 180 Yuan/m²*36 m²=6480 Yuan
 Brick: 0.80 Yuan/ piece (including freight and unloading charge)*40000 pieces=32000 Yuan
 Electric wire, ammeter, closed circuit wire, telephone wire: 7000 Yuan
 Labor cost: main house 60000 Yuan, accessory house 10000 Yuan (including interior and exterior painting, tiling) Total 70000 Yuan
 Woodwork: 10000 Yuan, electrician: 2000 Yuan
 Dragon-horse column: 3200 Yuan, door: 13000 Yuan, Handrail: 5000 Yuan, Floor tile and exterior wall tile: 25,000
 Self labor devotion, 200 days, 2000 Yuan/day, computation: 40000 Yuan
 House site purchase and commission charges: 35,000 Yuan
 Other miscellaneous fees: 20000 Yuan
 Total price: 333,380 Yuan, Average construction cost per square meter: 991.32 Yuan.

House property right exchange:

The project management office will build new resettlement community for most families who would like to choose resettlement housing, in combination with the Hexi New District Development and Construction Plan in Anlu City. Main practices are as follows:

First, selection of resettlement site. In this project, house-demolished families, whose houses are built on collective-owned land, will be resettled in Hexi Haoqiao New District Resettlement Community. This resettlement community is close to the south side of Jiefang Road extension, about 700 meters away from the present residence site of the house-demolished households. It is closer to Anlu urban district.

The plan to build Haoqiao Resettlement Community has been approved by Anlu Government. This community covers an area of 322 mu. Phase I building of this community is 110,000 m², which allows to resettle 1100 house-demolished households. This community is planned to commence in 2015, with a 18-month construction period.

Second, policies the resettlement housing are:

- The actual area of resettlement housing returned shall be commuted based on the area of main house of every household.

The accumulation formula is: Area of resettlement housing=Area of the original main house demolished×Replacement ratio. Detailed replacement ratio of houses with different structures sees Chapter V.

- The house-demolished families can choose resettlement housing as per 50 m² of per capita floor area of the permanent population. If the total area calculated as per 50 m² of per capita floor area of the permanent population exceeds the floor area of the original main house, the exceeding part is the compensation index area of permanent population. Purchase of compensation index area of permanent population implements the comprehensive cost price of building. Households shall pay for the exceeding area based on the opening price of commercial buildings, and bear the maintenance funds as well as deed tax for such area. The comprehensive cost price for multi-level buildings is 1600 Yuan/m², while for medium-height and high-rise buildings is 1800 Yuan/m².

- In the event that the floor area of resettlement housing is larger than the specified housing area for resettlement, if the total floor area of resettlement house chosen by the residents is no more than 20 square meters larger than specified housing area for resettlement, the households shall provide payments in accordance with the comprehensive cost price of building, and undertake the maintenance funds as well as deed tax for the bought area; if the total floor area of resettlement house is more than 20 square meters larger than specified housing area for resettlement, the households shall pay for the area exceeding 20 m² of specified housing area for resettlement in accordance with the opening price of commercial building, and undertake the maintenance funds as well as deed tax for the bought area

- The resettlement housing will be multi-level and medium-height buildings, provided with a certain number of garages. There are five available house types, including floor area less than 80 m², 80—100 m², 100—120 m², 120—130 m², and floor area larger than 130 m².

- House-demolished families who choose house property right exchange and have no more than 5 family members will be provided with 400 Yuan per month as resettlement subsidies, and who have more than 5 family members will be provided

with 600 Yuan per month..

- If the house demolition party provides makeshift house for house-demolished families during the temporary resettlement duration, the temporary resettlement subsidies will not be paid.

- Calculation of temporary resettlement duration. The temporary resettlement period shall be calculated from the day when the households sign the house demolition compensation agreement, empty the house, hand over the house keys and deliver two certificates (housing equity certificate and land certificate), to the day when the households is informed of receiving the resettlement housing. Temporary resettlement subsidies will be provided to house-demolished households during the temporary resettlement period. The temporary resettlement period is 18 months. If the temporary resettlement period exceeds 18 months, temporary resettlement subsidies shall be paid in double.

In order to meet the living requirement of house-demolished residents, the project management office promises to build and control the resettlement housing according to the following standards:

Standard for resettlement housing design

- Water and electricity facilities will be installed for each household. The construction side is responsible for installation and bears relevant expenses.

- Exterior finish.
- Security doors and windows will be properly installed.
- Interior wall and floor is rough.
- The roof tile surface has thermal-protective coating.
- Unified property management will be implemented in the resettlement housing community, in accordance with the provisions of relevant national laws and regulations.

Survey on relocated households on collective-owned land shows that almost all the house-demolished households are satisfied with and highly anticipate the house property right exchange mode:

First of all, the planning Haoqiao New District is closer to Anlu urban district, and is also not far from the present residence. Consequently, it would not affect the

agricultural production at present. Furthermore, this will greatly improve conditions from all aspects, such as going to shopping in the city, children's going to school, traffic conditions and residential environment, etc.

Secondly, house-demolished households are satisfied with the replacement ratio, as living area of all the families has been expanded. Nearly all the families can exchange for 2 houses, some families can even exchange for 4-5 houses.

Third, the new housing has complete house property right. Its market value is much higher than that of the present house property. Property of peasant families has greatly increased.

The average area of main house of the house-demolished families is 190 m². According to the house returning policies, each household can obtain a resettlement house of about 220 m². As calculated based on the replacement cost and house site price at present, the market value of the 190 m² of house is about 204,500 Yuan, while the market value of 220 m² of house with complete house property right is more than 660,000 Yuan, conservative estimation. That is to say, the present resettlement scheme will increase the value of house property of these house-demolished households to 320% of the value of house property before demolition. It can be considered that the resettlement scheme of this project makes the house-demolished families on collective-owned land benefit from project construction.

6.3 Resettlement of relocated households on state-owned land

A number of 29 households need to be relocated for construction of public transit hub for short-distance passenger transportation. These households all live in the four-floor building built in No. 139, Handan Road, which belongs to state-owned construction land.

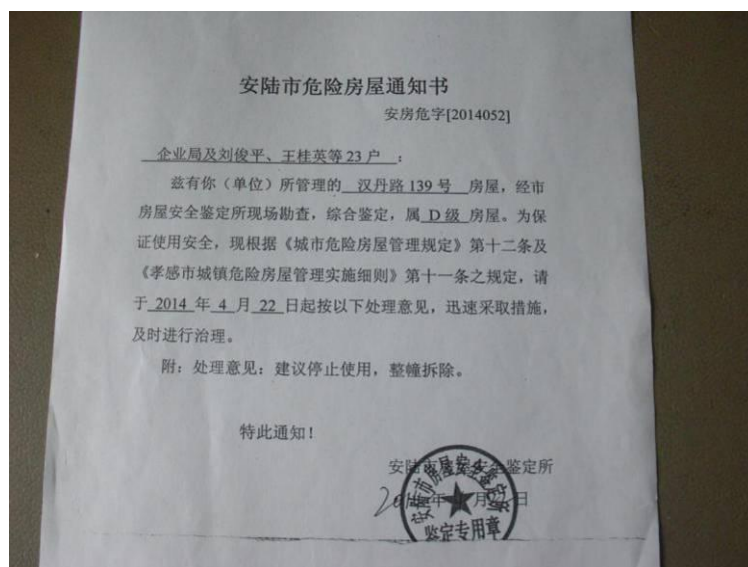


Figure: A Notice on Dangerous Building in No. 139. Handan Road

No. 139, Handan Road is a four-floor building. Originally, it is the office and family residential housing of Anlu Municipal Bureau of Economic and Informatization. Its house property right has been privatized. As this building was built in earlier year, it has become dilapidated. Some residents in this building has purchased houses to reside in other place. On April 22, 2014, Anlu Building Security Authentication Center issued the Notice on Dangerous Building in Anlu City (AFWZ 2014052). According to the notice, this building is identified as D class building, namely dangerous building. It is suggested to stop using this building and demolish the whole building.

Construction of the outgoing channel of public transit hub for short-distance passenger transportation provides opportunity for reconstruction of this building. Upon negotiation, residents in this building agree to be resettled by means of backmoving to the original site. The basic policies are:

1) All the house-demolished households can choose the resettlement housing rebuilt in the original site, as per the ratio of 1:1.12.

2) If the floor area of the resettlement house is larger than the scheduled area for resettlement house, and the difference area is no more than 20 (including 20) square meters, the household shall pay the comprehensive cost price of buildings for the difference area and shall bear the maintenance fund and contract tax for the purchased area; if the difference area is above 20 square meters, the household shall pay the opening price of the commodity buildings within the resettlement area for the extra area

and shall bear the maintenance funds and contract tax for the purchased area.

3) House-demolished families who have no more than 5 family members will be provided with 400 Yuan per month as resettlement subsidies, and those who have more than 5 family members will be provided with 600 Yuan per month.. The temporary resettlement period is 18 months. If the temporary resettlement period exceeds 18 months, temporary resettlement subsidies shall be paid in double.

Monetary compensation will be provided to the families who have residence in other places and are reluctant to choose the resettlement houses. The compensation price will be determined based on market price, evaluated by qualified real estate appraisal department accepted by project management office and the house-demolished families.

Viewing from the feedback from house-demolished residents, they are quite satisfied with the resettlement policies of this project. Mr L said they tremble with fear when living in this dangerous building, and worry about how to dispose it; now the project management office demolishes this building to construct public transit hub, rebuild housing on the original site, and provide them with resettlement housing at a larger ratio. This solves the pressing need for their families, which is like a heaven-sent fortune to them.

6.4 Resettlement and compensation for the population affected by land expropriation

This project expropriates a total area of mu of land, including mu of cultivated land and covering 9 villages. On-site survey indicates the following features of land expropriation in this project:

Firstly, as the road move towards a liner direction, besides, the discarded Handan Railway, as well as the existing Ginkgo Avenue has been utilized, a small area of cultivated land is occupied. The area of expropriated land in each village is limited, which has little impact on local peasants.

Secondly, in project area, income of 90% of local peasant families comes from non-agricultural production and operation. Much of their land is idle. If the land-expropriated peasants want to farm, they can easily obtain land to cultivate nearby.

Thirdly, all the villagers advocate the method that compensation shall be directly paid to people whose land is expropriated. This method not only is simple and clear, but also will not adversely impact on their family life and income.

In response to the above described circumstances, in combination with general practice of land expropriation compensation funds payment, the following methods regarding resettlement and compensation for the population affected by land expropriation have been made:

The project management office will give compensation funds directly to the land-expropriated village collective and families who contract the land. Different parts of land expropriation compensation funds shall be allocated between village collective and households who contract the land. Taking cultivated land as an example, principles for allocation of its land expropriation compensation funds are: 1) Compensation for young crops shall be paid directly to the peasant household who contract the land; 2) The resettlement subsidies shall be fully paid to the peasant households; 3) 70% of the land compensation fees shall be paid to the peasant household, while the left 30% shall be owned by the collective economic organization.

Land compensation funds preserved by collective economic organization shall be used for collective welfare service. Specific applications of the funds shall be determined by villagers' meeting. Each subdistrict office and township government shall manage the funds, and accept audit by the audit department.

6.5 Resettlement and compensation for affected enterprises and stores

In this project, enterprises and stores affected by land expropriation and demolition mainly involve three types. Upon repeated on-site survey and consultation with relevant parties involved, project management office will take targeted resettlement and compensation measures:

1. Chujin Iron Tower Co., Ltd.

As Zhanqian Road of this project passes through one side of its plant, part of its warehouses and gate house on one side need to be demolished. However, Chujin Iron Tower Co., Ltd. discontinued production and operation several years ago, and still remains idle at present. Land expropriation and demolition of this project would not affect its production and operation.

According to the consultation results, the project management office would provide monetary compensation for the plant. The compensation standard will be established based on evaluation of qualified appraisal agency. Besides, the evaluation result cannot be implemented until both the enterprise and the project management office accept it.

2. Anlu Hexie Logistics Company

Anlu Hexie Logistics Company needs to be demolished to build Qiliqiao Public Transit Hub. Business scope of this company covers automobile sales, automobile maintenance and logistics. At present, this company is under normal operation, with 20 personnel at work. The buildings which need to be demolished are brick-concrete structures, with an area of 7000 m². In order to build the public transit hub, Hexie Logistics Company needs to be entirely relocated. Through multiple consultation between the project management office and the owner of Hexie Logistics Company, the following resettlement and compensation methods have been agreed:

1) Project management office will provide equal-area developed land in economic development zone for Hexie Logistics Company, by coordinating Anlu Municipal Economic Development Zone and relevant departments, so as to guarantee normal operation of Hexie Logistics Company.

2) Project management office will consult with Hexie Logistics Company on the relocation time, based on project construction and land use progress.

3) Compensation for enterprise buildings, loss of suspended operation and relocation charges, will be paid based on evaluation of qualified appraisal agency, after mutual acceptance by the enterprise and project management office.

4) The project management office must provide replacement land block for Hexie Logistics Company, at least 12 months before relocation, pay 50% of compensation for buildings 6 months prior to relocation, and pay all the compensation fees on the day when the enterprise delivers the land.

3. Resettlement and compensation for enterprises and stores at No. 139, Handan Road

The project management office has communicated and negotiated with the operators of enterprises and stores for multiple times, with respect to resettlement and compensation for enterprises and stores in the four-floor building located in No. 139,

Handan Road. The operators of enterprises and stores express their understanding and support towards construction of public service facilities. They are also satisfied with the backmoving arrangement. Meanwhile, they highly look forward roaring business brought by increased people stream after project implementation. Upon negotiation, the following resettlement and compensation methods for enterprises and stores at No. 139, Handan Road has been determined:

1) Owners of all the enterprises and stores can obtain an returned business area in accordance with the original legal operation area.

2) Owners of all the enterprises and stores can buy the part which exceeds the original area, at the market price.

3) Compensation for loss of suspended operation and relocation charges will be paid based on evaluation of qualified appraisal agency, after mutual acceptance by the enterprise and project management office.

4) Allocation of transitional fees and relocation charges between the owners of enterprises and stores and the leasing operators shall be solved upon consultation between them. The project management office would only compensate the owners of enterprises and stores.

6.6 Resettlement and recovering of the affected vulnerable group

- These families would be given priority when choosing the resettlement housing. Try to resettle them in Floor 1 or lower floors, for the sake of their convenient living, considering the disabled or sickly family members in these families.

- During relocation, special labor force and necessary assistance will be provided to help their removal;

- The project management office, along with the village where the vulnerable families live, will arrange transitional houses for the vulnerable families, prior to relocation. Any available houses will be provided to the vulnerable families firstly.

- During project construction, the affected vulnerable families would be given priority to suitable job opportunity, thus increasing their income;

- Prioritize the social insurance of land expropriated population for the vulnerable families; actively declare to relevant institutions, such as civil affairs

department, so as to handle the basic living allowance procedures for them.

- Provide free job training for members of vulnerable families who are able and willing to work, and preferentially recommend them to the enterprises within industrial park.

- For those orphans, “household enjoying the five guarantees” and the disabled who are eligible for resettlement and cannot afford the house, 5000 Yuan will be provided for each household as house purchase subsidies, after approval and announcement by People’s Government of Anlu City.

6.7 Schedule of resettlement and recovery

Soil pollution control engineering of this project is planned to begin in the second half of 2015. The schedule for all resettlement activities is shown in Table 6-1.

Table 6-1: Schedule of Resettlement Activities

Content of activity	2014				2015				2016-2017			
	1	2	3	4	1	2	3	4	1	2	3	4
Set up the project resettlement office	■											
Set up resettlement organization of subdistricts												
Survey on land expropriation and demolition		■										
Initial consultation of the resettlement scheme												
Draft of the <i>Resettlement Action Plan</i>			■									
Complementary survey			■	■								
Revise the <i>Resettlement Action Plan</i>			■	■								
Re-consultation of the resettlement scheme			■	■								
Improve the resettlement scheme				■	■	■						
Approval of the resettlement plan					■	■						
Begin to implement the resettlement							■					
Internal monitoring								■	■	■	■	■
External monitoring								■	■	■	■	■

7. Budget and Management of Resettlement Funds

7.1 Constitution of resettlement funds

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

7.1.1 Compensation fee for land acquisition

Compensation fund for land acquisition consists of land compensation fee and all kinds of taxes required paying, including compensation fees for land acquisition and green crops, temporary land use fee and all kinds of taxes for newly-added construction land, etc.

7.1.2 Compensation fund for house demolition

Compensation fund for house demolition includes:

- (1) Compensation fees for house demolition;
- (2) Relocation fees, transition fees and relocation reward;
- (3) Compensation fees for all kinds of attachments and decoration;
- (4) Compensation for operating losses of enterprises and stores;

7.1.3 Compensation fee for all kinds of attachments

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

7.1.4 Other expenses related to resettlement

Other expenses related to resettlement mainly refer to the expenses occurred in the course of preparation and implementation of the resettlement work, such as expenses for construction and maintenance of resettlement information management system, expenses for employment training of land-expropriated population, expenses of independent monitoring organizations for monitoring and evaluating the resettlement, expenses for hiring professional agencies to measure and evaluate the relocated objects, etc. These expenses will be determined as per the charging criteria of similar industry and project. To ensure implementation of the project, expenses for construction and maintenance of resettlement information management system and expenses for

employment training of land-expropriated population have been incorporated into the technical assistance project of World Bank Loan.

7.1.5 Administrative expenses for resettlement

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

7.1.6 Unforeseeable expenses

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

7.2 Budget of resettlement funds

Based on the compensation rate and statistical quantity of all kinds of affected items, the total budget of the resettlement funds for the World Bank Financed Anlu Urban Transport Infrastructure Project amounts to 92,542,668.25 Yuan. See Table 7-1 for the details.

Table 7-1 Budget sheet of resettlement funds for the Resettlement Office of Anlu Urban Transport Infrastructure Project

No.	Item	Unit	Quantity	Compensation rate (Yuan)	Amount (Yuan)
I	Basic expenses				77897868.89
1	Compensation fees for collective-owned land acquisition				22801318.58
	Compensation fees for collective-owned land	mu	153.59	33000	5068470.00
			106.58	38940	4150225.20
	Compensation fees for green crops	mu	153.59	1650	253423.50

			106.58	1770	188646.60
	Fees for land acquisition				
	Farmland occupancy tax	m ²	121700.82	30	3651024.60
	Land use fees for newly-added construction land	m ²	173540.06	28	4859121.68
	Farmland reclamation fee	mu	133.66	16500	2205390.00
			48.81	17700	863937.00
	Social security for land-expropriated farmers	mu	260.18	6000	1561080.00
2	Compensation for requisitioned state-owned land		30	300000	9000000.00
3	Other expenses for land acquisition				1908079.11
	Service fee of land acquisition			2% of the fees for land acquisition	636026.37
	Managerial fee of land acquisition			4% of the fees for land acquisition	1272052.74
4	Compensation for house demolition	Yuan			17281591.20
	Brick and concrete	m ²	5352.33	2200	11775126.00
	Brick and wood	m ²	1214	1800	2185200.00
	Decoration and attachments			Measured as per 20% of the house compensation	2792065.20
	Transition fees	household	49	Calculated according to 18 months for transition, 600 Yuan/household per month	529200.00
5	Enterprises and stores				26906880.00
	Demolition	m ²	11648	2200	25625600.00
	Operating losses			Measured as per 5% of building compensation	1281280.00
II	Related expenses				2960119.02
1	Agency fees for land acquisition and house demolition (1.8 percent of the basic expenses)				1402161.64
2	Expenses for monitoring and evaluating the resettlement (1.0 percent of the basic expenses)				778978.69
3	Expenses for demolishing, cleaning and audit agencies (1 percent of the basic expenses)				778978.69
III	Administrative expenses for resettlement (5 percent of the basic expenses)				3894893.44

IV	Unforeseeable expenses (10 percent of the basic expenses)	7789786.89
Total		92542668.25

Note: The compensation fees for demolished buildings and operating losses of enterprises in this table are values estimated through experience, which are only given for reference. The actual compensation will be made based on the evaluation results of professional assessment agency.

7.3 Object and flow of resettlement funds

7.3.1 Object of resettlement funds

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

Table 7-2 Object of resettlement fund

Object	Expense category
Village collective	Compensation for collective land, attachments, collective facilities, etc.
Household	Compensation for land contract, relocation, attachments and green crops, house purchase subsidy, relocation fee, transition allowance and relocation reward, etc.
Enterprises and stores	Compensation for land acquisition, building demolition, relocation fee and operating losses.
Others	All kinds of taxes concerning land acquisition.

7.3.2 Source and flow of resettlement funds

The resettlement fund of the World Bank Financed Anlu Urban Transport Infrastructure Project is raised by the Project Management Office and will be appropriated directly to compensation targets through special accounts, which is opened by Street and Township Land Compensation Offices, to avoid being withheld and embezzled.

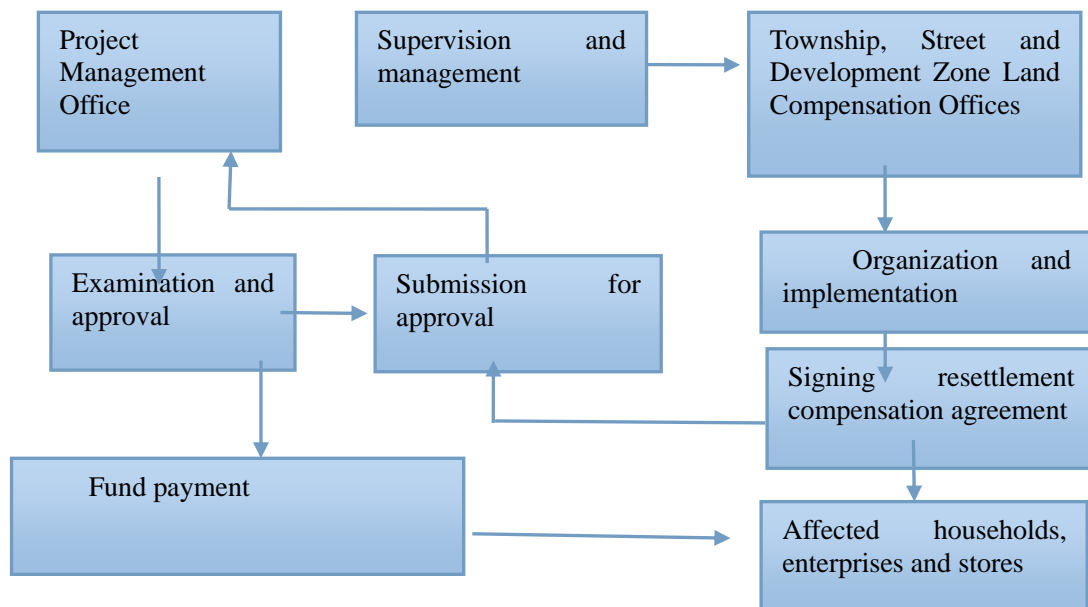


Fig. 7-1 Flow chart of resettlement fund payment

7.4 Appropriation, management and monitoring of resettlement fund

7.4.1 Appropriation of resettlement funds

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

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

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

- Land compensation is paid after land acquisition.

7.4.2 Management and monitoring of resettlement funds

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

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

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

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

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

- Independent monitoring organizations of resettlement shall follow up to monitor the progress of appropriating the compensation funds to affected families, enterprises and public institutions during external monitoring.

8. Resettlement Organizations

8.1 Organization setting

In order to do well in the resettlement of the Anlu Urban Transport Infrastructure Project, all levels of governments of Anlu first set up organizations and improve their abilities to make sure the resettlement can go smoothly. Since June of 2013, we have successively established the project leading group, World Bank Financed Project Management Office (Project Management Office) and organizations related to the resettlement of this project and define their responsibilities clearly. The major organizations are:

- Work leading group of World Bank Financed Anlu project
- World Bank Financed Project Management Office of Anlu
- Land compensation offices of Fucheng Street, Tangdi Town and the Economic Development Zone
- Resettlement consulting agency

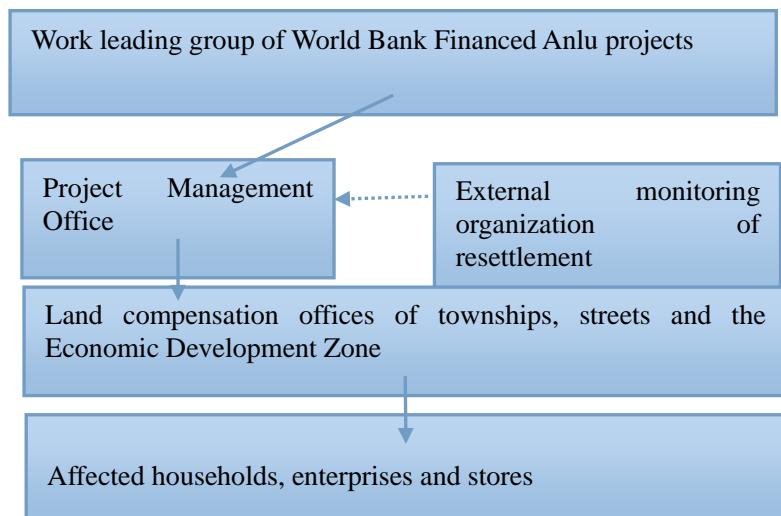


Fig 8-1 Resettlement organizations of the Anlu Urban Transport Infrastructure Project

8.2 Responsibilities of each organization

8.2.1 Work leading group of World Bank Financed Anlu project

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

8.2.2 Project Management Office

Apply to related authorities for Land Planning Permit and Land Construction Permit;

Coordinate related departments to formulate the policies in the Resettlement Action Plan;

Coordinate the progress of the construction and implementation of the Resettlement Action Plan;

Coordinate the work of resettlement organizations;

Train principals of all sub-project resettlement offices;

Report the progress of resettlement;

Communicate with other departments during the implementing phase of resettlement;

Audit the resettlement fund plan of each sub-project;

Guide and supervise the implementation of resettlement of each sub-project;

Manage the data and files of resettlement;

Conduct internal monitoring of resettlement;

Receive resettlement experts from the World Bank during preparatory and implementing phase;

Handle the grievance and appeals of relocated people during resettlement;

Communicate with independent monitoring organizations during the implementation of resettlement.

8.2.3 Land compensation offices of streets, townships and the development zone

Organize surveys on resettlement of sub-projects in streets;

Implement resettlement work of sub-projects;

Follow-up supervise the appropriation of resettlement funds of this sub-project;

Handle the grievance and appeals of relocated people during resettlement;

Cooperate with independent monitoring organizations of resettlement;

Collect and classify all required data of internal monitoring report of this sub-project;

Work with the Project Management Office to deal with the inspection of resettlement experts from the World Bank.

8.2.5 External monitoring organization

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

8.3 Staffs and facilities of each resettlement organizations

At present, the Project Management Office, which takes charge of resettlement of this project, has 6 work staffs with strong coordination skills as well as proficient use of computer and other skills. Besides, land compensation offices of Fucheng Street, Tangdi Town and the Economic Development Zone also have high-quality and experienced staffs that are fully qualified for the resettlement work. The member list is given in Table 8-1. See Table 8-2 and Table 8-3 respectively for staffs and facilities of resettlement organizations at all levels.

Table 8-1 Member list of resettlement offices at all levels

Resettlement organization	Principal	Staffs
Project Management Office		
Tangdi Town Land Compensation Office		
Fucheng Street Land Compensation Office		
The Economic Development Zone Land Compensation Office		

Table 8-2 Staff arrangement of resettlement organizations at all levels

Resettlement organization	Total staff	Qualifications of staffs	Working period
Project Management Office	6	Know foreign language, computer, engineering, environment and resettlement policies, with junior college certificate or above	From October, 2013 to the completion of resettlement
Tangdi Town Land Compensation Office	5	Have long-term working experience of a similar job, with high school certificate or above	From October, 2014 to the completion of evaluation after resettlement
Fucheng Street Land Compensation Office	5	Have long-term working experience of a similar job, with high school certificate or above	From October, 2014 to the completion of evaluation after resettlement
The Economic Development Zone Land Compensation Office	5	Have long-term working experience of a similar job, with high school certificate or above	From October, 2014 to the completion of evaluation after resettlement

Table 8-3 Facilities of resettlement organizations at all levels

Organization	Computer (unit)	Camera (unit)	Car (unit)	Office (m ²)
Project Management Office	6	1	1	200
Tangdi Town Land Compensation Office	2	1	1	80
Fucheng Street Land Compensation Office	2	1	1	80
The Economic Development Zone Land Compensation Office	2	1	1	80

8.4 Measures to enhance abilities of resettlement organizations

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

Table 8-4 Training plan of resettlement staffs

Item	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	Project Management Office	Process of resettlement, resettlement and survey	Staffs of the Project Management Office	September, 2013~ October, 2013
2	Project Management Office	National laws and regulations on resettlement and the policies of the World Bank	Staffs of the Project Management Office	January, 2014~February, 2014
3	Project Management Office	Wuhan World Bank financed working experience	Staffs of the Project Management Office	February, 2014~July, 2014
4	Project Management Office	Process, management and monitoring of fund appropriation	Staffs of the Project Management Office	July, 2014
5	Project Management Office	Inspect World Bank financed projects of other provinces	Staffs of the Project Management Office	May, 2014 ~ July, 2014
6	Project Management Office	Process and policies of resettlement	Staffs from land compensation offices of streets, townships and	July, 2014

			the development zone	
7	Project Management Office	Resettlement policies of the World Bank	Staffs of the Project Management Office and staffs from land compensation offices of streets, townships and the development zone	August, 2014
8	Project Management Office	Resettlement and socioeconomic survey	Staffs of the Project Management Office and staffs from land compensation offices of streets, townships and the development zone	September, 2014
9	Project Management Office	Latest policies of China on relocation	Staffs of the Project Management Office and staffs from land compensation offices of streets, townships and the development zone	October, 2014
10	Leading group	Foreign urban planning experience	Leading group and staffs of the Project Management Office	November, 2014
11	Project Management Office	Study experience about resettlement from other World Bank financed projects of China	Staffs of the Project Management Office and staffs from land compensation offices of streets, townships and the development zone	November, 2014

8.5 Plan to further enhance abilities of resettlement organizations

To better carry out the Resettlement Action Plan, guarantee the benefits of affected people and meet the overall plan of the project progress, the project resettlement office will take the following measures to enhance the ability of resettlement organizations and improve efficiencies:

1. Leader responsibility system: major leaders of the Project Management Office will lead to organize a strong group of resettlement leaders.
2. High-quality staffs: staffs in all resettlement offices must know more policies, better professional competencies, and more importantly rich communication experience with the public.
3. Define responsibility: we will clearly define the responsibilities of all resettlement offices according to the requirements of the World Bank and relevant national laws and regulations.

4. Staff trainings: we will conduct trainings non-regularly to resettlement staffs concerning the resettlement policies and information management

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

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

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

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

Table 8-5 Further training plan of resettlement offices

No.	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	Project Management Office	Study and inspect the experience of other World Bank financed projects about resettlement	Staffs of the Project Management Office and staffs from resettlement offices of towns, the development zone and streets	December, 2014
2	Resettlement Consulting Agency	Resettlement policies of the World Bank	Staffs of the Project Management Office and staffs from resettlement offices of towns, the development zone and streets	December, 2014
3	Resettlement Consulting Agency	Latest changes in national policies on relocation	Staffs of the Project Management Office and staffs from resettlement offices of towns, the development zone and streets	January, 2015
4	Project Management Office	Lessons draw from resettlement of the other places	Staffs of the Project Management Office and staffs from resettlement offices of towns, the development zone and streets	January, 2015
5	Project Management Office	Computer operation and data processing	Resettlement staffs of the Project Management Office	February, 2015~March, 2015
6	Project Management Office	Process and policies of resettlement work of the World Bank financed project	Staffs from resettlement offices of towns, the development zone and	April, 2015~May, 2015

			streets	
7	Project Management Office	Policies and practice of the resettlement	Staffs from resettlement offices of towns, the development zone and streets and community resettlement group	May, 2015~June, 2015
8	Project Management Office	Study of the international experience about resettlement	Staffs of the Project Management Office	2016~2017

9 Public Participation and Consultation

To make the resettlement work of the World Bank Financed Anlu Urban Transport Infrastructure Project practical and reliable, guarantee the lawful rights and interests of relocated people and units, and reduce grievance and disputes, this project attaches great importance to the participation of and consultation with relocated people and prepares the Resettlement Action Plan on the basis of consultation and publicity. Therefore, during the planning, designing and implementation of this project, the Project Management Office, Anlu authorities and staff from the resettlement offices of affected townships, streets and the development zone make use of socio-economic survey and evaluation survey on social impact, together with all advisory agencies, to widely publicize the information of this project by various means, solicit the opinions of affected people and consult with them about problems of common concern. The results of public participation and consultation provide evidence for the improvement of the resettlement plan.

9.1 Activities of public participation and consultation having been conducted

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

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

(1) Publicize the project-related information to the public in affected areas through official documents and notices;

(2) Collect affected population's opinions and suggestions on land acquisition and demolition by means of questionnaires;

(3) Hold various symposiums in affected villages to know the socioeconomic status of affected households and their solicit opinions and suggestions on resettlement;

(4) The affected population puts forward opinions and suggestions to the governments of town, streets and the development zone and the village committee

orally or in a written form, and the opinions are delivered to the Project Management Office by the local government;

(5) Organize women in affected villages to participate in symposiums, to know the negative impacts land acquisition and demolition may bring to them and solicit their opinions and suggestions on restoration and resettlement;

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

Table 9-1 Major activities about the publicity of resettlement information and consultation

Item	Time	Content that is publicized and consulted	Participant	Organizer
1	2014 1	Preliminary publicity of pre-research report information on the project	Design unit, the Project Management Office, affected streets, towns, development zones, representatives of village collectives and affected people	The Project Management Office
2	2014 5-6	Social impact of the project	Design unit, the Project Management Office, affected streets, towns, development zones, representatives of village collectives and affected people, resettlement advisory agencies	The Project Management Office, affected streets, towns, development zones and villages
3	2014 8-9	Optimization of the project design	Design unit, the Project Management Office, affected streets, towns, development zones, representatives of village collectives and affected people	The Project Management Office, affected streets, towns, development zones and villages
4	2014 9-10	Resettlement means of houses on collective-owned land	The Project Management Office, affected streets, representatives of village collectives and affected people, resettlement advisory agencies	The Project Management Office, affected streets, towns, development zones and villages
5	2014 10	Selection of relocation community	The Project Management Office, affected streets, representatives of village collectives and affected people, resettlement advisory agencies	The Project Management Office, affected streets, towns, development zones and villages
6	2014 10	Resettlement policies of houses on state-owned land	The Project Management Office, affected streets, representatives of village collectives and affected people, resettlement advisory agencies	The Project Management Office, affected streets, towns, development zones and villages
7	2014 10	Impact of land acquisition and demolition on	The Project Management Office, representatives of affected women, resettlement advisory agencies	The Project Management Office, affected streets,

		women		towns, development zones and villages
8	2014 10	Resettlement means and the public aspiration	The Project Management Office, affected streets, representatives of village collectives and affected people, resettlement advisory agencies	The Project Management Office
9	2014 8	Enterprises and stores	The Project Management Office, enterprise managers, store operators, resettlement advisory agencies	The Project Management Office

In October and November of 2014, apart from a field investigation, Center for Involuntary Resettlement of Wuhan University held a questionnaire collecting opinions and suggestions of the affected people at the same time. 49 affected persons older than 15 received this survey and there were 45 effective questionnaires. Please refer to Table 9-2 for the summary of this survey.

Table 9-2 Summary sheet of public opinions and suggestions

Survey content	Options	Ratio of the answer in the total (%)
1. Whether you know about the information of this project or not?		
	Very clear	71.11
	Know a little, but not very clear	22.22
	Know nothing	6.67
2. Whether you agree with the project?		
	Pro	88.89
	Against	0.00
	Indifferent	11.11
3. Potential benefits from this project (multiple choice)		
	The traffic will be more convenient.	88.89
	The income will increase.	46.67
	The job opportunities will increase.	86.67
	The market information will increase.	71.11
	Others	64.44
4. Potential harm of this project(multiple choice)		
	The expropriated land deprives residents of their old-age support resources.	66.67
	The environment will be destroyed.	60.00

	The living area will decrease.	40.00
	The living cost will increase.	68.89
	Affected people will not be accustomed to the community life.	55.56
5. Whether you know the compensation policies of Anlu for relocation or not?		
	Very clear	66.67
	Know a little, but not very clear	11.11
	Know nothing	22.22
6. What suggestions do you have about the relocation? (multiple choice)		
	Conduct land acquisition and demolition completely	84.44
	Shorten the transition period	88.89
	Conduct centralized resettlement according to the original community	93.33
	Employ the local labor forces	73.33
	Make use of the local building materials	66.67
	Distribute reconstructed houses fairly	95.56
	Publicize the funds openly and transparently	93.33
7. What requirements do you have on the usage of the land compensation? (multiple choices)		
	Grant it directly to the contracting households	93.33
	Transact old-age security	97.78
	Grant most of the compensation directly to families, and the rest is used by the collective	86.67
	Establish enterprises collectively	44.44
	Provide collective welfare services	33.33
	Conduct employment skills training for the labor force	55.56
	Provide non-agricultural employment opportunities	80.00
8. What's your aspiration for the resettlement?		
	Unified planning and house reconstruction for resettlement	95.56
	Give monetary compensation and residents' living problems are solved by themselves	4.44

By analyzing the statistical data in Table 9-2, we can draw the following conclusions:

First, over 70 percent of the affected people clearly know Anlu Urban Transport Infrastructure Project, and over 20 percent know it more or less, while only 6.67 percent of the affected people know nothing about the project. These data shows that the affected people have gained a lot of knowledge about this project through the activities of public participation, but we still need to deepen their understanding of this project through all kinds of channels and ways in the future. Just like people's knowledge of the project, almost 90 percent of the affected people support the construction of industrial park, 11 percent act indifferently and there is no opponent. The data is exactly a reflection of impressions and feelings in resettlement and socioeconomic survey. As a whole, this project aiming at improving traffic conditions and promoting urban-rural integration is warmly welcomed by people in the affected areas.

Second, most of people think that the project will improve the urban development conditions of Anlu, strengthen the attraction and create more job opportunities, so as to increase their income. On the other hand, the survey participants show great concern on their long-term living after land acquisition, especially old-age security. In symposiums and interview with individuals, some people also express their anxiety about their future life, such as issuance of compensation fund, fair distribution of reconstructed houses, and convenience of the rebuilt community, etc. They hope the Project Management Office will be more considerate to them and implement the related work carefully.

Third, two thirds of the surveyed people clearly know the policies on land acquisition and demolition of Anlu and 10 percent know about them more or less. However, quite a number of people still know nothing about the policies on resettlement. As for multiple use methods of land compensation fund after land acquisition, more than 90 percent of affected people propose to grant the compensation fund directly to the contracting households, which in their opinion, will protect the interests of land-expropriated households to the largest extent; 97 percent advocate to use the compensation fund to transact old-age insurance to relieve their worries about future. Besides, the affected people also hope that the local labor force can be fully hired in the project construction to increase job opportunities, and they highly support vocational

training for the labor force after land acquisition.

Fourth, in terms of resettlement, 4 percent of people are in favor of monetary compensation while the others agree with resettlement method of unified planning and centralized rebuilding implemented in Anlu.

In formulation of the Resettlement Action Plan, the above opinions collected from the public have been given full respect to and resettlement policies adopt these suggestions and proposals.

9.2 Feedback to public participation and consultation

During July to October of 2014, Center for Involuntary Resettlement of Wuhan University summed up the opinions and suggestions of affected people that were collected from different channels in public participation, reported the most concerned problems to the engineering design unit, environmental impact assessment unit and related departments, and took these opinions and suggestions into full consideration when formulating the Resettlement Action Plan. Table 9-3 shows the feedback to the public participation and consultation.

Table 9-3 Main opinions and solutions about public participation and consultation

Problem	Opinions of affected people	Solutions
Building resettlement site	They propose centralized planning and unified rebuilding, hope to be resettled near the original community	Provide the construction plan and planning materials of resettlement houses for the affected residents and supply them with several optional resettlement houses for selection.

Problem	Opinions of affected people	Solutions
Use and payment of land compensation	Some affected people worry they can't directly get the compensation funds, which will be withheld and misappropriated by intermediate links	<p>After consultation, distribute the compensation funds in the following ways:</p> <ol style="list-style-type: none"> 1. Collect the collective land compensation fund and save it directly to the special account established by towns, offices and the development zone. 2. The expropriated land is contracted by original families, 70% of the land compensation fees are granted directly to the land-expropriated farmers, and the rest is used by collective. Conforming to the publicized compensation criteria, all villages will calculate the amount of compensation by the contracting area of land-expropriated families, make registrations in a booklet and publicize the results, to receive supervision of villagers and review of the superior. The compensation fund will be granted to the land-expropriated households through a special account in the manner of bankbook without any intermediate links. Besides, the compensation fund cannot be withheld and misappropriated. 3. The collective possesses all non-contracted land compensation funds of collective, which is escrowed through a special account established by town, sub-district office and the development zone. The specific use methods of the compensation funds shall be decided through the Villagers' Congress and reported to the office for approval, mainly used for the public welfare undertakings of collective. The distribution and use of the land compensation funds and resettlement allowances receives supervision and audit of the superior units. 4. The compensation for attachments and green crops on the expropriated land will be granted directly to their owners.
Transition	They worry the transition period will be too long	<ol style="list-style-type: none"> 1. Arrange the construction time of demolition projects properly, start to build the resettlement houses as soon as possible and try to "Build first and demolish later". 2. Accelerate construction of resettlement houses and report the construction progress to the affected residents regularly. 3. Specify the transition period cannot be more than 18 months, otherwise the transition fees shall be paid double.
Quality problem of resettlement houses	Some residents hear that resettlement houses in some places have quality problems, so they hope the quality of resettlement houses can be ensured	<ol style="list-style-type: none"> 1. In construction of resettlement houses, strengthen supervision and hire professional supervision organizations to inspect and supervise the quality of resettlement houses. 2. before handover of resettlement house, conduct the quality acceptance, and unqualified houses cannot be handed over to the residents. 3. In construction of resettlement houses, invite the resettled objects to check on site, find out problems and solve them promptly.

Problem	Opinions of affected people	Solutions
House type and decoration of resettlement houses	They worry the house types cannot satisfy their needs	The resettlement houses are multi-floor and small high-rise with certain quantities of garages. Areas in different house types: below 80 m ² , 80~100 m ² , 100~120 m ² , 120~130 m ² , 130 m ² and over 130 m ² (five house types), to satisfy the needs of various residents
Distribution of resettlement houses	They hope resettlement houses are big enough and distributed fairly	<ol style="list-style-type: none"> 1. In signing demolition agreement, specify the principle “persons who sign first select houses first”, and announce the house selection sequence; 2. Take care of the vulnerable families and give them the top priority of house selection; 3. The process of house selection shall be open and transparent with the way of casting lots; 4. The results of house selection shall be publicized.
Enterprise operation is affected	Harmony Logistics Company worries the demolition will impact its operation and production	<ol style="list-style-type: none"> 1. The Economic Development Zone provides the Harmony Logistics Company with the land of equal area for replacement, to guarantee its normal operation and production. 2. According to the project construction and land use, the Project Management Office and the Harmony Logistics Company will arrange the progress the project and decide the removal time. 3. The compensation for buildings, production-halt losses and removal of enterprises shall be made based on the market evaluation. 4. The enterprises shall get the replaced land at least 12 months before removal, get 50% of the compensation fund for buildings 6 months before removal, and get the remaining compensation on the date of land delivery.
Whether enterprises and stores can be rebuilt on the original land	Handan Road Store worries whether it can be properly resettled and compensated	<ol style="list-style-type: none"> 1. Clients of all enterprises and stores can acquire the area rebuilt on the original land by the original lawful operation area. 2. The part beyond the original area shall be purchased by the market price. 3. The compensation for production-halt losses and removal of enterprises and stores shall be made based on the market evaluation.
Whether the houses on state-owned land can be properly resettled after demolition	The house areas of these residents are relatively small, so they worry the monetary compensation cannot afford a new commodity house	Residents in this building are resettled by means of house rebuilding on the original land, all relocation households can select the resettlement houses rebuilt on the original land in the proportion of 1 to 1.12.
Grievances	The affected people worry they cannot fluently express their opinions and suggestions	<ol style="list-style-type: none"> 1. Establish three levels of expression mechanisms of grievances and appeals of resettlement. 2. Channels and methods of appeals are incorporated into the information manual for relocation households, of which each household keeps one copy.

9.3 Plan of consultation with affected people in the next stage

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

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

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

Table 9-4 Time arrangement for consultation with affected people

Content of consultation	Time arrangement	Participating units
Compensation policies on land acquisition and demolition	2014 12-2015 2	Project Management Office, Resettlement Offices of towns, streets and development zones, affected residents
Resettlement means and specific implementing plan	2015, 3-5	Project Management Office, Resettlement Offices of towns, streets and development zones
Recovery of affected infrastructures	In the whole implementing period	Project Management Office, Resettlement Offices of towns, streets and development zones, affected residents
Problems occurring in the implementing period	In the whole implementing period	Project Management Office, Resettlement Offices of towns, streets and development zones, external monitoring agency
Collection of suggestions and grievances	In the whole implementing period	Project Management Office, Resettlement Offices of towns, streets and development zones, external monitoring agency

9.4 Ways to participate in consultation during implementing phase

1. Direct ways

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

2. Indirect ways

The public express their grievances, opinions and suggestions to the neighborhood committees, resettlement departments at all levels and monitoring departments. Resettlement offices give their solutions according to the procedures.

9.5 Publicity of policies and the *Resettlement Information*

Booklet

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

- Before formal assessment of this project, publicly announce the policies and standards about resettlement of this project in media like the Anlu government website and TV station;

- All affected neighborhood committees or other public places publicize such information as the affected situation, compensation standards, resettlement measures, ways of complaining and appealing of respective community;

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

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

The *Resettlement Action Plan* will list how much impact there is on every affected family, resettlement policies and compensation standards of this project, progress of the

project, and the process of solving the grievances and appeals. The *Resettlement Action Plan* will be distributed to affected people before the official launch of this project. The form refers to Attachment.

10 Complaints and Appeals

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

10.1 Means of collecting grievances and complaints

(1) Through reports from House Requisition and Compensation Office of the towns, sub-districts and the development zone, which cover people's complaints, project schedule, measures and existing problems;

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

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

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

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

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

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

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

(9) Through special investigation of internal monitoring.

10.2 Complaint and appeal procedure

- Phase 1

The affected persons can express their grievances orally or in writing to each village committee or resettlement office of the sub-district (town/development zone). In case of oral grievances, the village committee or resettlement office of the sub-district (town/development zone) must record them in written form and give definite replies within 2 weeks. In case of severe matters concerned which need the instruction from the superior resettlement office, they must try to get replies from the superior resettlement offices in two weeks.

- Phase 2

In case that the replies at Phase 1 are not satisfactory, the complainants can appeal to the Project Management Office within one month after receiving the replies at Phase 1. The Project Management Office must make decisions about how to handle the appeals in three weeks.

- Phase 3

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

10.3 Principles for handling complaints

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

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

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

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

10.4 Content and means of reply to complaints

10.4.1 Content of reply

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

10.4.2 Means of reply to complaints

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

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

10.5 Records of and feedback on complaints and appeals

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

In order to keep an intact record of the complaints from affected population and

solutions to relevant issues, the Project Management Office has worked out the registration form to record complaints and appeals. See Table 10-1 for the specific format.

Table 10-1 Complaint and appeal registration form relevant to the resettlement

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

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

10.6 Contact information for the channels to express complaints and appeals

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

Table 10-2 Organizations and personnel receiving complaints and appeals

Resettlement organization	Contacts	Address	Telephone number
Project Management Office	Yang Jiwu	No. 76 Jiefang Avenue, Anlu	5263391

House Requisition and Compensation Office of Fucheng Sub-district	Zheng Yun	No. 218 Taibai Avenue, Anlu	5252391
House Requisition and Compensation Office of Tangdi Town	Li Shuping	Across from Minfu Hotel in Minfu Road, Anlu	5240212
House Requisition and Compensation Office of Anlu Development Zone			

11 Resettlement Monitoring

11.1 Internal monitoring

11.1.1 Aims and purposes of internal monitoring

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

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

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

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

causes and propose suggestions and measures to solve the problems.

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

11.1.2 Implementation process of internal monitoring

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

1. Preparation phase of internal monitoring

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

Preparation work of the Project Management Office includes:

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

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

—— To establish the subsystem of the comprehensive information management system of Anlu Circular Economy Industrial Zone with the help of professional organizations and personnel. The system should include various modules such as affected population information, job information, and vocational training and education

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

Preparation work of resettlement implementation organizations includes:

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

2. Implementation phase of internal monitoring

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

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

11.1.3 Content of internal monitoring

Internal monitoring will be conducted on the following items:

- Organizations and agencies: establishment of the resettlement implementation organizations and associated agencies and their division of work; staffing and capacity building of resettlement organizations;
- Resettlement policies and compensation standard: development and implementation of resettlement policies; implementation of compensation standards for all kinds of losses. It is required to specify in particular whether all the compensations are paid in accordance with the standards stipulated in the *Resettlement Action Plan* and give reasons if there is any change;

- Whether the procedure of hiring the real estate appraising agencies in the process of house demolition is legal and whether the process conforms to relevant requirements of laws and regulations;

- Whether the construction of resettlement houses is implemented and whether allocation of resettlement houses is open and transparent;

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

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

- Complaints, appeals, public participation, consultation, information disclosure, and external monitoring: channels, procedures and responsible organizations related to complaints and appeals; major issues that people have made complaints and appeals about and their handling; main activities, content and forms of public participation and consultation and the corresponding effects; resettlement information booklet and its disclosure; external monitoring agency and its activities as well as effects of external monitoring;

- Resettlement of vulnerable groups (families with single mother, families with elderly person living alone, and the disabled etc.);

- Handling of relevant issues in memorandum book of the World Bank inspection team;

- Existing problems and their solutions.

11.1.4 Internal monitoring methods

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

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

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

1. Normalized system of statistical report

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

2. Regular and non-regular feedback

Resettlement organizations at all levels should take various forms to exchange with each other the problems generated in the implementation of resettlement and relevant information, and put forward suggestions to handle the problems.

3. Regular joint meetings

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

4. Inspection

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

5. Information exchange with external monitoring agency

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

6. Survey

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

The Project Management Office will conduct the first survey after the relocated people receive the first sum of compensation funds. When the first survey is completed, the Project Management Office will take improvement measures to solve the problems reflected in the survey results by the channel of complaints, and will conduct follow-up investigations on the implementation of the improvement measures. The follow-up investigations will be conducted by means of non-regular questionnaire to follow up the resettlement of affected labor forces, land readjustment and settlements of complaints, and to collect opinions and suggestions in terms of public consultation and house selection.

Table 11-1 Progress of land requisition and house demolition

Reporting unit: _____ Date: ____/____/____ (Year/Month/Day)

Resettlement activities	Unit	Planned quantity	Completed quantity	Cumulative completed quantity	Ratio to the total (%)
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Resettlement activities	Unit	Planned quantity	Completed quantity	Cumulative completed quantity	Ratio to the total (%)
Permanent land requisition	mu				
Temporary land requisition	mu				
House demolition	m ²				
Land compensation	10 thousand Yuan				
Payment of house demolition fees	10 thousand Yuan				
Construction of resettlement houses	m ²				

Author: _____ Responsible person signature: _____ Seal _____

Table 11-2 Progress of fund use

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

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

Author: _____ Responsible person signature: _____ Seal: _____

11.1.5 Internal monitoring organizations and personnel arrangement

For number of personnel in implementation organizations involved in monitoring, see Table 11-3.

Table 11-3 Personnel of internal monitoring implementation organizations

Resettlement organizations	Number of constant work personnel	Total number of personnel in peak periods
Project Management Office	2	3
House Requisition and Compensation Office of Fucheng Sub-district	2	4
House Requisition and Compensation Office of Tangdi Town	4	5

House Requisition and Compensation Office of Development Zone	2	4
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11.1.6 Cycle of internal monitoring and report

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

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

11.2 External monitoring

According to the requirements of the World Bank, during the implementing period of this project, the Project Management Office will choose an organization as the external monitoring agency of this project through comparison and selection in a large scope to -independently monitor and evaluate the project. This organization must have engaged in related work for more than five years with rich relevant experience.

11.2.1 Purpose of external monitoring

External monitoring and evaluation is conducted to provide comments on resettlement work from organizations independent from government departments. The purposes of external monitoring are: to verify the implementation of resettlement action plan by taking an extensive and long-term view, to monitor and evaluate whether the

goals of land acquisition, resettlement and relocation are achieved, to put forward evaluation opinions and suggestions, to take remedial measures and take follow-up actions timely, so as to guarantee the implementation effects of resettlement work.

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

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

11.2.2 External monitoring agency and monitoring personnel

Personnel of external monitoring agency must meet the following requirements:

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

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

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

11.2.3 Responsibilities of external monitoring agency

External monitoring agency should undertake the following activities:

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

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

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

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

11.2.4 Methods and steps of external monitoring

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

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

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

(2) In area with dense affected population, external monitoring agency will convene the affected population to hold non-regular forum to collect the opinions of the

affected population regarding the major issues affected by the project. The forum can be either formal or informal; external monitoring agency may invite personnel of resettlement organizations at basic level to attend the forum or not, depending on the specific situation then.

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

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

(5) Questionnaire survey. External monitoring agency will conduct sample survey on the recovery of the recovery of production and living standard of relocated people and their opinions on resettlement work, analyze the survey results timely and solve the existing problems, and provide reference for the resettlement work of the next year.

11.2.5 Main contents of external monitoring

(1) Monitoring on resettlement of relocated households

Resettlement of relocated households will be a major target of external monitoring agency, for which external monitoring agency will focus on the following aspects:

- Whether the compensation for houses and other land attachments conforms to the principle of replacement cost;

- Whether the compensation funds are allocated in time and in full;

- Whether the choices of resettlement houses are made through consultation;

- Whether the time arrangement for relocation is reasonable;

- Whether transition allowance and relocation fee are paid;

- Whether physical compensation is discounted;

- Whether infrastructures such as water, power and road in the new resettlement places are equipped and who is responsible for supply of such infrastructures;

- Whether it is convenient to go to the hospital or school from the new resettlement places.

(2) Monitoring on recovery of production of the related people

Based on the characters of the affected land and its operation, external monitoring agency will focus on the following aspects to monitor the recovery of production:

- Whether compensation standard of all types of requisitioned land is made in accordance with related national laws;

- Whether the process of allocation of land compensation funds can ensure that all affected communities can get the deserved compensation funds;

- Whether the quantity of requisitioned land, the compensation standard and the amount of compensation funds are publicized in the whole community and in which form they are publicized;

- How to determine the scope of allocation of compensation funds if compensation funds are to be released directly to each individual;

- Whether there is definite and feasible plan for the centralized use of land compensation funds;

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

(3) Monitoring on the resettlement of and compensation for enterprises and stores

- Whether compensation for relocation of enterprises is made by means of market assessment and consultation;

- Whether the replacement land parcels are provided;

- Whether compensation for production halts and operating losses is made.

(4) Monitoring on the operation of resettlement organizations

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

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

- Whether resettlement organizations at all levels have the necessary working conditions;

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

- Personnel training of resettlement organizations;

- Management of internal work data of resettlement organizations.

(5) Monitoring on resettlement of vulnerable groups

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

- What special preferential policies vulnerable groups enjoy in the resettlement;
- Whether the affected poverty-stricken households receive help in house demolition;
- Measures taken in the recovery of production of the affected poverty-stricken households;
- Whether the special demands of affected female population are taken into full consideration in the resettlement measures;
- Whether the vulnerable groups especially women can get jobs related to the project and how many people among the vulnerable groups are employed in the construction of the project;
- Whether resettlement organizations have female workers to deal with women's affairs.

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

Before the formal implementation of resettlement, external monitoring agency will establish the resettlement benchmark data for the World Bank financed Anlu Urban Transit Infrastructure Project through household survey. Household survey will be conducted by means of structural questionnaire survey and the survey samples are all the relocated households.

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

(7) Monitoring and evaluation on the effects of resettlement

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

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

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

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

11.2.6 External monitoring report system

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

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

- External monitoring agency will submit a mid-year monitoring report to World Bank and the Project Management Office concerning the resettlement work in the first

half of the year before July 31 each year;

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

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

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

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

12 Entitlement Matrix

Type of impact	Affected object	Resettlement and recovery policies	Compensation standard
Requisition of collectively-owned land	Collective land	<p>1. The compensation standard for requisitioned land is subject to the unified annual output value.</p> <p>2. The various parts of compensation funds for requisitioned land will be allocated between village collectives and land contracting farmers. The principles for allocation of compensation funds for requisitioned land are:</p> <p>1) The compensation for green crops should be paid to the contracting farmers directly;</p> <p>2) 100% of the resettlement fees in the compensation funds for requisitioned land should be given to the farmers;</p> <p>3) 70% of the land compensation fees in the compensation funds for requisitioned land should be given to the farmers and 30% should be given to the economic organizations of the village collectives.</p>	<p>1) Compensation rate for requisitioned land is 33,000 Yuan per mu in Lilong Village and Jinqian Village, and 38,940 Yuan per mu in all other villages.</p> <p>2) The compensation rate for green crops on requisitioned land is 1,650 Yuan per mu in Zhanqian Road, and 1,770 Yuan per mu in Fucheng Avenue and Ginkgo Avenue.</p> <p>3) In Zhanqian Road, land-requisitioned farmers shall receive 19,040 Yuan per mu as compensation, and the village collectives shall receive 3,960 Yuan per mu; in other areas of the project where land is requisitioned, the farmers shall receive 33,630 Yuan per mu and the village collectives shall receive 5,310 Yuan per mu.</p>
Requisition of state-owned land	State-owned land	<p>1) The state-owned land requisitioned in Fucheng Avenue is the formal roadbed for the Han-Dan Railway. As state-owned construction land, it is requisitioned for the project through allocation.</p> <p>2) The state-owned land requisitioned for the Qiliqiao Public Transport Hub is obtained through transfer from Anlu Hexie Logistic Company. The Project Management Office will purchase land of the same size in the Aulu Economic Development Zone to replace the requisitioned land.</p> <p>3) The four-floor building that needs to be demolished for the construction of the Short-distance Passenger Transport Center Public Transport Hub will be rebuilt in the original site. The households, enterprises and stores that choose property rights transfer will move back. The nature and use right relationship of the land will not be changed and no compensation is required.</p>	

Demolition of houses on collectively-owned land	House-demolished rural residents	<p>1) House-requisitioned households may choose from two resettlement methods: monetary compensation or property rights transfer. Monetary compensation method:</p> <p>2) Monetary compensation shall apply to all simple houses, other attachments and decorations of main houses of residents. Monetary compensation may also apply to main houses and production and business houses of residents. Monetary compensation is detailed in Chapter V.</p> <p>3) In case the relocated households do not agree with the compensation standard proposed by the Project Management Office, they may submit a written application and pay the standard evaluation fee to select a qualified real estate evaluation agency to conduct evaluation. After the evaluation is accepted by both sides, the compensation fund is the evaluation price.</p> <p>4) Residents who choose monetary compensation may receive temporary resettlement subsidy for 2 months at one time.</p> <p>5) In case of property rights transfer, the actual compensation house area shall be counted with the residents' main house area as the base.</p> <p>6) The resettlement houses are built in multi-storey buildings or sub-high rise buildings with a certain number of garages. Type and area of houses: 5 types: below 80 m², 80-100 m², 100-120 m², 120-130 m² and above 130 m².</p> <p>7) Transition fees shall be paid to makeshift resettlement households. The time of makeshift resettlement is 18 months.</p>	<p>Monetary compensation standard: 2,200 Yuan per square meter for Type I brick-concrete buildings, 2,100 Yuan per square meter for Type II brick-concrete buildings; 1,800 Yuan per square meter for Type I brick-wood buildings, 1,500 Yuan per square meter for Type II brick-wood buildings.</p> <p>Compensation house area = original requisitioned main house area × replacement ratio</p> <p>Replacement ratio: brick-concrete building: 1:1.10-1:1.12; brick-wood building: 1:0.7-1:0.9</p> <p>The relocated households may choose resettlement houses with area of 50 square meters per permanent resident. In case the area of resettlement house exceeds the original main house, the difference area is the permanent population supplementary index area, which shall be purchased at the comprehensive cost price of buildings. In case the area of resettlement house exceeds 50 square meters per person, the difference area shall be purchased at the opening price of commodity buildings in the resettlement area and the relocated household shall bear the maintenance funds and contract tax of such area. The comprehensive cost is 1,600 Yuan per square meter for multi-storey buildings and 1,800 Yuan per square meter for sub-high rise buildings and high-rise buildings.</p> <p>Resettlement allowance is 400 Yuan per month for families with no more than 5 persons and 600 Yuan per month for families with more than 5 persons. The temporary resettlement period is 18 months. In case the temporary resettlement period exceeds 18 months, the temporary resettlement allowance will be doubled.</p>
Relocation of houses on state-owned land	House-demolished households	<p>1) Compensation for house demolition and resettlement is made by combination of monetary compensation and transfer of property rights of houses rebuilt in the original site.</p> <p>2) For households who choose monetary compensation, compensation will be given according to the market evaluation price.</p>	<p>For households who choose property rights transfer, the replacement ratio of legal area of original house and the area of replacement house is 1:1.12.</p>
Affected enterprises and	Relocated enterprises and stores	<p>1) Monetary compensation shall be made for the idle plant of Chujin Iron Tower Company.</p> <p>2) Anlu Hexie Logistic Company will move to Anlu Economic Development Zone to continue its business. The Project Management</p>	<p>Compensation standard shall be implemented according to the market evaluation price</p>

stores		<p>Office will provide the land for business with equal area for the company. The compensation for buildings, loss in business shutdown and relocation fee shall be made according to the evaluation price.</p> <p>The enterprises and stores at No. 139 Handan Road can all receive the compensation business area equal to the original legal business area. The area exceeding the original area shall be purchased at market price. Compensation for loss in business shutdown and relocation fee shall be made according to the evaluation price.</p>	
Land attachments	Ownership enterprise or individual	Compensation funds shall be paid directly to the affected enterprise or individual	
Vulnerable groups	Vulnerable households		<ol style="list-style-type: none"> 1) Priority shall be given to those households when selecting resettlement houses. Particularly, considering that most of those families have disabled or weak person, they shall be given houses at the ground floor or at relatively lower floors for their convenience. 2) In the course of relocation, special person and necessary assistance shall be arranged for them to help them relocate. 3) Together with the village communities which the vulnerable households belong, the Project Management Office shall arrange transitional houses for the vulnerable households before relocation. Resettlement houses already available, if there are any, shall be provided to them in priority. 4) During the construction of the project, appropriate jobs shall be provided to the affected vulnerable households in priority so as to increase their income; 5) The Project Management Office shall purchase social insurance for land-lost population for the vulnerable households in priority, and shall actively apply for subsistence allowance for them to relevant departments such as the civil affair departments. 6) Vocational training shall be provided for free to people in the vulnerable households who has the willingness and ability to be employed, and such labor forces shall be recommended to the enterprises in the industrial park in priority. 7) For orphans, households enjoying "the five guarantees", and disabled

			person who meet the conditions for resettlement but really cannot afford a house, the people's government of Anlu City shall give each household 5,000 Yuan housing subsidy after review, approval and publicity.
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Appendix 1 Resettlement Information Booklet

Respected Mr. / Ms. _____,

The World Bank Financed Anlu Urban Transport Infrastructure Project will cover the land your house/working unit is located, and this booklet is hereby issued in order to let you understand the general situation of the project, relevant policies regarding land requisition and house demolition of the country and the impact of the project on your family.

I. Overview of the project

The World Bank Financed Anlu Urban Transport Infrastructure Project consists of 6 subprojects, of which 2 subprojects involve land requisition and house demolition, namely the Integrated Transport Corridor Project and the Public Transport Supporting Facilities Project. The Integrated Transport Corridor Project includes the reconstruction of Jinqiu Avenue (Ginkgo Avenue – Biyun Road, 4.6 km), Taibai Avenue (Ginkgo Avenue – Jiangxia Avenue, 7.8 km), Biyun Road (Binhe Avenue – New No. 316 National Highway, 5.98 km) and Jiefang Avenue (Binhe Avenue – Jinqiu Avenue, 3.34 km), the extension of Ginkgo Avenue (Fucheng Avenue – New No. 316 National Highway), and the construction of 2 new roads: Zhanqian Road (Third Bridge Connection Road – Anlu-Jingshan Highway, 2.3 km) and Fucheng Avenue (Ginkgo Avenue – Jiefang Avenue, 2.89 km). The total length of extended roads is 4.26 km, the total length of reconstructed roads is 21.58 km, and the total length of newly constructed roads is 5.19 km. The Public Transport Supporting Facilities Project includes the construction of Wuhan-Xian Express Railway Anlu South Station Public Transport Hub (Express Railway Station Hub for short), Qiliqiao Public Transport Hub, Railway Station Small Public Transport Hub and Smart Public Transport System, and the transformation of the long-distance bus station and the short-distance bus station into public transport hub, and the expansion of the passenger transport center public transport hub.

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

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

- *Land Administration Law of the People's Republic of China*, which came into

force in January 1999 and the revised version of which came into force on August 28, 2004;

- *Decision on Furthering Reform and Strengthening Land Administration*, which was issued by State Council on October 21, 2004;

- *Regulations on House Acquisition and Compensation on State-owned Land*, which came into force on January 21, 2011;

- *Evaluation Approaches for House Acquisition on State-owned Land*, which came into force on June 3, 2011;

- *Notice of Ministry of Land and Resources on Further Improving Land Requisition Administration* (June 26, 2010)

- *Notice on Publicizing Unified Annual Output Value of Requisitioned Land and Comprehensive Land Price of Requisitioned Areas in Hubei Province*, issued by the People's Government of Hubei Province (March 13, 2014)

- Notice on Forwarding "Compensation Methods for House Demolition (Relocation) and Requisition in Xicheng New Area" Issued by Xicheng New Area Construction Command Office [A.Z.B.F.(2014) No.46], which was released by Anlu City Government Office and came into force on October 9, 2014

- World Bank operational policy OP4.12 *Involuntary Resettlement* and Appendixes, which came into force on January 1, 2002;

- World Bank business procedure BP4.12 *Involuntary Resettlement* and Appendixes, which came into force on January 1, 2002.

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

Category	Compensation standard
I. Compensation for requisitioned land	
II. Compensation for houses	
III. Compensation for land attachments	
IV. Compensation for special infrastructures	

III. Impact on your house (enterprise)

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

Total				
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IV. Predicted schedule of the project

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

V. Rights and obligations of the affected persons

(I) Rights of the affected persons

The affected persons may obtain compensations they deserve completely according to the above compensation standard and may report their ideas and suggestions to resettlement offices of villages and sub-districts (towns, development zone) and the Project Management Office of Anlu Urban Transport Infrastructure Project. The detailed contents are: base compensation, compensation standard, time for paying compensation, site selection for house reconstruction, and so on. Each resettlement office must respond within 15 days after receiving the complaints of affected persons or feedback from subordinate resettlement offices.

(II) Obligations of the affected persons

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

VI. Compliant and grievance procedures

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

Phase 1

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

resettlement offices within 2 weeks.

Phase 2

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

Phase 3

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

VII. Organizations related to land requisition and house demolition

- Organization of Anlu City

Project Management Office of Anlu Urban Transport Infrastructure Project

Address: No. 76 Jiefang Avenue, Anlu

Tel: 5263391

- Resettlement organization of Fucheng Sub-district

Fucheng Sub-district House Requisition and Compensation Office

Address: No. 218 Taibai Avenue, Anlu

Tel: 5252319

- Resettlement Office of Tangdi Town

Address: Across from Minfu Hotel in Minfu Road, Anlu

Tel: 5240212

- Resettlement Office of Anlu Development Zone

Address:

Tel:

- External monitoring agency:

Address:

Tel:

VIII. Right to interpret this booklet

The right to interpret this booklet belongs to the Project Management Office of Anlu Urban Transport Infrastructure Project.

Thanks for your support to this project!

Project Management Office of Anlu Urban Transport Infrastructure Project

January 2015