

Resettlement Planning Document

Resettlement Policy Framework and Procedural Guidelines
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The People's Republic of China
Western Guangxi Roads Development

Resettlement Policy Framework and Procedural Guidelines

For

**Rural Passenger Stations and Village Access Roads
Components**

(Revised version)

Guangxi Communications Department
Nanning, China
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LIST OF ACRONYMS

AP	-	affected person
BCB	-	Baise Communications Bureau
BL&RO	-	Baise Land and Resources Office
CCB	-	County Communications Bureau
CL&RO	-	County Land and Resources Office
DI	-	Design Institute
DMS	-	Detailed Measuring Survey
GL&RD	-	Guangxi Land and Resources Department
GCD	-	Guangxi Communications Department
GRG	-	Guangxi Zhang Autonomous Region Government
GHAB	-	Guangxi Highway Administration Bureau
GTAB	-	Guangxi Transportation Administration Bureau
HH	-	Household
IA	-	Implementation Agency
M&E	-	Monitoring and Evaluation
PADO	-	Poverty Alleviation Development Office
PMO	-	Project Management Office
RP	-	Resettlement Plan

1. Introduction

1. The proposed Western Guangxi Roads Development Project includes the construction of (i) a 177 kilometer (km) expressway from Longlin County (Guizhou Province border) to Baise City (Youjiang District), and its connector roads with a length of 28.3 km, (ii) a local roads component comprising 6 sections with a total length of 310 km, (iii) 50 township bus terminals, and (iv) 750 km of village access roads. One Resettlement Plan (RP) covers the expressway and related connector roads, interchanges, toll stations, and service areas. Other RPs cover component (ii). The plans for components (iii) and (iv) are very general at this time. For the rural passenger stations, there is a list of towns but specific station sites have not been determined yet. For the village access roads, the selection process will be done during project implementation. In accordance with ADB requirements, this Resettlement Policy Framework and Procedural Guidelines addresses components (iii) and (iv) that involve land acquisition and resettlement.

2. Scope of Resettlement Impacts

2. The users and beneficiaries of the village roads are all the villagers along those village roads, and the users and beneficiaries of the rural passenger stations are all the villagers near those rural passenger stations. The rural land is owned by rural collective, and is contracted, managed and used by collective, village groups or individuals. The village roads are narrow and low in standard, and will use little or no land for upgrading. Also, displacement of houses can generally be avoided. The rural passenger station will be located in towns. Vacant sites will be selected where possible, but in some cases the demolition of structures may be required. In order to address potential resettlement impacts, this Resettlement Policy Framework and Procedural Guidelines have been prepared according to Chinese laws and regulations, and ADB's *Involuntary Resettlement Policy*. The civil work for constructing bus stations and upgrading village roads will be done by local contractors, and local labor will be hired for unskilled jobs.

3. Legal Framework

3. In China, rural land acquisition and resettlement is based on Land Administration Law (2004) and relevant provincial regulations, which clarify land rights and provide a basic legal structure and policy framework for addressing all land acquisition and resettlement issues.

4. Land Tenure (ownership): Village land is owned by the collectives and most of the farmland and some forest lands are contracted to households. Farmland is contracted to villagers for 30 years. If the village has reserve land, it is contracted to villagers annually.

5. Land Acquisition and Compensation: (i) For the rural passenger stations, a site will need to be acquired in the selected towns, so the land is either state-owned (by the town) or collectively owned by nearby farmers. The land owners will be compensated in accordance with Guangxi Document No. 39 [2000]. (ii) For village access roads, there will be no transfer of ownership rights because the roads will still belong to the villages through which they pass. However, the loss of land use rights will need to be compensated in accordance with Guangxi Document No. 39 [2000]. Such compensation may include land for land, cash or payment in-kind.

6. Demolished housing and affected assets/attachments on the land: Affected persons will be paid compensation for demolished or affected housing, attachments, trees and young crops

belonging to groups or individuals; such compensation is based on replacement cost and will be paid in cash directly to the affected owners.

7. Consultation and Disclosure: The CCB and township government will consult with the affected village committee and villagers to solicit comments and suggestions before finalizing the compensation arrangements and mitigation measures. Resettlement standards, rates, other entitlements and procedures will be posted in the affected villages as soon as the road section or bus station is confirmed to be in the annual program by the CCB.

4. Resettlement Principles and Eligibility for Compensation

8. Following the Chinese laws and regulations on land acquisition and resettlement and incorporating ADB policy on involuntary resettlement, the basic principles of land acquisition and resettlement for the Western Guangxi Roads Project include the following elements:

- ◆ Minimize negative impacts as much as possible;
- ◆ Provide cash compensation and/or carry out land adjustment to restore income generation potential of the affected people;
- ◆ Fully inform and consult closely with affect people on compensation arrangements; and
- ◆ Provide compensation and moving allowances for demolished houses and other private assets at replacement costs, prior to commencement of civil work on the affected road section or bus station.

9. Regarding the eligibility of compensation, all affected people will be provided with compensation and rehabilitation for the following impacts: (i) their contracted land area is reduced, (ii) income source is adversely affected, (iii) houses partially or fully demolished, and (iv) other properties (crops, trees, and other facilities) or access to these properties will be reduced or damaged due to land acquisition or temporary construction impacts. Lack of legal documents of their customary rights of occupancy certificates shall not affect their eligibility for compensation.

10. This resettlement policy shall apply to all village roads and rural passenger stations under the Project regardless whether or not they are directly funded by ADB. This policy framework has established entitlements, land compensation standards, other compensation rates and rehabilitation approaches to address all anticipated types of project impacts. The policy applies to all affected persons regardless of the number or the severity of impact.

11. Particular attention will be paid to the needs of vulnerable groups, defined as affected households that are: the extremely poor households, elderly living alone, disabled, household headed by women, and ethnic minorities other than Zhuang people¹, such as Yao and Miao nationality peoples.

5. Entitlements

12. The affected households will receive their entitlements in accordance to the type of impact, their eligibility and compensation standards set out in Table 1.

¹ The Zhuang people comprise the vast majority (80% to 100%) of the people in the project townships. The basic provisions in the RF already reflect preferential and culturally appropriate measures for the Zhuang people.

Table 1: Entitlement Matrix

Type of Loss	Entitled Persons	Compensation and Rehabilitation Measures	Implementation Issues
I. Loss of Land Use			
Temporarily Affected Agricultural Land	Households with land use rights or lease rights	Cash compensation for loss of income potential: <ul style="list-style-type: none"> • 1,000 yuan/mu/yr for farmland • 200 yuan/mu/yr for other land. Restoration of land to its previous or better quality by the contractor.	Temporary use of land will range from 6 to 18 months. Land must be satisfactorily restored prior to final payment of contractor.
Permanently Affected Land	<u>Village roads:</u> 1) Households with land use rights	The compensation standards for permanent land acquisition are based on Guangxi Document No. 39. 1) APs will receive one or a combination of: <ul style="list-style-type: none"> • replacement land from reserve land, forest land or land readjustment • cash compensation from the village committee in the form of lump sum or annual payments • payment in-kind (e.g. allocation of land for a new or expanded house or shop, preference for use of reserve land, etc.) • employment during construction. 	The APs will be free from taxes, registration and land transfer resulting from the village road construction. The village committee is responsible for making suitable compensation and rehabilitation arrangements for the APs in accordance with local regulations. In some cases where the land impacts are more serious, the township government may provide some funding.
	2) Village Collectives and groups	2) The village committee and groups do not receive any land compensation, as they still own the land. Any collectively owned assets will be compensated.	
	<u>Bus stations:</u> 1) Village Collectives and groups 2) Households with land use rights 3) State-owned land	The compensation standards for permanent land acquisition are based on Guangxi Document No. 39. However, actual rates are often much higher based on land market prices in the town. 1) The village collective will receive cash compensation from the CCB or transport operator. 2) APs receive one or a combination of: <ul style="list-style-type: none"> • replacement land • cash compensation • payment in-kind • employment during construction or operation. 3) The owner of the land will receive cash compensation based on market prices.	The APs will be free from taxes, registration and land transfer.

Type of Loss	Entitled Persons	Compensation and Rehabilitation Measures	Implementation Issues
II. Loss Of Houses and Other Structures			
Affected Houses and Structures (private or public)	Registered owner of house/property	1) Compensation in cash for affected houses and structures based on size and quality of construction and compensation standards in Table 2. 2) Moving allowance of 200 yuan/person and transition allowance of 900 yuan/household. 3) The township government or village committee will identify suitable replacement sites and allocate to AP free of cost. 4) Assistance with land leveling, facility connections, house construction and material supply.	The losses and compensation paid will be recorded in the household agreements. Compensation is at the replacement cost, without deduction for depreciation or salvageable materials. Given the minor degree of impacts, contractors will assist APs to arrange materials and assist with construction. House registration fees will be waived or compensated.
	Households with lease rights (e.g., market stalls)	A new housing plot will be provided of equivalent size and accessibility.	The AP will be entitled to lease a stall at a preferential rate. Any registration fees will be waived or compensated.
III. Loss of Attachments and Scattered Trees			
Immovable land attachments and scattered trees damaged or displaced by construction.	Registered owner of property	Compensation in cash as per compensation rates in Table 2, or as negotiated with the owner.	The losses and compensation paid will be recorded in the household agreements.
IV. Loss of Common Property Resources			
Irrigation canals and other facilities	Affected villages and households	Restoration of irrigation canals and other facilities to at least previous condition by the contractor.	Disruption of facilities should be avoided or minimized.
V. Special Measures			
Special assistance for vulnerable households	Extremely poor households, elderly living alone, disabled, household headed by women, and Yao and Miao peoples	Households will receive priority for road construction jobs and operational or maintenance work. One member of affected households will be provided training by the county labor office to develop alternative livelihood sources. At least 50% of trainees will be women.	The local PADO will assist to identify vulnerable households and appropriate training.

6. Compensation Standards

13. Following the national laws and provincial regulations and ADB policy, this policy framework has established entitlements, compensation rates and rehabilitation measures to address anticipated types of project impacts.

6.1 Land Compensation

6.1.1 Village Roads

14. If land acquisition affects some households, the village will discuss with APs and agree upon some mitigation measures for the APs, such as (i) provision of replacement land from village reserve land, forest land or by readjustment of the contracted land, or (ii) paying in cash to the affected households, or (iii) payment in-kind (e.g., allocation of land for a new or expanded house or shop, preference for use of reserve land, etc.). Most villages have about 5 % cultivated land in reserve, which may be allocated to those individuals losing land use rights. Also, APs will receive preference for employment during construction.

15. If cash compensation is paid to APs, the compensation standards will be based upon Guangxi Document No. 39 (refer to Annex). These standards are difficult for many village committees to pay, so a number of options are possible: (i) receive cash subsidy from the township government (this is likely if many households are significantly affected), (ii) pay annual compensation based on AAOV, or (iii) adopt other non-cash methods. The decision must be acceptable to the affected households. Normally, such solutions are easier to reach because affected persons will benefit from the road improvements.

6.1.2 Bus Stations

16. Since the bus stations are located in towns, the land compensation standards will tend to be negotiated based on market prices, but in no case will it be less than the local regulations (i.e., Guangxi Document No.39). For collective farmland, since the amount of land is small (averaging 2 mu per site) and concentrated, only a few households will be affected at each site. The total number of affected households for all 50 stations is estimated to be about 150. In such cases, cash compensation will normally be paid to the APs. They do not usually request replacement land because they are likely to already have non-farming livelihoods in the town. Therefore, such compensation will be a good opportunity for them to increase their business and they will still have other land within the village. If the land is state-owned (i.e., already transferred to construction land) the owner will receive cash compensation. Most of the sites will be vacant, so there is no loss of livelihood; the APs can purchase replacement land elsewhere in the town if required.

6.1.3 Temporary Land Occupation

17. For temporary land occupation, compensation will be paid directly to affected land users (households or collectives) for the time of occupation, based on average annual output value for each year of use. Also, the contractor is responsible for the cost of restoring the land and any facilities to their original condition. The compensation standard for temporary land occupation is as follows:

- farmland - 1,000 yuan/mu/year, or part thereof
- other land - 200 yuan/mu/year, or part thereof.

6.2 House relocation

18. For demolished houses, the affected household or shop is entitled to the replacement value of lost structures (without depreciation or deduction of salvage materials) and land attachments. The township government or village committee will provide the affected household a comparable or better housing plot. The APs will be free from taxes, registration and land

transfer resulting from the project. The related compensation standards for housing and allowances are as follows:

- brick-concrete house - 400 yuan/m²
- brick-timber house - 280 yuan/m²
- earth-wood house - 150 yuan/m²
- simple house - 100 yuan/m²
- moving allowance - 200 yuan/person
- transitional allowance - 900 yuan/HH.

19. The compensation will be paid directly to the affected household/owner. The affected households will rebuild their houses by themselves with compensation received and construction materials from their old houses. For those vulnerable households, the village committees will provide assistance in house rebuilding. The local township government will help to identify suitable sites and complete administrative procedures, prior to demolition. Registration fees will be waived or compensated.

6.3 Attachments and Scattered Trees

22. The compensation standards for other attachments and scattered trees are provided in Table 2. Compensation will be paid directly to the property owner.

Table 2: Compensation Standards for Other Items

Item	Unit	Compensation Standard
I. Land Attachments		
Water tank, water pool	Yuan/m ³	140–200
Well	Yuan/no.	1000–1700
Methane pool	Yuan/m ³	300
Tomb	yuan/no.	400–500
Bleachery	Yuan/m ²	50
Wall	Yuan/m	50
II. Scattered Trees		
Mango	Yuan/no.	14–80
Longan	Yuan/no.	15–80
Lichee	Yuan/no.	15-80
Musa	Yuan/no.	2–6
Pear	Yuan/no.	8–30
Chinese chestnut	Yuan/no.	10–35
Hesperidium	Yuan/no.	13–40
Plum	Yuan/no.	8–30
Bamboo	Yuan/no.	10–30
Other trees	Yuan/no.	10 (on average)

Notes: 1. For the tombs made within 3 years, additional 80 yuan of subsidy will be provided for each tomb.

2. The detailed compensation standards for the scattered trees will be determined and announced before implementation.

7. Rehabilitation Measures

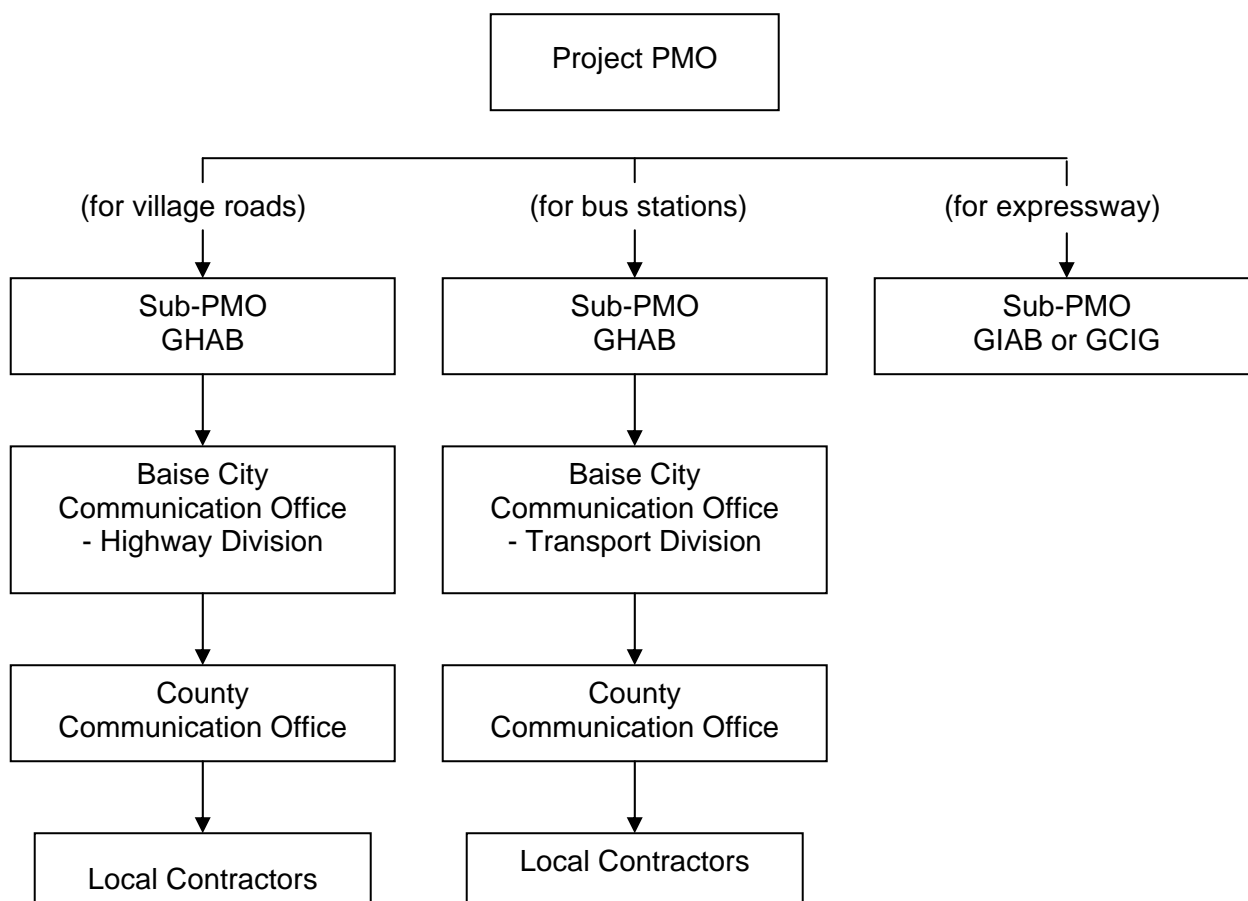
20. In general, the impacts of the Project will be very minor in most cases and rehabilitation measures will be selected by each individual household. However, a few households may be seriously affected, vulnerable or at risk of becoming worse off. Such households will receive the following entitlements:

- ◆ guarantee of replacement land or payment in-kind
- ◆ if demanded by the APs, cash compensation will be provided
- ◆ guarantee hire for road construction labor
- ◆ skills training (at least one person per household, at least 50% females)
- ◆ vulnerable households will be included in local poverty reduction programs.

8. Institutional Arrangements

21. GHAB and GTAB have the overall responsibility for village roads and rural passenger stations components, respectively. The Baise Communication Office (BCB) has responsibility to coordinate planning and implementation both components. The CCB in each county will be responsible for contracting and supervising implementation of village roads and rural passenger stations. See Figure 1.

Figure 1: Implementing Arrangement for Village Roads and Bus Stations



9. Resettlement Funding, Cost Estimate and Flow of Funds

22. For the village access roads, the land compensation costs are the responsibility of the affected villages; in cases where impacts are significant, funding may be provided by the township government. The compensation for structures, relocation costs and loss of private or public assets will be paid by the CCB directly to the property owner. Any temporary land occupation impacts will be paid by the contractor directly to the property owner. The amount of funds for resettlement will be small compared to the cost of civil works, and is normally included in the total estimated cost of the village road. Resettlement cost estimates will be included in the annual village road program and related resettlement plan; if replacement land is to be provided, there will be no cost for land compensation.

23. For the rural township stations, the CCB will make payments for land compensation to the town land and resources office, which in turn will be disbursed to the land owner or land user. Other compensation for loss of assets will be paid to the affected owners directly. Such costs may eventually be reimbursed to the CCB by the transport station operator, but this arrangement doesn't affect payment to the APs. Based on the number and size of the proposed bus stations, the preliminary resettlement cost estimate is CNY 8 million.

24. In order to minimize or resolve problems in arranging compensation or rehabilitation, CCBs will (i) confirm that land acquisition, compensation and rehabilitation has been completed adequately prior to mobilizing the contractors, and (ii) inspect the completed roads to ensure any impacts or local disputes with APs have been amicably resolved before making final payment to the contractors.

10. Consultation, Disclosure, and Grievance Redress

25. The consultation with the APs will take place in the early process of village road and rural passenger station planning. Prior to project construction, CCB officer, township officials and village leaders will conduct a survey of all affected land and assets. The village committee will consult with affected groups and households to discuss options for replacement land or cash compensation.

26. A Resettlement Plan (RP) for the village roads and rural passenger stations will be submitted by each CCB to the BCB for consolidation and submission to ADB, through GCD. The consolidated RP will list all the road segments and bus stations in the annual program and will quantify the resettlement impacts, and related compensation costs for each segment. A Land Acquisition and Compensation Notification with compensation standards and entitlements, as set out in this RF, will be posted in the village or group office as soon as the village roads or bus stations have been approved. Village and household compensation agreements will be signed with the affected persons and posted in each village or group office. Consultation and participation will be continued through the village road and rural passenger station construction and operation.

27. Grievances can first be addressed to the village committee. If no settlement is reached within two weeks, the complainant has one month to resubmit the grievances to the township government office. If it still unresolved within two weeks, the case can be sent to the relevant CCB. Final appeal is available in the civil courts at county level, as established by the Regulations for Administrative Redress.

11. Resettlement Monitoring and Evaluation Arrangement

28. Following the requirements of the ADB, during the resettlement implementation, both (i) internal reporting and (ii) external monitoring and evaluation will be carried out to ensure all APs or villages are compensated adequately and their income and livelihood are restored after resettlement and rehabilitation.

29. The internal resettlement reporting will be done by each CCB. During the land acquisition stage, they will collect and compile information on impacts, compensation payments, and grievances. During the construction phase, they will collect and compile information on temporary impacts, training, and construction employment by gender. CCB's will report resettlement information to BCB, highlighting which road sections and bus stations have been completed. BCB will prepare a comprehensive annual monitoring report and submit to ADB through GCD.

30. The external monitoring and evaluation will be carried out by an independent agency contracted by GCD over 3 years to conduct resettlement due diligence of the completed village roads and rural passenger stations. The TOR for external monitoring is in Annex A. The method of resettlement monitoring and evaluation will be based on a combination of sample household surveys and rapid appraisal in the field. The external monitor will assess whether: (i) project implementation was in compliance with the policies and entitlements set out in the RF; (ii) the affected people were satisfied with compensation and rehabilitation measures; and (iii) the affected people directly benefited from the Project. The monitor should also summarize lessons learned and make recommendations to improve implementation on subsequent roads. The resettlement monitoring and evaluation should be carried out at least once every year² and an annual evaluation report prepared for submission to ADB and GCD in Chinese and English.

12. Procedural Guidelines for RP Preparation and Due Diligence

31. The annual plans for village roads and rural passenger stations will be determined by BCB and approved by GHAB and GTAB.

32. Based on the annual plans, a Resettlement Plan (RP) should be prepared by each CCB. The RP will comprise tables (refer to Annex B, Part I) with the following key elements:

- ◆ estimated amount of land affected (cultivated and non-cultivated)
- ◆ estimated amount of houses or other structures to be demolished
- ◆ estimate of the numbers affected households
- ◆ land acquisition and resettlement cost estimate
- ◆ strategy for compensation - cash, replacement land or payment in-kind.

33. The RPs will be submitted to BCB for consolidation and then forwarded through GCD to ADB for concurrence prior to the award of civil works on the village roads and rural passenger stations for that county. In case any segments involve any seriously affected households (i.e., loss of house or loss of more than 10% of income generating assets), ADB would require details for households affected by those road segments or bus stations.

² The investigation should be conducted soon after the construction is completed and prior to final payment to contractor; this may require investigations to be spread throughout the year.

34. Once ADB has given concurrence on the RPs, land acquisition process can commence. For the rural passenger stations, the CCB's are directly involved in the land acquisition process. For the village roads, each village is responsible to make arrangements for land acquisition. In both case the township government will register the change in land ownership and/or land use contracts and oversee household compensation agreements.
35. The external monitor will investigate each segment or station site to verify that household agreements and compensation and rehabilitation measures were implemented and APs are satisfied. The external monitor with assistance of the CCBs will complete the due diligence/evaluation report (see Annex B, Part II).
36. Based on the evaluation reports, the CCBs can authorize the contractors to commence construction for those segments and station sites that have no serious issues. For others, remedial measures should be taken before civil work commence.
37. The evaluation reports will be sent to ADB for concurrence. If necessary, ADB may request further remedial measures to be implemented before construction is completed.
38. When construction is completed, the external monitor will revisit those segments or stations where further remedial measures were required and a 20% sample of other segment and sites. Evaluation reports will be prepared and submitted to ADB for concurrence.
39. ADB will disburse funds for those segments or stations that have been successfully completed. For other remedial measures should be taken; when this are resolved, funds can be disbursed. If problems are considered serious, ADB may request further due diligence.
40. ADB will conduct inspection of some of the village access roads and rural passenger stations during regular project supervision missions.

Annex A TERMS OF REFERENCE FOR THE EXTERNAL MONITOR

1. Background and Objectives

1. The proposed Western Guangxi Roads Development Project includes the construction of (i) a 176.7 km expressway from Longlin County to Baise City, (ii) connector roads with a length of 21.8 km, (iii) a local roads component comprising 4 sections with a total length of 344 km, (iv) 750 km of village access roads, and (v) 50 township bus terminals. This TOR covers components (iv) and (v). A Resettlement Framework (RF) has been prepared because the selection and/or siting of village roads and bus stations was not finalized at the time of Project appraisal. The scope of work for the external monitor conduct due diligence to ensure that resettlement is implemented in accordance with the RF and RPs.

2. Requirements for Resettlement Due Diligence and Evaluation

2. Based on the Resettlement Plan submitted by the County Communications Bureaus (CCBs), the External Monitor will:

- (1) Visit each road section or bus station site to determine the specific approach planned or used for land acquisition and resettlement, and whether this is in accordance with the RF and RP.
- (2) Discuss with village leaders and affected households to determine whether APs are satisfied and whether there are any remaining issues or potential issues during construction.
- (3) Prepare a Due Diligence Reports using the formats in Annex B, Part I of the RF (one for the village roads and one for the bus stations) for submission to the Guangxi Communications Bureau (GCD) and Asian Development Bank (ADB). For road sections or bus stations sites with serious or complex resettlement issues, a 2-page description of the issues should be appended to the Due Diligence Reports.
- (4) For road sections or bus stations sites with serious or complex resettlement issues, at least one follow-up investigation will be required prior to the completion of construction (i.e., before final payment of civil works contractor) to confirm whether APs are satisfied and whether there are any remaining issues. A 2-page evaluation report will be prepared which either determines (i) the resettlement is successfully completed or (ii) that specified remedial measures should be taken.
- (5) For road sections or bus stations sites that require remedial actions, a final investigation may be requested by ADB to confirm that problems have been adequately resolved. In such cases, the external monitor would repeat the process in Step 4.
- (6) Prepare a resettlement completion report (15 pages excluding photos) to summarize the findings and lessons learned for these two components.

3. Evaluation Indicators

3. Since the resettlement impacts are expected to be quite small, the following is a simplified list of indicators for evaluation:

- (1) AP satisfaction with land compensation solutions and livelihood impacts.
- (2) AP satisfaction with compensation and restoration of personal assets caused by land acquisition or impacts during construction.
- (3) AP employed on the construction of the project or operation.
- (4) Impacts on Vulnerable Groups (poor households, disabled, elderly, children, women, etc.).

4. Due Diligence and Evaluation Methods

4. The methods used will include focus group discussions, key informant interviews, participatory rapid appraisal and a representative sample survey of significantly affected households. Discussions should include relevant township officials, CCB staff, village leaders, contractors, and affected persons.

5. Special attention/provisions specified in the RP will be paid to women, the poor and vulnerable groups during monitoring. At least 50% of APs surveyed will be women.

5. Reporting Requirements

6. Each Due Diligence report will include:

- (1) Summary of findings and conclusion of investigations and evaluation (2 pages);
- (2) Major problems identified, both existing and potential (pages as required);
- (3) Summary of remedial measures which need to be taken (1 page);
- (4) The completed formats provided in Annex B, Part II of the RF.

7. The External Monitor will provide GCD and ABD with Due Diligence Reports at least annually, or more frequently as per the requirements of the CCBs, since due diligence is mandatory before construction can commence or disbursements made by ADB. The CCBs shall ensure that information on land acquisition and resettlement activities will be made available to the External Monitor for verification. The Monitor will forward copies of the reports directly to ADB.

8. At the completion of these two components, the External Monitor will prepare a Resettlement Completion Report for submission to ADB.

9. All reports will be provided in English and Chinese, as well in electronic format.

6. Level of Effort, Duration, Frequency of Investigations and Budget

10. The consulting services will be required during a period of 2-3 years. Currently, a two year program for construction is planned, with some roads segments or bus stations constructed in 2008-9 and the remainder in 2009-10. The timing of the due diligence investigations will be determined by the Baise Communication Bureau and the CCBs, according to the actual construction schedule.

11. The External Monitor should possess good experience with resettlement supervision. The anticipated level of effort is 12 person-months. The work may be divided amongst one or more specialists. However, since the emphasis is on due diligence rather than surveys, the staff used for field investigations must be experienced in resettlement.

12. The estimated budget is CNY 300,000, including fees and expenses.

Annex B PART I - FORMATS TO BE USED FOR THE RESETTLEMENT PLANS

Table I.1: Village Access Roads

Item	Road Number	1	2	3	4	5	6	Remarks
1. Basic Information								
County	_____							
Township								
Names of Affected Villages								
Number of Beneficiaries								
Section Name/Reference No.								
Contract Package Number								C1, C2, ...
Starting Point								
Ending Point								
Length								kilo meter
Road Class								IV or Special
Amount of Earth Works								cubic meter
Cost Estimate								CNY
EIA Requirement								Yes or No
2. Houses Demolished								
Households Affected								number
Shops or Public Building								number
Area of Affected Houses								square meters
3. Land Acquisition								
Total Area of Acquired Land								mu
• of which Farmland								mu
Compensation Method								(see codes)
Informed Consent								Yes, No or NA
4. Estimated Affected Persons								
Households								number
People								number
Seriously Affected Households								number
5. Resettlement Cost - Total								CNY
Land acquisition								CNY
House compensation								CNY
Other Costs								CNY
6. Disclosure to Affected Persons								
Full consultation with APs								Yes or No
Disclosure of entitlements & rates								Yes or No
Grievance mechanism in place								Yes or No

Notes: For item 3, use the following codes for compensation method – “C” = cash; “R” = reserve land; “A” = land readjustment; and “K” = payment in-kind.

- Items that must be completed by the external monitor; CCBs can provide other data which will then be used and verified by the external monitor.

Table I.2: Rural Passenger Stations

Item	Station Number	1	2	3	4	5	6	Remarks
1. Basic Information								
County								
Bus Station Name								
Contract Package Number								C1, C2, ...
Location - Town								
Area of Building								square meter
Area of Parking Lots								square meter
Class of Passenger Station								IV or V
Amount of Earth Works								cubic meter
Cost Estimate								CNY
EIA Requirement								Yes or No
2. Houses Demolished								
Households Affected								number
Shops or Public Building								number
Area of Affected Houses								square meters
3. Land Acquisition								
Total Area of Acquired Land								mu
• of which Farmland								mu
Compensation Method								(see codes)
Informed Consent								Yes, No or NA
4. Estimated of Affected Persons								
Households								number
People								number
Seriously Affected Households								number
5. Resettlement Cost – Total								CNY
Land acquisition								CNY
House compensation								CNY
Other Costs								CNY
7. Disclosure to Affected Persons								
Full consultation with APs								Yes or No
Disclosure of entitlements & rates								Yes or No
Grievance mechanism in place								Yes or No

Notes: For item 3, use the following codes for compensation method – “C” = cash; “R” = reserve land; “A” = land readjustment; and “K” = payment in-kind.

 - Items that must be completed by the external monitor; CCBs can provide other data which will then be used and verified by the external monitor.

**Annex B PART II - FORMATS FOR THE RESETTLEMENT EVALUATION
AND DUE DILIGENCE**

Table II.1: Village Access Roads

Item	Road Number	1	2	3	4	5	6	Remarks
1. Basic Information								
County _____								
Township _____								
Names of Affected Villages _____								
Number of Beneficiaries _____								
Contract Package Number _____								C1, C2, ...
Starting Point _____								
Ending Point _____								
Length _____								kilo meter
Road Class _____								IV or Special
Amount of Earth Works _____								cubic meter
Cost Estimate _____								CNY
EIA Requirement _____								Yes or No
2. Houses Demolished								
Households Affected _____								number
• Area of Affected Houses _____								square meters
• Relocated successfully _____								# Yes / # No
Shops or Public Buildings _____								Number
• Area of Affected Houses _____								square meters
• Relocated successfully _____								# Yes / # No
3. Land Acquisition								
Total Area of Acquired Land _____								mu
• of which Farmland _____								mu
Cultivated land compensation rate _____								Yuan/mu
Compensation Method _____								(see codes)
Satisfaction of APs _____								Yes, No, Partial
4. Number of Affected Persons								
Households (signed agreements) _____								number
People _____								number
Seriously Affected Households _____								number
5. Compensation Paid by CCB – Total								
Land acquisition – retained by village _____								CNY
Land acquisition – paid to APs _____								CNY
House compensation _____								CNY
Attachments and Scattered Trees _____								CNY
Other Costs _____								CNY
6. Temporary Impacts by Contractor								
Compensation paid by contractors _____								CNY
Land and Facilities Restored _____								Yes, No, Partial

Item	Road Number	1	2	3	4	5	6	Remarks
	Local people hired for construction							number / days
7. Satisfaction of Affected Persons								Sample size
Timely & adequate compensation								%Yes / % No
Assistance for relocation (census)								#Yes / # No
Number of grievances								Many, few, none
Satisfaction with contractor								%Yes / % No
Satisfaction with CCB								%Yes / % No
Remaining problems (if yes, specify)								Yes or No

Notes: For item 3, use the following codes for compensation method – “C” = cash; “R” = reserve land; “A” = land readjustment; and “K” = payment in-kind.


 - Items that must be completed by the external monitor; CCBs can provide other data which will then be used and verified by the external monitor.

Table II.2: Rural Passenger Stations

Item	Station Number	1	2	3	4	5	6	Remarks
1. Basic Information								
County								
Bus Station Name								
Contract Package Number								C1, C2, ...
Location - Town								
Area of Building								square meter
Area of Parking Lots								square meter
Class of Passenger Station								IV or V
Amount of Earth Works								cubic meter
Cost Estimate								CNY
EIA Requirement								Yes or No
2. Houses Demolished								
Households Affected								number
• Area of Affected Houses								square meters
• Relocated successfully								# Yes / # No
Shops or Public Buildings								Number
• Area of Affected Houses								square meters
• Relocated successfully								# Yes / # No
3. Land Acquisition								
Total Area of Acquired Land								mu
• of which Farmland								mu
Cultivated land compensation rate								Yuan/mu
Compensation Method								(see codes)
Satisfaction of APs								Yes, No, Partial

Item	Station Number	1	2	3	4	5	6	Remarks
4. Number of Affected Persons Households (signed agreements) People Seriously Affected Households								number number
5. Compensation Paid by CCB – Total Land acquisition – retained by village Land acquisition – paid to APs House compensation Attachments & Scattered Trees Other Costs								CNY CNY CNY CNY CNY CNY
6. Temporary Impacts by Contractor Compensation paid by contractors Land and Facilities Restored Local people hired for construction								CNY Yes, No, Partial number / days
7. Satisfaction of Affected Persons Timely & adequate compensation Assistance for relocation (census) Number of grievances Satisfaction with contractor Satisfaction with CCB Remaining problems (if yes, specify)								Sample size %Yes / % No #Yes / # No Many, few, none %Yes / % No %Yes / % No Yes or No

Notes: For item 3, use the following codes for compensation method – “C” = cash; “R” = reserve land; “A” = land readjustment; and “K” = payment in-kind.

 - Items that must be completed by the external monitor; CCBs can provide other data which will then be used and verified by the external monitor.