

SFG1344 v2

China

Hebei Clean District Heating Project

Pingshan County Urban Central Heating Subproject

Abbreviated Resettlement Action Plan

Pingshan County Urban Heating Co., Ltd. (PUHCO)

August 2015

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Abbreviations

AAOV	-	Average Annual Output Value
AH	-	Affected Household
AP	-	Affected Person
HD	-	House Demolition
LA	-	Land Acquisition
M&E	-	Monitoring and Evaluation
MLS	-	Minimum Living Security
PUHCO	-	Pingshan County Urban Heating Co., Ltd.
RAP	-	Resettlement Action Plan

Units

Currency unit	=	Yuan (RMB)
\$1.00	=	CNY6.15
1 hectare	=	15 mu

1. Overview

The Pingshan County Urban Central Heating Facility Improvement and Expansion Project (hereinafter, the “Subproject”) is one of the 4 subprojects of the Hebei Clean Heating Project. The Subproject aims to utilize residual heat from Xibaipo Power Generation Co., Ltd. to supply heat to residents and public buildings within the planning area of the county town, thereby improving residential and heating conditions.

The Subproject consists of the following components: 1) heating pipeline construction: construction of primary pipelines of 4,011m, and connecting lines between primary pipelines and heat exchange stations of 2,272m; reconstruction of primary pipelines of 3,193m, and connecting lines between primary pipelines and heat exchange stations of 745m; 2) heat exchange station construction: construction of 36 heat exchange stations, with a total capacity of 2.4912 million m²; 3) heat exchange station reconstruction: reconstruction and expansion of 5 existing heat exchange stations to 8 heat exchange stations, increasing heating capacity from 190,000 m² to 730,000 m²; 4) reconstruction of heat meters of 16,934 households in existing buildings, with a total heating area of 1.9236 million m²; reconstruction of heat meters in public buildings, involving 108 enterprises, public institutions, etc., with a total heating area of 262,700 m²; and 5) automatic control: realizing the automatic control of 46 existing heat exchange stations; construction of an automatic monitoring and command center, increasing heating area by 3.0312 million m².

The implementing agency of the Subproject is PUHCO, which is located in the Pingshan county town, and is a state-owned enterprise affiliated to the Pingshan Central Heating Office. PUHCO has a workforce of 101 and fixed assets of 150 million yuan, responsible for heating facility construction, heating network management, heat supply, heating charge collection, etc.

In the Subproject, the reconstructed 2×330MW units of Xibaipo Power Generation Co., Ltd. will be used as the heating source, with a design capacity of 7.5 million m². Xibaipo Power Generation Co., Ltd., founded in 1991, is located 1km east of the Pingshan county town, with a floor area of over 200 mu. This company involves neither land acquisition (LA) nor house demolition (HD). See Appendix 1 for the due diligence report.

According to the Regulatory Requirements for the Construction of Central Heating Facilities (PCHO [2011] No.7) issued by the Pingshan Central Heating Office, the new heat exchange stations will be constructed on sites offered for free, and the expanded ones will be constructed in existing ones, involving neither LA nor HD. See Chapter 9 of this report for the above document.

The new and reconstructed primary pipelines under the Subproject will be constructed along existing urban roads, involving neither LA nor HD.

The new primary pipelines under the Subproject are divided into 4 segments, in which the road section between Zhongshan West-Gangcheng Connecting Road, and road section from Gangcheng Road to Baipo West Road with a total length of 1,821m has not been completed. Therefore, this connecting road is considered as linked project of the Subproject. The land occupied for this connecting road is collective land in Mengxianbi Village, Pingshan Town acquired in April 2013. See Appendix 2 for the due diligence report of this project.



Figure 1 Locations of Zhongshan West Road, Gangcheng Road, Mengxianbi Village and Xibaipo Power Plant

2. Background of the Subproject

2.1 Socioeconomic profile of the subproject area

Pingshan County is located in southwestern Hebei Province and governed by Shijiazhuang City, with a land area of 2,648 km², governing 12 towns, 11 Xiangs and 717 villages.

At the end of 2013, the county's population was 497,200, including an urban population of 71,100 and a rural population 426,100, and 254,600 males and 242,600 females. In 2013, the county's GDP was 20.716 billion yuan, a year-on-year growth of 10.1%, in which the added value of primary industries was 1.944 billion yuan, up 3.2%; that of secondary industries 13.812 billion yuan, up 12.0%; and that of tertiary industries 4.96 billion yuan, up 8.1%. In 2013, the county's fiscal revenue was 1.603 billion yuan, down 12.7%, in which budgetary revenue of public finance was 784 million yuan, down 18.0%. Urban residents' per capita disposable income was 20,354 yuan, up 3.4%; and farmers' per capita net income 5,332 yuan, up 13.1%.

2.2 Background and significance of the Subproject

The Subproject is intended to supply heat to residents and public buildings within the planning area of the county town, and upgrade existing central heating systems, thereby improving heating quality and conserve energy. The Subproject has significant social and environmental benefits. After its completion, heating area will be increased by 3.0312 million m² to 7.5 million m², beneficiary population will be 178,000, 35,901.8 tons/year of standard coal, 0.04GJ/m² of heat and 0.047 ton/m² of water will be saved, CO₂ emission reduced by 9,4062.7 tons, SO₂ emission reduced by 305.17 tons, NO_x emission reduced by 325.99 tons and dust emission reduced by 7,180.36 tons, thereby improving the urban environment greatly and promoting the economic development of Pingshan County.



Figure 2 Location map of heating pipelines and heat exchange stations

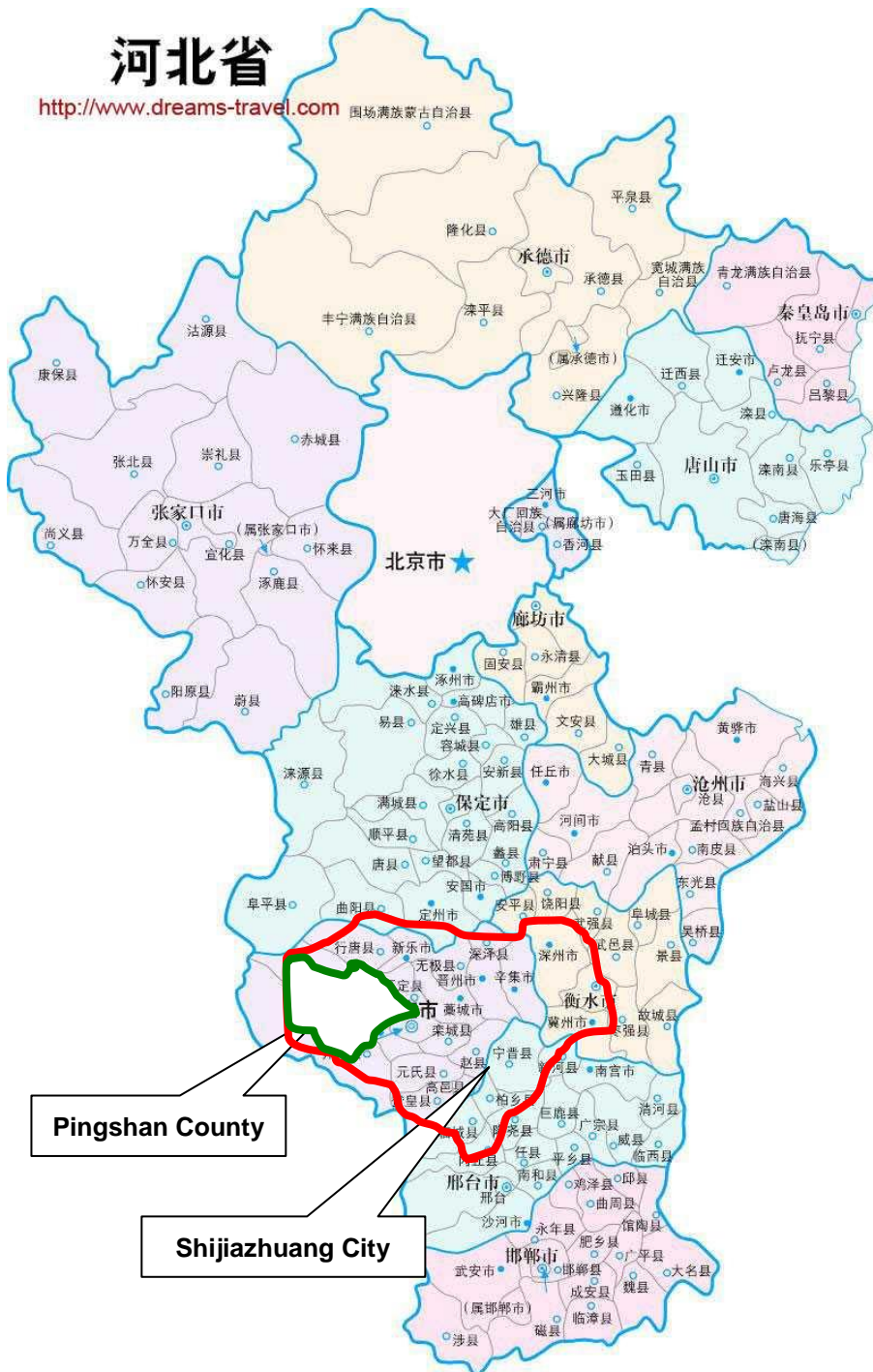


Figure 3 Location of Pingshan County in Hebei Province and Shijiazhuang City

2.3 Components

The main components of the Subproject are:

- 1) Construction of primary pipelines of 4,011m, including DN500, 1,865m; DN400, 1,200m; DN300, 384m; DN250, 562m
 Construction of connecting lines between primary pipelines and heat exchange stations of 2,272m, including DN100, 32m; DN150, 227m; DN200, 656m; DN250, 1,357m
- 2) Reconstruction of primary pipelines of 3,193m, including DN500, 1,751m; DN400, 1,442m
 Reconstruction of connecting lines between primary pipelines and heat exchange stations of 745m, including DN200, 320m; DN250, 425m

3) Construction of 36 heat exchange stations in 16 communities, including 27 local stations with a heating area of 2.2012 million m², and 9 building stations with a heating area of 290,000 m², totaling 2.4912 million m²

4) Reconstruction and expansion of 5 existing heat exchange stations to 8 heat exchange stations, increasing heating capacity from 190,000 m² to 730,000 m²

2.4 Investment

The Subproject has a construction period of 4 years and a gross investment of 157.69 million yuan, including a construction investment of 147.44 million yuan, financial costs of 4.14 million yuan, and an underlying working capital of 6.11 million yuan. The funding sources include a Bank loan of USD13 million, equivalent to 79.95 million yuan, accounting for 50.70% of gross investment, as well as counterpart funds of 77.74 million yuan.

2.5 Key technical and economic indicators

See Table 2-1.

Table 2-1 Key technical and economic indicators

No.	Item	Unit	Qty.
1	Heating area	0,000 m ²	303.12
1.1	Additional heating area from new heat exchange stations	0,000 m ²	249.12
1.2	Additional heating area from reconstructed heat exchange stations	0,000 m ²	54
2	Overall heating capacity	W/m ²	40
3	Heating load	MW	131.61
4	Annual heating capacity	0,000 GJ/a	
5	Pipelines	m	10221
5.1	Primary pipeline construction	m	4011
5.2	Connecting lines between new pipelines and heat exchange stations	m	2272
5.3	Primary pipeline reconstruction	m	3193
5.4	Connecting lines between reconstructed pipelines and heat exchange stations	m	745
6	New heat exchange stations	/	36
6.1	Conventional stations	/	27
6.2	Building stations	/	9
7	Reconstruction of heat exchange stations	/	8
8	Separate metering (households)		
8.1	Number	/	16934
8.2	Area	0,000 m ²	192.36
9	Separate metering (public buildings)		
9.1	Number	/	108
9.2	Area	0,000 m ²	26.27
10	Automation of heat exchange stations	/	46
11	Automatic monitoring and command center	/	1
12	Staffing	/	
13	Gross investment	0,000 yuan	15769

3. Construction schedule

The Subproject is expected to break ground in April 2016 and reach design capacity after October 2019. See Table 3-1.

Table 3-1 Construction progress

No.	Component	Construction progress			
		2016.04-2017.03	2017.04-2018.03	2018.04-2019.03	2019.04-2019.10
1	Construction of primary pipelines of 4,011m and secondary pipelines of 2,272m	1) Kangning Garden on Zhongshan West Road to Gangcheng Road, and Gangcheng Road to Baipo West Road; 2) Dongchuan Street to Huaying Road 3) Secondary pipelines: DN150 127m, DN200 333m and DN250 486m		1) Old Yehe River Bridge to Baipo West Road Baipo West Road to Jianshe Street 2) Secondary pipelines: DN100 32m, DN200 323m, DN250 222m	1) Highway to Feicheng International Community 2) Secondary pipelines: DN150 100m, DN250 649m
2	Reconstruction of primary pipelines of 3,193m	Baipo East Road to coach station DN500 1751m	Wenmiao-Hongqi road junction to Dongguan Village DN400 432m		Jianshe Street to Jinsanjiao DN400 1010m
3	Construction of 36 heat exchange stations	7 in Zhongshan Century Plaza; 2 in Runjing Garden, 2 in Longxing Garden; 2 in Zizhu Gareden; 2 in Xicheng Garden; 3 in Xiangxie Garden; 2 in Binhe Garden; and 2 in Kangxin Garden	3 in Time Town, 2 in Wangzi Village, 1 in Red Cross Hospital, 2 in Shuxiang Garden, 2 in Feicheng International Community, 1 in Chenghua Garden, 2 in Yujing International, and 1 in Jingye Guesthouse		
4	Reconstruction of 5 heat exchange stations and branch pipelines				Heat exchange stations of Jian'an Community, Industrial New Village, judicial bureau and court, and branch pipelines: DN200 320m and DN250 425m
5	Automation of 46 heat exchange stations		23	23	
6	Heat metering improvement: 16,934 households and 108 public buildings	5,600 households 36 public buildings	5,800 households 36 public buildings	5,534 households 36 public buildings	
7	Automatic monitoring and command center		1		

4. Impacts of the Subproject

The Subproject involves neither LA nor HD, and only occupies a small amount of state-owned land permanently and occupation. 6.34 mu of land will be occupied for heat exchange stations, and 30.66 mu of land occupied temporarily during pipeline construction.

4.1 Permanent land occupation

The 36 new heat exchange stations and 8 reconstructed ones will occupy 6.34 mu of state-owned land (120 m² each for local stations and 3 m² each for building stations on average). This land is located in residential communities and is reserved land offered for free by real estate developers. See Table 4-1.

Table 4-1 Land occupied permanently for heat exchange stations

Heat exchange stations		Permanently occupied land (mu)		
Nature	Number	State-owned	Collective	Total
New construction	27 (local)	4.86	0	4.86
	9 (building)	0.04	0	0.04
Expansion	8	1.44	0	1.44
Total	44	6.34	0	6.34

4.2 Temporary land occupation

30.66 mu of land will be occupied temporarily during pipeline construction, and is all located on existing state-owned urban roads. The Subproject involves neither LA nor HD. See Table 4-2.

Table 4-2 Summary of new and reconstructed primary pipelines

Component	No.	Segment	Length (m)	Diameter	Width (m)	Type of occupation	Floor area (mu)
Primary pipeline construction	1	Power plant gate southeast to highway	60	DN500	8	Driveway	0.18
		Highway to Feicheng International Community	562	DN250	8	Sidewalk	1.69
	2	Old Yehe River Bridge to Baipo West Road	354	DM500	8	Sidewalk	1.06
		Baipo West Road to Jianshe Street	830	DN500	8	Sidewalk	2.49
	3	Kangning Garden on Zhongshan West Road to Gangcheng Road	621	DN500	8	Sidewalk	1.86
		Gangcheng Road to Baipo West Road	1200	DN400	8	Sidewalk	3.6
	4	Dongchuan Street to Huaying Road	384	DN300	8	Driveway	1.15
	Subtotal		4011		8		12.03
Connecting lines between new pipelines and heat exchange stations	1	Time Town	130	DN250	5	Community road	0.39
	2	Jingye Guesthouse	119	DN200	5	Community road	0.36
	3	Runjing Garden	30	DN250	5	Community road	0.09
	4	Longxing Garden	20	DN200	5	Community road	0.06
	5	Wangzi Village	88	DN250	5	Community road	0.26
	6	Shuxiang Garden	431	DN250	5	Community road	1.29
	7	Zizhu Garden	123	DN250	5	Community road	0.37
	8	Feicheng International Community	222	DN250	5	Community road	0.67
	9	Xiangxie Garden	146	DN250	5	Community road	0.44
	10	Xicheng Garden	187	DN250	5	Community road	0.56
	11	Yujing International	204	DN200	5	Community road	0.61
	12	Red Cross Hospital	100	DN150	5	Community road	0.3
	13	Chenghua Garden	32	DN100	5	Community road	0.1
	14	Kangxin Garden	225	DN200	5	Community road	0.67
	15	Binhe Garden	127	DN150	5	Community road	0.38
	16	Zhongshan Century Plaza	88	DN200	5	Community road	0.26
	Subtotal		2272				6.82

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Primary pipeline reconstruction	1	Baipo East Road to coach station	1751	DN500	8	Sidewalk	5.25
	2	Wenmiao-Hongqi road junction to Dongguan Village	432	DN400	8	Driveway	1.3
	3	Jianshe Street to Jinsanjiao	1010	DN400	8	Driveway	3.03
	Subtotal		3193				Community road
Connecting lines between reconstructed pipelines and heat exchange stations	1	Jian'an Community	50	DN200	5	Community road	0.15
	2	Pingshan Town	180	DN200	5	Community road	0.54
	3	Industrial New Village	240	DN250	5	Community road	0.72
	4	Judicial bureau	90	DN200	5	Community road	0.27
	5	Court	185	DN250	5	Community road	0.55
	Subtotal		745				
Total			10221				30.66

4.3 Measures to mitigate impacts

The new pipelines under the Subproject will be constructed on driveways and sidewalks, which will have negative impacts on pedestrians and motor vehicles. In order to minimize negative impacts of construction, the construction agency will take the following measures: conducting construction in stages and in a semi-enclosed manner to allow for the passage of pedestrians, bicycles and vehicles, erecting access roads and bridges, taking safety measures, indicating construction sites visually, preventing flying dust by sprinkling and coverage, and storing construction materials orderly and removing waste materials timely to reduce land occupation.

5. Compensation for road occupation and excavation

According to the Administrative Measures for the Collection of Urban Road Occupation and Excavation Fees promulgated by the Ministry of Construction and Ministry of Finance, excavation repair fees (including ditch filling fees) and road occupation fees should be paid for urban road occupation during pipeline construction in the Subproject. Excavation repair fees are included in the construction budget of the Subproject and are estimated to be 35.3497 million yuan.

5.1 Applicable policies and regulations

- Regulations on the Administration of Urban Roads (Decree [1996] No.198 of the State Council)
- Administrative Measures for the Collection of Urban Road Occupation and Excavation Fees (JC [1993] No.410)
- Notice of the Hebei Provincial Construction Commission on Forwarding the Administrative Measures for the Collection of Urban Road Occupation and Excavation Fees (HPCC [1994] No.6)
- Notice of the Hebei Provincial Construction Commission on Adjusting Rates of Urban Road Excavation and Restoration (HPCC [1997] No.175)

5.2 Applicable provisions

1. Applicable provisions in the Regulations on the Administration of Urban Roads

Article 29 Only with the approval of the administrative department for municipal engineering may pipes, lines or pole lines be built attaching to urban roads.

Article 31 When there is a need to temporarily occupy any urban road due to some special reasons, an approval must be obtained from the administrative department for municipal engineering and the department for the administration of public security and communications.

Article 33 Those who are to dig urban roads for some engineering operation shall go through the procedures for examination and approval with the administrative department for municipal engineering and the department for the administration of public security and communications by producing the approval documents issued by the city planning department and relevant design papers.

Article 35 Those approved to dig urban roads shall put clear signs and set up protective walls on the operation sites and, after the completion of the operation, immediately clean up the sites and notify the administrative department for municipal engineering for inspection.

Article 36 Those approved to occupy or dig urban roads shall make the occupation or digging at the approved location and within the approved area and period. When there is a need to change the location or extend the area or period, they shall go through in advance the procedures for approving the changes.

Article 37 Those occupying or digging urban roads under the administration of the

administrative department for municipal engineering shall pay fees for the occupation or renovation-after-digging of urban roads to the said department.

Fee rates for occupation of urban roads shall be drawn up by the administrative department for construction of the people's government of province or autonomous region or by the administrative department for municipal engineering of the people's government of municipality directly under the central government, and submitted to the departments of finance and price control at the same level for ratification.

2. Applicable provisions in the Administrative Measures for the Collection of Urban Road Occupation and Excavation Fees

Article 2 Urban roads referred to herein mean roads within urban planning areas (including road land). All organizations and individuals occupying or excavating roads within urban planning areas must observe these measures.

Article 3 Urban construction departments of local governments at or above county level shall be responsible for the collection of road occupation and excavation fees.

Article 4 Organizations and individuals occupying roads temporarily for construction, storage, parking, marking or other special purposes must pay road occupation fees.

Organizations and individuals excavating roads for construction, repair or other special purposes must pay excavation repair fees.

Article 5 Road occupation fees shall be based on road grade, type of occupation (operating or else), use, etc.

Excavation repair fees shall be based on road structure, age, material cost, etc.

3. Applicable provisions in the Notice of the Hebei Provincial Construction Commission on Forwarding the Administrative Measures for the Collection of Urban Road Occupation and Excavation Fees (HPCC [1994] No.6), and the Notice of the Hebei Provincial Construction Commission on Adjusting Rates of Urban Road Excavation and Restoration (HPCC [1997] No.175)

Road occupation and excavation fees shall include road excavation fees, ditch filling fees and road occupation fees. Their rates are set out in Tables 5-1, 5-2 and 5-3.

Table 5-1 Road excavation rates

No.	Item	Rate (yuan/m ²)	Remarks
1	Concrete pavement repair	230	1) Tripled for roads completed within two years, doubled for roads completed within 3-5 years 2) Doubled for excavation during winter (from November to March)
2	Asphalt pavement repair	180	
3	Ordinary tile sidewalk repair	100	
4	Square concrete tile sidewalk repair	150	
5	Color tile sidewalk repair	210	
6	Concrete curbstone repair	45	

Table 5-2 Ditch filling rates

No.	Item	Rate (yuan/m ²)	Remarks
1	Sand filling to depth of 0-1m	90	Filling is performed by administrative departments of municipal facilities to specified density and humidity.
2	Sand filling to depth of 1-2m	140	
3	Sand filling to depth of over 2m	230	
4	Sand filling to depth of 0-1m	60	
5	Sand filling to depth of 1-2m	70	
6	Sand filling to depth of over 2m	100	

Table 5-3 Road occupation rates (yuan/m² per day)

Item	Primary trunk roads	Secondary trunk roads	Branch trunk roads	Alleys	Remarks
Shed	1.5	1	0.8	0.5	Not exceeding these rates for Shijiazhuang City
Stall	1	0.5	0.3	0.2	
Construction	0.3	0.2	0.15	0.1	
Vehicle parking	0.4	0.3	0.2	0.1	
Bicycle parking	0.2	0.15	0.1	0.05	
Marketplace			0.2	0.1	

5.3 Fee rates

1. Road excavation rates

Table 5-4 Road excavation rates

Component	No.	Segment	Type of occupation	Type of pavement	Age	Rate (yuan/m ²)
Primary pipeline construction	1	Power plant gate southeast to highway	Driveway	Concrete	>6 years	230
		Highway to Feicheng International Community	Sidewalk	Concrete	>6 years	230
	2	Old Yehe River Bridge to Baipo West Road	Sidewalk	Square concrete tile	>6 years	150
		Baipo West Road to Jianshe Street	Sidewalk	Color tile	>6 years	210
	3	Kangning Garden on Zhongshan West Road to Gangcheng Road	Sidewalk	Concrete	<2 years	230+230×2=690
		Gangcheng Road to Baipo West Road	Sidewalk	Concrete	<2 years	30+230×2=690
	4	Dongchuan Street to Huaying Road	Driveway	Concrete	<2 years	30+230×2=690
	Primary pipeline reconstruction	1	Baipo East Road to coach station	Sidewalk	Color tile	>6 years
2		Wenmiao-Hongqi road junction to Dongguan Village	Driveway	Concrete	>6 years	230
3		Jianshe Street to Jinsanjiao	Driveway	Concrete	>6 years	230

2. Ditch filling rates

Table 5-5 Ditch filling rates

Excavation depth and filling type	Rate (yuan/m ²)
Sand: 400mm, earth: 1.3m	90 (sand) + 70 (earth) = 160

3. Road occupation rates

Table 5-6 Road occupation rates

Component	No.	Segment	Type of occupation	Road	Days of occupation	Rate (yuan/m ²)
Primary pipeline construction	1	Power plant gate southeast to highway	Driveway	Trunk road	30	4.5
		Highway to Feicheng International Community	Sidewalk	Branch road	30	4.5
	2	Old Yehe River Bridge to Baipo West Road	Sidewalk	Branch road	60	9
		Baipo West Road to Jianshe Street	Sidewalk	Trunk road	60	9
	3	Kangning Garden on Zhongshan West	Sidewalk	Trunk road	60	9

		Road to Gangcheng Road				
		Gangcheng Road to Baipo West Road	Sidewalk	Trunk road	60	9
	4	Dongchuan Street to Huaying Road	Driveway	Branch road	30	4.5
Primary pipeline reconstruction	1	Baipo East Road to coach station	Sidewalk	Trunk road	60	9
	2	Wenmiao-Hongqi road junction to Dongguan Village	Driveway	Trunk road	60	9
	3	Jianshe Street to Jinsanjiao	Driveway	Trunk road	60	9

5.4 Pavement restoration fees and road occupation fees

For pipeline construction under the Subproject, pavement restoration fees of 5.1826 million yuan, ditch filling fees of 2.3053 million yuan and road occupation fees of 27.8618 million yuan will be paid in total.

Table 5-7 Pavement restoration fees

Component	No.	Segment	Length (m)	Excavation width (m)	Type of occupation	Floor area (m ²)	Excavation repair fees (0,000 yuan)	Ditch filling fees (0,000 yuan)
Primary pipeline construction	1	Power plant gate southeast to highway	60	2	Driveway	120	2.76	1.92
		Highway to Feicheng International Community	562	2	Sidewalk	1124	25.85	17.98
	2	Old Yehe River Bridge to Baipo West Road	354	2	Sidewalk	708	10.62	11.33
		Baipo West Road to Jianshe Street	830	2	Sidewalk	1660	34.86	26.56
	3	Kangning Garden on Zhongshan West Road to Gangcheng Road	621	2	Sidewalk	1242	85.70	19.87
		Gangcheng Road to Baipo West Road	1200	2	Sidewalk	2400	165.60	38.40
	4	Dongchuan Street to Huaying Road	384	2	Driveway	768	52.99	12.29
	Sub- total		4011			8022	378.38	128.35
Connecting lines between new pipelines and heat exchange stations	1	Time Town	130	2	Community road	260	0	0
	2	Jingye Guesthouse	119	2	Community road	238	0	0
	3	Runjing Garden	30	2	Community road	60	0	0
	4	Longxing Garden	20	2	Community road	40	0	0
	5	Wangzi Village	88	2	Community road	176	0	0
	6	Shuxiang Garden	431	2	Community road	862	0	0
	7	Zizhu Garden	123	2	Community road	246	0	0
	8	Feicheng International Community	222	2	Community road	444	0	0
	9	Xiangxie Garden	146	2	Community road	292	0	0
	10	Xicheng Garden	187	2	Community road	374	0	0
	11	Yujing International	204	2	Community road	408	0	0
	12	Red Cross Hospital	100	2	Community road	200	0	0
	13	Chenghua Garden	32	2	Community road	64	0	0
	14	Kangxin Garden	225	2	Community road	450	0	0
	15	Binhe Garden	127	2	Community road	254	0	0

	16	Zhongshan Century Plaza	88	2	Community road	176	0	0
	Sub- total		2272	2		4544	0	0
Primary pipeline reconstruction	1	Baipo East Road to coach station	1751	2	Sidewalk	3502	73.54	56.03
	2	Wenmiao-Hongqi road junction to Dongguan Village	432	2	Driveway	864	19.87	13.82
	3	Jianshe Street to Jinsanjiao	1010	2	Driveway	2020	46.46	32.32
	Sub- total		3193			6386	139.87	102.18
Connecting lines between reconstructed pipelines and heat exchange stations	1	Jian'an Community	50	2	Community road	100	0	0
	2	Pingshan Town	180	2	Community road	360	0	0
	3	Industrial New Village	240	2	Community road	480	0	0
	4	Judicial bureau	90	2	Community road	180	0	0
	5	Court	185	2	Community road	370	0	0
	Sub- total		745			1490	0	0
Total			10221			14408	518.26	230.53

Note: Through consultation with local authorities, it is only necessary to restore pavements of community roads occupied during pipeline construction after completion without paying any fee.

Table 5-8 road occupation fees

Component	No.	Segment	Length (m)	Width (m)	Road	Days of occupation	Floor area (m ²)	Occupation fees (0,000 yuan)
Primary pipeline construction	1	Power plant gate southeast to highway	60	8	Trunk road	30	480	6.48
		Highway to Feicheng International Community	562	8	Branch road	30	4496	60.70
	2	Old Yehe River Bridge to Baipo West Road	354	8	Branch road	60	2832	152.93
		Baipo West Road to Jianshe Street	830	8	Trunk road	60	6640	358.56
	3	Kangning Garden on Zhongshan West Road to Gangcheng Road	621	8	Trunk road	60	4968	268.27

		Gangcheng Road to Baipo West Road	1200	8	Trunk road	60	9600	518.40
	4	Dongchuan Street to Huaying Road	384	8	Branch road	30	3072	41.47
		Sub- total	4011				32088	0.00
Connecting lines between new pipelines and heat exchange stations	1	Time Town	130	5	Community road		650	0.00
	2	Jingye Guesthouse	119	5	Community road		595	0.00
	3	Runjing Garden	30	5	Community road		150	0.00
	4	Longxing Garden	20	5	Community road		100	0.00
	5	Wangzi Village	88	5	Community road		440	0.00
	6	Shuxiang Garden	431	5	Community road		2155	0.00
	7	Zizhu Garden	123	5	Community road		615	0.00
	8	Feicheng International Community	222	5	Community road		1110	0.00
	9	Xiangxie Garden	146	5	Community road		730	0.00
	10	Xicheng Garden	187	5	Community road		935	0.00
	11	Yujing International	204	5	Community road		1020	0.00
	12	Red Cross Hospital	100	5	Community road		500	0.00
	13	Chenghua Garden	32	5	Community		160	0.00

ARAP of the World Bank-financed Pingshan County Urban Central Heating Facility Improvement and Expansion Project

					road			
	14	Kangxin Garden	225	5	Community road		1125	0.00
	15	Binhe Garden	127	5	Community road		635	0.00
	16	Zhongshan Century Plaza	88	5	Community road		440	0.00
	Sub- total		2272	5			11360	0.00
Primary pipeline reconstruction	1	Baipo East Road to coach station	1751	8	Trunk road	60	14008	756.43
	2	Wenmiao-Hongqi road junction to Dongguan Village	432	8	Trunk road	60	3456	186.62
	3	Jianshe Street to Jinsanjiao	1010	8	Trunk road	60	8080	436.32
	Sub- total		3193				25544	0.00
Connecting lines between reconstructed pipelines and heat exchange stations	1	Jian'an Community	50	5	Community road		250	0.00
	2	Pingshan Town	180	5	Community road		900	0.00
	3	Industrial New Village	240	5	Community road		1200	0.00
	4	Judicial bureau	90	5	Community road		450	0.00
	5	Court	185	5	Community road		925	0.00
	Sub- total		745	5			3725	0.00
Total			10221				72717	2786.18

Note: Through consultation with local authorities, it is only necessary to restore pavements of community roads occupied during pipeline construction after completion without paying any fee.

6. Public participation and grievance redress

During November and December 2014, the staff of PUHCO conducted extensive consultation with local officials and residents while conducting the impact survey to collect their comments and suggestions on the Subproject and the RAP, and communicate the grievance redress procedure.

The grievance redress procedure of the Subproject is as follows:

Stage 1: If any AP is dissatisfied with the RAP or its implementation, he/she may file an oral or written appeal with the community/village committee or PUHCO. In case of an oral appeal, the community/village committee or PUHCO should prepare written records. A disposition should be made within one week.

Stage 2: If the appellant is dissatisfied with the disposition of Stage 1, he/she may file an appeal with the town housing and urban-rural development office, which should make a disposition within two weeks.

Stage 3: If the appellant is dissatisfied with the disposition of Stage 2, he/she may apply for administrative arbitration with the county housing and urban-rural development bureau, which should make an award within two weeks.

Stage 4: If the appellant is dissatisfied with the arbitration award, he/she may bring a suit in a civil court in accordance with the Civil Procedure Law.

7. Organizational setup

The Foreign Loan Management Center, Hebei Provincial Finance Department is the province-level leading organization of the Subproject, the Pingshan County Government the executing agency, PUHCO the implementing agency.

The Pingshan County Government has established the subproject leading group, which is headed by the deputy county head in charge, and composed of chief leaders of the county departments concerned, including finance, land and resources, audit, price control, etc. The group is responsible for the unified leadership of the Subproject, coordinating the county departments concerned, and solving major issues in subproject preparation and implementation.

The implementing agency PUHCO is responsible for: 1) organizing subproject preparation and design; 2) organizing subproject implementation, including bidding and contracting; 3) supervising construction and equipment installation, and conducting on-site inspection; 4) organizing and supervising the implementation of the Environmental Management Plan and the RAP; 5) raising counterpart funds and repaying the Bank loan; and 6) operating and maintaining facilities constructed under the Subproject.

8. M&E

The subproject owner will appoint an independent M&E agency to conduct external M&E on the implementation of the RAP.

The external M&E agency will conduct regular M&E on LA compensation and resettlement to see if the resettlement objectives are met, give suggestions on the production and livelihood restoration of the APs, and provide a feedback channel.

9. Relevant documents

On December 15, 2011, the Pingshan Central Heating Office issued the Regulatory Requirements for the Construction of Central Heating Facilities (PCHO [2011] No.7), proposing requirements for the construction of heat exchange stations, as attached below.

平山县集中供热办公室文件

平热[2011]7号

平山县集中供热办公室 关于集中供热设施建设的规范要求

集中供热设施建设，是城市规划建设的重要组成部分，根据国家、省、市文件精神，为使集中供热设施建设与城市房屋规划建设同步发展，避免重复规划，重复建设，重复投资，并保证质量，符合入网供热条件。为此，凡在县城建设办公、商业、民用建筑，申请入网集中供热的要符合以下规范要求：

一、各开发商和建设单位申请入网集中供热时，要认真执行《平山县集中供热入网管理办法》(平政办[2011]85号)文件规定条款，在项目审批后的建设中要按照本规范要求设计、施工、安装、验收。

二、规范要求的具体内容：

1、需独立建设换热站的，由开发商或建设单位无偿提供站址、站房，选址和设计要经供热部门批准。站房建设标准：一般不设计在地下，供热面积在5万平方米以下的，站房面积要达到80平

平方米；供热面积在 5 万平方米以上 10 万平方米以下的，站房面积要达到 120 平方米；供热面积在 10 万平方米以上 20 万平方米以下，站房面积要达到 140 平方米；供热面积在 20 万平方米以上 40 万平方米以下的，站房面积要达到 160 平方米，并达到通水通电条件。机房、控制室、值班室、配电室、上下水按规范设计。机房梁下净高 3.6 米。

2、换热站内设备、设施及一级管网的对接、施工、采购、安装、验收、运行由供热部门负责，开发商或建设单位不得私自安装。

3、换热站出口后的二级管网建设按《平山县集中供热入网管理办法》执行。开发商或建设单位需向供热部门提供管网设计施工图一份备查。

4、庭院管网和室内管网及换热器安装要符合设计规范和安装要求，并向供热部门提供设计施工图纸一份备查。如因施工或安装不合理，造成运行不畅通、温度不达标，供热部门不承担责任，并有权停止供热。

5、为便于管理和维修，准确核定用热量和收费额，房屋设计与建设必须达到分户控制、分户计量的要求。分户安装锁闭阀、热计量表。锁闭阀和热计量表由供热部门统一采购、统一安装、统一管理。开发商或建设单位未经批准不得随意安装，否则不予批准入网供热。

三、责任：

1、供热办要在县规委会审批建设项目后、开工前书面告知开发商和建设单位集中供热设施建设的规范要求。施工期间要进行检查监督，竣工后要按规范要求进行验收。

2、供热部门要加强管理和搞好服务，帮助开发商和建设单位解决技术和疑难问题，建立齐抓共管的和谐秩序。

3、开发商和建设单位要自觉遵守供热管理规定，积极配合供热部门的工作，按要求提供相关资料，做到事先、事中、事后主动与供热部门沟通联系。

4、开发商或建设单位和小区物业要负责辖区内用户供热方面的问题，解决好出现和存在的问题，承担起管理责任。

四、本规范要求自 2011 年 10 月 1 日执行，条款内容由集中供热办公室负责解释。



主题词：供热 设施 规范

抄 报：县城市规划审批委员会、政府办公室

发 至：供热办各主任、有关科室

平山县集中供热办公室

2011年12月15日印发

(共印 20 份)

平山县集中供热办公室文件

平热[2011]7号

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一、各开发商和建设单位申请入网集中供热时，要认真执行《平山县集中供热入网管理办法》（平政办[2011]85号）文件规定条款，在项目审批后的建设中要按照本规范要求设计、施工、安装、验收。

二、规范要求的具体内容：

1、需独立建设换热站的，由开发商或建设单位无偿提供站址、站房，选址和设计要经供热部门批准。站房建设标准：一般不设计在地下，供热面积在5万平方米以下的，站房面积要达到80平

Appendix 1: Due diligence on Xibaipo Power Generation Co., Ltd.

1. Introduction to Xibaipo Power Generation Co., Ltd.

Xibaipo Power Generation Co., Ltd., formerly Xibaipo Power Plant founded in August 1991, is located southeast of the Pingshan county town, Shijiazhuang City, being an ultra-large thermal power generation enterprise. The two shareholders of the company are Hebei Construction Investment Corp. and Hebei Power Corp. The company has 4x330MW+2x600MW units with a total installed capacity of 2.4 million kW. And a workforce of 1,684.

In 2009, PUHCO identified Xibaipo Power Plant as the heating source of the Subproject.

2. Land occupation

Xibaipo Power Generation Co., Ltd. has a floor area of over 200 mu, and land use right of this site was acquired as early as the 1990s. There is no outstanding issue.

Appendix 2: LA and Resettlement Due Diligence on the Zhongshan West-Gangcheng Connecting Road

1. Overview

The new primary pipelines under the Subproject are divided into 4 segments, with a total length of 4,011m, in which the Kangning Garden on Zhongshan West Road to Gangcheng Road and Gangcheng Road to Baipo West Road segments with a total length of 1,821m will be constructed on the Zhongshan West-Gangcheng Connecting Road – a new urban road that broke ground in May 2013 and whose main part has been completed. 94 mu of land in Mengxianbi Village, Pingshan Town, including 5 mu of irrigated land, 15 mu of vegetable land and 74 mu of housing land, has been acquired, and houses of 23,000 m² demolished for the Zhongshan West-Gangcheng Connecting Road, affecting 202 households with 698 persons in total. LA and HD were completed in April 2013, and the village committee has entered into compensation agreements with all AHs as witnessed by the Pingshan County Housing and Urban-Rural Development Bureau, and the Pingshan Town Government. All APs have been resettled properly and there is no outstanding issue.

See Chapter 9 of this report for the sample LA compensation and resettlement agreement.

2. Overview of the Zhongshan West-Gangcheng Connecting Road

Pingshan County is the county with the largest land area and population in Shijiazhuang City, but its traffic is undeveloped. In this context, road network construction is a priority of urbanization in this county. The Zhongshan West-Gangcheng Connecting Road is a key infrastructure construction project in the county town in 2013. It will mitigate local traffic pressure greatly, and promote local economic development and urban-rural integration.

The Zhongshan West-Gangcheng Connecting Road is located in northern Mengxianbi Village, Pingshan Town, with a full length of 621m. It broke ground in April 2013 and has been largely completed to date.

3. Overview of the affected area

Pingshan Town is located in southeastern Pingshan County, and is the political, economic, cultural and trading center of Pingshan County. The town has a land area of 95 km², a cultivated area of 59,378 mu, a hilly area of 19,000 mu and an aquaculture water surface area of 4,750 mu, and governs 63 villages. At the end of 2013, the town had 38,891 households with 118,075 persons, including a nonagricultural population of 38,788. In 2013, the town's GDP was 664.61 million yuan. The town has Xibaipo Science Park and Guanglushan Building Material Park. Xibaipo Power Plant

– the largest thermal power plant in northern China – is located in Xibaipo Science Park.

Mengxianbi Village is located on the west edge of the Pingshan county town, and has 525 households with 2,100 persons, a primary school, three health centers and a cultivated area of 1,206 mu. The main food crops are wheat and corn. The main income sources of villagers are crop cultivation, commerce, services and outside employment, and their per capita annual income is 6,384 yuan.

4. LA and HD impacts

94 mu of land in Mengxianbi Village, including 5 mu of irrigated land, 15 mu of vegetable land and 74 mu of housing land, has been acquired, and houses of 23,000 m² demolished for the Zhongshan West-Gangcheng Connecting Road. 80 households with 281 persons are affected by the acquisition of cultivated land, 132 households with 462 persons by the acquisition of housing land and HD, and 10 households with 45 persons affected by both LA and HD. See Tables 4-1 and 4-2.

Table 4-1 Summary of LA and HD

LA area and type (mu)				HD size and structure (m ²)			
Total	Housing land	Irrigated land	Vegetable land	Total	Single-stored houses	Multi-stored houses	Basements
94	74	5	15	23,000	20,000	2,800	20

Table 4-2 LA and HD impacts

Total		Affected by LA		Affected by HD		Affected by both LA and HD	
Households	Persons	Households	Persons	Households	Persons	Households	Persons
202	698	80	281	132	462	10	45

5. Impact analysis

LA and HD for the Zhongshan West-Gangcheng Connecting Road have reduced the cultivated area of Mengxianbi Village and forced some villagers to relocate, thereby imposing production and livelihood impacts on local villagers. In general, villagers are affected slightly by LA and more seriously by HD.

5.1 Permanent LA

Mengxianbi Village has 525 households with 2,100 persons and 1,206 mu of cultivated land (0.57 mu per capita). 20 mu of cultivated land has been acquired for the Zhongshan West-Gangcheng Connecting Road, affecting 80 households with 281 persons, with per capita land loss of 0.07 mu, accounting for 12.5% of per capita cultivated area. In general, the AHs are affected slightly by LA due to low land loss rate. It is estimated that the per capita annual income loss of the APs is 231.5 yuan, accounting for 3.3% of per capita gross annual income.

5.2 HD

74 mu of housing land has been acquired and houses of 23,000 m² demolished for the Zhongshan West-Gangcheng Connecting Road, affecting 132 households with 462 persons, accounting for 25.1% of all households in the village. According to consultation, all AHs support HD. 87% of the demolished houses are single-storied ones and in poor condition. Mengxianbi Village is located on the west edge of the county town, where industry and commerce are undeveloped, and villagers earn income from agriculture and outside employment mainly. With the progress of urbanization in recent years, some urban villages in the county town have developed rapidly, and villagers have improved residential conditions, and owned more residential and commercial properties, so that they can earn more nonagricultural income by leasing properties or doing

business. The Zhongshan West-Gangcheng Connecting Road will improve the traffic of Mengxianbi Village greatly, promote its development and increase local real property prices. Therefore, the households affected by HD expect to improve their living environment through this project.

6. Resettlement policy framework

6.1 Applicable policies and regulations

The laws and policies applicable to the Zhongshan West-Gangcheng Connecting Road include:

- Land Administration Law of the People's Republic of China (adopted in June 1986, amended in 2004)
- Notice of the Ministry of Land and Resources on Developing Uniform AAOV Rates and Location-based Land Prices for Land Acquisition (MLR [2005] No.114)
- Measures for the Administration of Rural Housing Land of Hebei Province (Decree [2002] No.7 of the Hebei Provincial Government, July 2002)
- Land Regulations of Hebei Province (amended in May 2005)
- Notice of the Hebei Provincial Government on Practicing Location-based Land Prices for Land Acquisition (HPG [2008] No.132, December 31, 2008)
- Notice of the Hebei Provincial Government on Amending Location-based Land Prices for Land Acquisition (HPG [2011] No.141, December 31, 2011)

6.2 Applicable provisions

1. Applicable provisions of the Land Administration Law

Article 2 The state may acquire collectively owned land for public benefits.

2. Applicable provisions of the Measures for the Administration of Rural Housing Land of Hebei Province

Article 12 The right to use the following housing land may be withdrawn through application by a village committee with the township land administration authority, review by the county/municipal land administration authority, and approval by the county/municipal government:

- 1) Housing land to be adjusted for village and market town reconstruction;
- 2) Housing land to be occupied for township infrastructure and public welfare construction;
- 3) Housing land of any additional house(s) of rural households;
- 4) Housing land emptied by rural five-guarantee households;
- 5) Housing land not used for the approved purpose for two consecutive years; and
- 6) Other housing land to be withdrawn as stipulated by the county/municipal government.

If the right to use housing land is withdrawn under paragraphs 1, 2 and 3, the village committee shall grant appropriate compensation to the right holder based on the appraised price of ground attachments.

Article 13 In our province, each rural household shall have only one piece of housing land.

Rural housing land area shall be as follows:

- 1) Not more than 200 m² for counties/cities in plains or hilly areas with a per capita cultivated area of less than 1,000 m²; and
- 2) Not more than 233 m² for counties/cities in plains or hilly areas with a per capita cultivated area of 1,000 m² or more.

County/municipal governments may fix rural housing land areas within the above limits based on local conditions.

Article 14 If a rural household has two or more pieces of housing land, any excess piece shall be transferred to an eligible rural household subject to approval hereunder.

If a rural household has two or more pieces of housing land, and any excess piece has not

been transferred for two years, such excess piece shall be withdrawn through application by a village committee with the township land administration authority, review by the county/municipal land administration authority, and approval by the county/municipal government.

Article 15 If a rural household is separated from its collective economic organization, and the house on its housing land is damaged and unusable, its housing land shall be withdrawn by the village committee without compensation pursuant to Article 14 above.

3. Applicable provisions of the Notice of the Hebei Provincial Government on Amending Location-based Land Prices for Land Acquisition

The location-based land prices for land acquisition in the Notice of the Hebei Provincial Government on Practicing Location-based Land Prices for Land Acquisition (HPG [2008] No.132) have been amended in order to improve compensation for land acquisition, protect farmers' lawful rights and interests, and ensure the availability of construction land. These prices shall come into effect from January 1, 2012.

Table 6-1 Location-based land prices of Pingshan County (unit: yuan/mu)

Division	Average location-based land price	Tier-1 area	Tier-2 area	Tier-3 area	Tier-4 area	Tier-5 area	Tier-6 area
Shijiazhuang City	63671						
Pingshan County	60474	120000	80000	65000	60000	50000	40000

Mengxianbi Village is a Tier-2 area in Pingshan County, where location-based land price is 80,000 yuan/mu.

6.3 Compensation and resettlement policies

6.3.1 Compensation policy for permanent LA

The Pingshan County Urban Construction Headquarters, and the Pingshan County Housing and Urban-Rural Development Bureau have developed the Compensation Program for Land Acquisition and Occupation for the Zhongshan West-Gangcheng Connecting Road, specifying the compensation modes and rates.

1. Compensation modes

There are two modes: ① one-time cash compensation; and ② land replacement for housing.

2. Compensation rates

① Cash compensation: 120,000 yuan/mu of land, plus a reward and a resettlement subsidy of 230,000 yuan, totaling 350,000 yuan/mu

② Land replacement for housing: 260 m² of housing per mu of land

③ Young crop compensation: 500 yuan/mu of non-irrigated land, 2,000 yuan/mu of vegetable land

3. Size difference in land replacement

Any excess housing area of not more than 10m² will be purchased at 1,800 yuan/m², 10-20m² (including 20m²) purchased at 2,000 yuan/m², 20-30m² (including 30m²) purchased at 2,200 yuan/m², and over 30m² purchased at market price. Any excess land will be disposed of by the household itself.

4. Reward: Any household that enters into an agreement on schedule will receive a reward of 40m²/mu.

5. Handover time: within 18 months from the commencement of construction; in case of failure of handover on schedule, the contractor will pay interests on the housing price except for force majeure.

6. Handover criteria: multi-storied, with elevator, water supply, power supply, heating, cement

floor, wall plastering, steel doors and windows, burglarproof main door, interphone system, reserved natural gas joint, telephone and network lines

7. House allocation: Households will choose houses in order of agreement signing.

8. Ownership registration: The owner will go through the ownership registration formalities in a unified manner.

6.3.2 Compensation and resettlement policy for HD

The Mengxianbi Village Committee has developed a property swap program for Mengxianbi Village pursuant to the Compensation Program for Land Acquisition and Occupation for the Zhongshan West-Gangcheng Connecting Road, specifying the property swap rates, prices and subsidies, etc.

1. Property swap

① Resettlement housing size is equal to housing land area.

② Any excess resettlement housing size will be compensated for at construction cost at a time.

③ Basements will be swapped at a ratio of 1:1.

2. Price calculation of resettlement housing

① Any excess resettlement housing size of not more than 8m² will be purchased at the preferential price of 2,000 yuan/m², and any excess size beyond 8m² at market price.

② Any deficient resettlement housing size will be compensated for at 2,000 yuan/m².

③ Basements will be purchased at the preferential price of 880 yuan/m².

3. Moving subsidy: If a household has entered into an agreement, a moving subsidy of 8 yuan/m² of former housing land (paid twice) will be paid.

4. Transition subsidy: 8 yuan/m² of former housing land per month, paid for the first 12 months at a time and then quarterly, to be increased by 50% if the transition period is extended for not more than 12 months, 75% if more than 12 months but not more than 24 months, or 100% if more than 24 months

5. Relocation fees

① Telephone: 88 yuan each, paid twice;

② Cable TV: 150 yuan each, paid twice;

③ Air-conditioner: 200 yuan each for the cabinet type, 150 yuan each for the wall-mounted type, 100 yuan each for the window-mounted type, paid twice;

④ Broadband: 100 yuan each, paid twice;

⑤ 3-phase TV: 400 yuan per household, paid once;

⑥ Water heater: 100 yuan each, paid once

6. Reward

① 95 yuan/m² of former housing land and granting an extra housing size of 8% if a household enters into an agreement and preparing its house for demolition within 7 days

② 75 yuan/m² of former housing land and granting an extra housing size of 4% if a household enters into an agreement and preparing its house for demolition within 14 days

③ 45 yuan/m² of former housing land if a household enters into an agreement and preparing its house for demolition within 19 days

7. After the determination of the range of HD, newly built, expanded or reconstructed buildings, illegal buildings and temporary buildings will not be compensated for.

8. Handover criteria for resettlement housing: the same as those specified in the Compensation Program for Land Acquisition and Occupation for the Zhongshan West-Gangcheng Connecting Road

7. Resettlement progress

7.1 Resettlement housing construction

The resettlement housing in Xiangxie Garden broke ground in June 2013, 200 meters away from Mengxianbi Village, where the average market price of housing is 2,800 yuan/m². The resettlement housing is in 11-storied buildings, and available in a number of sizes within 80-140 m². The 1# and 2# buildings were completed in May 2014.

7.2 Resettlement

According to the survey, all the 80 households affected by LA have chosen land replacement for housing. All the 132 households affected by HD have entered into compensation and resettlement agreements with the village committee, and receive moving and transition subsidies. All their houses have been demolished, and they are living in leased houses in the village. It is expected that they will be allocated new houses in the first half of 2015 and move into new houses in the second half of 2015.

8. Effectiveness of resettlement

The compensation and resettlement work of the Zhongshan West-Gangcheng Connecting Road was conducted in conformity with the applicable state and provincial regulations and policies. The Pingshan County Housing and Urban-Rural Development Bureau, Pingshan County Urban Construction Headquarters, and Pingshan Town Government attached great importance to consultation with the affected village committee and villagers. The Mengxianbi Village Committee issued the property swap program for Mengxianbi Village through repeated consultations, which was adopted at a village congress. All compensation and resettlement agreements were accepted by the AHs. The resettlement work was implemented successfully.

Most of the AHs are satisfied with the compensation rates and resettlement programs.

9. Relevant documents

The following document is the sample LA compensation and resettlement agreement between the Mengxianbi Village Committee and an AH.

征地补偿安置协议书

路南4队菜地、路北一期

编号: 陆拾叁号

甲方: 平山县平山镇孟贤壁村民委员会

法定代表人: 刘龙海

乙方(被征地户): 杜三强 身份证号:

电话: 1384434488

中山西路延伸与钢城路连接工程经县委领导议事会议批准, 需拆迁安置占用土地, 根据平山县城市建设指挥部, 平山县住建局关于《中山西路西延工程拆迁安置用地征占地补偿方案》经双方协商同意就征地补偿等相关事宜达成如下协议:

一、征地位置(四至)及面积: 东____、西____、南____、北____, 共计____平方米, 折0.113亩。

二、征地用途: 城区中山西路延伸、回迁安置。

三、征地方式: 一次性征占。

四、补偿方式及标准(两者选其一): 1、一次性货币补偿: 土地补偿____元; 安置补助____元; 奖励____元合计____元。协议签订后三日内甲方将征地价款一次性支付乙方。2、土地置换住宅: 土地面积0.113亩 \times 260平方米/亩=住宅面积29.38平方米; 奖励452平方米/亩, 合计置换面积33.9平方米。(1)土地置换住宅面积差异计算。土地面积置换住宅面积须按整套面积计算, 指标不足需购买10平方米(含10平方米)以内的按1800元/平方米, 10-20平方米(含20平方米)的按2000元/平方米, 20-30平方米(含30平方米)的按2200元/平方米, 超出30平方米的按市场价计算; 长余指标自行处理; 车库和住宅面积等价置换, 按签订协议顺序挑选每户只限一个, 换完为止; 贮藏间按每平方米880元优惠价自行购买。(2)住宅置换门脸: 在征地区域内被占地户按照签订协议顺序优先以开盘价置换门脸, 相互找补差价。(3)交房时间: 自开工之

日起 18 个月交房；如遇不可抗力的自然灾害工期顺延。除此之外，不能如期交房项目单位须向被征地户按房产市场价格支付利息（按银行同期存款利率计息）。(4) 交房标准：小高层电梯洋房，水、电、暖齐全，水泥地面、墙面抹灰，塑钢门窗、入户防盗门、楼宇对讲、天然气预留接口、电话线、网线终端入户。(5) 房屋分配：按签订协议顺序在村委会指定楼宇优先挑选房号，置换房不设楼层差价。(6) 产权登记：被占地户置换的房产由项目单位负责统一办理产权登记，其费用由被占地户承担。

五、附着物补偿：大田青苗 亩，计 元，菜地 0.113 亩，计 226.00 元。共计 226.00 元。

六、双方自签订协议之日起乙方将土地交给甲方用于安置和开发使用，甲方委托石家庄兴达房地产开发有限公司按该协议要求建设按时向乙方交房。

七、未尽事宜另行协商。

本协议一式五份，(被占地户、孟贤壁村委会、石家庄兴达房地产开发有限公司、平山镇、住建局各执一份。)一经签订，既是双方当事人的真实意思表示，又是双方当事人自愿协商的结果记录，望双方信守承诺互尽义务，本协议在履行过程中发生纠纷，首先应协商解决；协商不成的可向平山县人民法院提起诉讼。本协议自双方签字（章）之日起生效。

甲方：平山县 镇 孟贤壁村民委员会

法定代表人：

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石家庄兴达房地产开发有限公司

鉴证方：平山县住建局

平山镇人民政府

2013 年 4 月 18 日

