

# Resettlement Planning Document

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## PRC: Heilongjiang Road Development II Project (Yichun–Nenjiang)

Prepared by Heilongjiang Provincial Communications Department.

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**ADB Loan Project**

**Heilongjiang Road Development II Project  
(Yichun–Nenjiang)**

**The Resettlement Plan for Bus Station Construction**

**June , 2009**

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## ABBREVIATIONS

AAOV	Average Annual Output Value
ADB	Asian Development Bank
AP	Affected People
CNY	China Currency: Yuan
DI	Design Institute
DPA	Direct Project Area
EA	Executive Agency
FB	Forest Bureau
FMB	State Farms Management Bureau
GDP	Gross Domestic Product
HH	Household
HPMO	Heilongjiang Project Management Office
HSSA	Heilongjiang Social Science Academy
IA	Implementation Agency
IDPA	Indirect Project Area
LAR	Land Acquisition and Resettlement
LG	Local Government
LRMB	Land and Resources Management Bureau
MEA	Monitoring and Evaluation Agency
PMO	Project Management Office
PRC	People's Republic of China
PRO	Project Resettlement Office
RIB	Resettlement Information Booklet
RP	Resettlement Plan
RRA	Rapid Rural Appraisal
SDAP	Social Development Action Plan
TA	Technical Assistance
TG	Town or Township Government
TOR	Terms of Reference
VC	Village Committee

## WEIGHTS AND MEASURES

ha	–	hectare
km	–	kilometer
kg		kilogram
m	–	meter
m <sup>2</sup>	–	square meter
mu	–	1/15 hectare

## Executive Summary

### 1. Bus station introduction

The bus station construction subproject is a very important part of Heilongjiang Road II Development project. Total 20 bus stations will be built or upgraded. The service area of bus station will be located in the 14 towns and townships of Yichun city, Hailun city, Suiling county, Bei'an city, Wudalianchi city and Nenjiang county. Among of them, 4 towns or townships will be in Bei'an, 5 in Hailun , 3 in Suiling, 2 in Tieli, and 5 farms of the 93 management bureau, 1 farm of Bei'an bureau of the General Bureau of State farms. The construction of the bus station will benefit the 0.466 million people of the areas

### 2. Land Acquisition

The construction of proposed bus station will take 26,347 m<sup>2</sup> land. There are three types of land will be taken by the proposed bus station construction: collective land, residential land of the villagers, and the state land of farms. Out of the total land, 6,000 m<sup>2</sup> belongs to collective, 3,547 m<sup>2</sup> are residential land, and 16,800 m<sup>2</sup> are state owned land where planned for construction.

### 3. Land Acquisition Impact

The bus station construction will require 6,000 m<sup>2</sup> of farmland, so about 100 persons of 26 households of 6 town and townships will be partially affected. The farmland areas be acquisitioned is less than 3% of their farmland, so the impacts towards on the farmers is limited. The residential lands to be required have no any buildings, so there will be no house demolition. For the State owned land there will be no direct affect any persons. there are no vulnerable groups or minority groups within the affected persons. The bus station construction will not cause any house demolition. No infrastructures or attachments will be affected by the bus station construction.

### 4. Compensation

For the collective farmland, the compensation will be paid by cash directly to village committee. If the land use right belongs to villagers, the compensation will be paid directly to the affected villagers. For the residential plots, the compensation will be paid to village committees and the village committees will be responsible to find same area of residential plots for affected villagers by free. No compensation will be paid to the state farms and forest farms.

### 5. Land Acquisition Budget

Table1 shows the total budget of the resettlement plan of bus station construction.

**Table 1: Total Budget of Resettlement Plan**

Item	%	Budget (Yuan)
Basic fee		174048.0
Management fee	10%	17405.0
Unpredictable fee	10%	17405.0
Tax fee		38277.6
Total		247135.6

# Chapter 1 General Introduction of the Project

## 1.1 Introduction

1. The proposed Qianfeng Farm to Nenjiang Road will cross the whole province from the East to West. The total length of the road is 824km , and will cross the area of Jiamusi, Hegang, Yichun, Suihua and Heihe and link with the area of Daxinganling, link the planed road of vertical road 1, vertical road 2 , 3 and 6, horizontal road 1, radiate road 2, 3, and 4. The proposed road will be the important road corridor of the Northern part of Heilongjiang Province.

2. The proposed road also will construct or upgrade 20 bus stations. The service area of bus station will be located in the 14 towns and townships of Yichun city, Hailun city, Suiling county, Bei'an city, Wudalianchi city and Nenjiang county. Among of them, 4 towns or townships will be in Bei'an, 5 in Hailun , 3 in Suiling, 2 in Tieli, and 5 farms of the 93 management bureau, 1 farm of Bei'an bureau of the General Bureau of State farms. The construction of the bus station will benefit the 0.485 million people of the areas.

## 1.2 Regions Covered by the Bus Station

3. There are 14 towns or townships and 6 farms of the General Bureau of State of Farms will benefit from the bus station construction. Table 1-1 shows the location of the bus stations.

## 1.3 The Bus Station Construction Classes

4. The project will build 16 bus stations, and upgrade 4 bus stations. Out of them, 16 class 5 bus stations will be built and 4 class 3 bus stations will be repaired and upgraded.

**Table 1-1 The location of the bus station**

Code	Name of bus station	Service area	Type	Station classes
1	Shiquan town bus station	Shiquan town	New	5
2	Erjing town bus station	Erjing town	New	5
3	Haixing town bus station	Haixing town	New	5

<b>Code</b>	<b>Name of bus station</b>	<b>Service area</b>	<b>Type</b>	<b>Station classes</b>
4	Zhaoguang town bus station	Zhaoguang town	New	5
5	Aiming township bus station	Aiming township	New	5
6	Zhayinhe township bus station	Zhayinhe township	New	5
7	Donglin township bus station	Donglin township	New	5
8	Haixing town bus station	Haixing town	New	5
9	Qianjing township bus station	Qianjing township	New	5
10	Shuangchahe town bus station	Shuangchahe township	New	5
11	Geshanxiang town bus station	Geshanxiang town	New	5
12	Shangji town bus station	Shangji town	New	5
13	Lanxiang town shenglang bus station	Shenglang village of Lanxiang town	New	5
14	Taoshan town Shichang bus station	Shichang village of Taoshan town	New	5
15	Nenjiang farm bus station	Nenjiang farm	Upgrade	3
16	Qixingpao farm bus station	Qixingpao farm	Upgrade	3
17	Geqiushan farm bus station	Geqiushan farm	Upgrade	3
18	Weishan farm bus station	Weishan farm	Upgrade	3
19	Wudalianchi farm bus station	Wudalianchi farm	New	5
20	Hongxing farm bus station	Hongxing farm	New	5

# Chapter 2 The Socio-economic Profile of the Bus Station Service Areas

## 2.1 The Service Areas

5. The proposed bus stations will be distributed in the 14 towns or townships and 6 farms. See table 2-1.

**Table 2-1 Proposed bus station distribution**

No	Name of bus station	Management units		
1	Shiquan town bus station	Shiquan town	Bei'an city	Heihe city
2	Erjing town bus station	Erjing town		
3	Haixing town bus station	Haixing town		
4	Zhaoguang town bus station	Zhaoguang town		
5	Aiming township bus station	Aiming township	Hailun city	Suihua city
6	Zhayinhe township bus station	Zhayinhe town		
7	Donglin township bus station	Donglin township		
8	Haixing town bus station	Haixing town		
9	Qianjing township bus station	Qianjing township		
10	Shuangchahe town bus station	Shuangchahe township	Suiling county	
11	Geshanxiang town bus station	Geshanxiang town		
12	Shangji town bus station	Shangji town		
13	Lanxiang town Shenglang bus station	Shenglang village of Lanxiang town	Tieli city	Yichun city

No	Name of bus station	Management units		
14	Taoshan town bus station	Shichang village of Taoshan town		
15	Nenjiang farm bus station	Nenjiang farm	The 93 management bureau	The general bureau of state farms of Heilongjiang province
16	Qixingpao farm bus station	Qixingpao farm		
17	Geqiushan farm bus station	Geqiushan farm		
18	Weishan farm bus station	Weishan farm		
19	Wudalianchi farm bus station	Wudalianchi farm		
20	Hongxing farm bus station	Hongxing farm	Bei'an management bureau	

## 2.2 The Socio-economic Profile of the Bus Station Service Areas

### ( 1 ) The Areas of the Bus Station Service Region

6. The bus station will cover 6,541.1 km<sup>2</sup>. The total villages and farm team reached 229. Table 2-2

**Table 2-2 Areas of the service region**

Region	Areas of the region	Number of Villages and farm teams
	( km <sup>2</sup> )	
Shiquan town	315	14
Erjing town	180	7
Haixing town	133	6
Zhaoguang town	207	7
Aiming township	18.7	10
Zhayinhe township	18.6	12
Donglin township	20.6	15

Region	Areas of the region	Number of Villages and farm teams
	( km <sup>2</sup> )	
Haixing town	16.8	10
Qianjin township	20.4	15
Shuangchahe township	138	8
Geshanxiang town	78	7
Shangji town	96	9
Shenglang village of Lanxiang town	1226	6
Shichang village of Taoshan town	1681	4
Nenjiang farm	489	21
Qixingpao farm	791	28
Geqiushan farm	269	11
Weishan farm	282	11
Wudalianchi farm	189	11
Hongxing farm	372	17
Total	6541.1	229

## ( 2 ) The Population and Passenger Transportation Situation of the Service Regions

7. There are total 0.466 million people living in the bus station service areas. In the passenger transportation aspect, the lowest average passenger transportation amount is 60 person times of the sixth management area of Nenjiang farm. The highest is 600 person times of Shangji town. Table 2-3 presented the present bus service situation.

**Table 2-3 Present Bus station service information**

Region	Population	Passengers per day	Present bus service
	10,000 persons	( time persons/day )	Bus Times/day
Shiquan town	4.2	500	11
Erjing town	2.7	420	13
Haixing town	1.7	380	10
Zhaoguang town	3	400	15

Region	Population	Passengers per day	Present bus service
	10,000 persons	( time persons/day )	Bus Times/day
Aiming township	2.6	380	14
Zhayinhe township	2.9	320	13
Donglin township	3.6	400	22
Haixing town	3	500	32
Qianjin township	3.9	500	42
Shuangchahe township	2.6	360	18
Geshanxiang town	1.9	280	14
Shangji town	3	600	30
Shenglang village of Lanxiang town	2.1	480	5
Shichang village of Taoshan town	2.6	440	6
Nenjiang farm	1.5	130	20
Qixingpao farm	1	220	20
Geqiushan farm	1	430	18
Weishan farm	0.9	450	20
Wudalianchi farm	1.1	400	16
Hongxing farm	1.3	500	18
Total	46.6		

### ( 3 ) The Income Situation of the Residents within the Proposed Bus Station Service Regions

8. Table 2-4 shows the income of the residents within the bus station service region. In urban area, the highest income per capita is 7000 yuan of Haixing town, Bei'an city. The lowest income per capita is 3500 Yuan of Haixing town, Hailun city. In rural area, the highest income per capita is 5246 Yuan of Lanxiang town, Tieli city. The lowest income per capita is 2540 Yuan of Zhayinhe township, Hailun city.

**Table 2-4 The income information of proposed bus station service region Yuan/year**

<b>Name of bus station</b>	<b>Region</b>	<b>Income of urban population</b>	<b>Income of rural population</b>
Shiquan town bus station of Bei'an city	Shiquan town	6500	3560
Haixing town bus station of Bei'an city	Haixing town	7000	3400
Aiming township bus station of Hailun city	Aiming township	*	2600
Zhayinhe township bus station of Hailun city	Zhayinhe township	*	2540
Donglin township bus station of Hailun city	Donglin township	*	2580
Haixing town bus station of Hailun city	Haixing town	3500	2800
Qianjin township bus station of Hailun city	Qianjin township	*	2950
Shuangchahe town bus station of Suiling county	Shuangchahe township	4700	2708
Geshanxiang town bus station of Suiling county	Geshanxiang town	4700	3015
Shangji town bus station of Suiling county	Shangji town	4700	4098
Shenglang bus station of Lanxiang towns of Tieli city	Lanxiang town	6780	5246
Shichang bus station of Taoshan town of Tieli city	Taoshan town	6960	4615

\* Note: the data is not available (was not collected)

**( 4 ) Farmland Situation within the Proposed Bus Station Service Region**

9. The highest farmland per capita is 7.8 mu, Haixing town of Bei'an city. The lowest farmland per capita is 2.1 mu, Lanxiang town of Tieli city. See table 2-5.

**Table 2-5 Farmland situation within the bus station service region**

mu

<b>Name of bus station</b>	<b>Region</b>	<b>Farmland per capita</b>	<b>Total farmland</b>
Shiquan town bus station of Bei'an city	Shiquan town	7.6	296400
Haixing town bus station of Bei'an city	Haixing town	7.8	129956
Aiming township bus station of Hailun city	Aiming township	5.48	144853
Zhayinhe township bus station of Hailun city	Zhayinhe township	5.73	174479
Donglin township bus station of Hailun city	Donglin township	5.6	188283
Haixing town bus station of Hailun city	Haixing town	5.7	159600
Qianjin township bus station of Hailun city	Qianjin township	5.1	173400
Shuangchahe township bus station of Suiling county	Shuangchahe township	8.2	178932
Geshanxiang town bus station of Suiling county	Geshanxiang town	6.6	113157
Shangji town bus station of Suiling county	Shangji town	6.2	138365
Shenglang bus station of Lanxiang town of Tieli city	Lanxing town	2.1	6579
Shichang bus station of Taoshan town of Tieli city	Taoshan town	4.1	67039

## Chapter 3 The impact of land acquisition

### 3.1 Land Acquisition

10. The construction of proposed bus station will take 26,347 m<sup>2</sup> land , out of them, 6,000 m<sup>2</sup> belongs to collective, 3,547 m<sup>2</sup> are residential land, and 16,800 m<sup>2</sup> are state owned land where planned for construction. See Table 3-1.

**Table 3-1 Bus station land acquisition m<sup>2</sup>**

Name of bus station	Area of station	Parking area	Land area needed	Land ownership	Impact and compensation
Shiquan town bus station of Bei'an city	120	300	500	Collective land	Since the land acquisition area is not large, the impact will be not so critical.  Cach compensation
Erjing town bus station of Bei'an city	120	300	500		
Haixing town bus station of Bei'an city	120	300	500		
Zhaoguang town bus station of Bei'an city	120	300	500		
Aiming township bus station of Hailun city	130	270	434	Residential land	
Zhayinhe township bus station of Hailun city	110	250	384		
Donglin township bus station of Hailun city	110	180	315		
Haixing town bus station of Hailun city	120	270	420		
Qianjing township bus station of Hailun city	120	350	494		
Shuangchahe town bus station of Suiling county	190	310	500		
Geshanxiang town bus station of Suiling county	190	310	500		
Shangji town bus station of Suiling	190	310	500		

Name of bus station	Area of station	Parking area	Land area needed	Land ownership	Impact and compensation
county					
Shenglang bus station of Lanxiang town of Tieli city	260	1200	2000	Collective land	
Shichang bus station of Taoshan town of Tieli city	260	1200	2000		
The upgrade of Nenjiang farm bus station	733	1000	2300	State-owned land planned for construction	None
The upgrade of Qixingpao farm bus station			2500		
The upgrade of Geqiushan farm bus station	220	1000	2000		
The upgrade of Weishan farm bus station	200	2000	4000		
Wudalianchi farm bus station	260	1500	2000		
Hongxing farm bus station	600	3500	4000		
Total			26347		

### 3.2 Impact of the Land Acquisition

11. There are three types of land will be taken by the proposed bus station construction: collective land, residential land of the villagers, and the state land of farms. Among of the total land be acquired, 6,000 m<sup>2</sup> of collective farmland are located in 6 towns and townships. Since the area is not so large, the impact of land acquisition towards to the farmers is not so critical. Cash compensation will be the appropriate way.

12. The construction will taken 3,547 m<sup>2</sup> of vacant residential land. There are no any buildings and other establishments. The villagers who will lose land can find new residential plots near by, so the impact also is not so critical. The compensation fee will be paid to the collective and the villagers can get a new residential plot from collectives for free nearby.

13. The bus station construction will require the 16,800 m<sup>2</sup> of State-owned land. All these lands are the planned construction land of State Farms. Since the land ownership and the operation right belongs to the State, the land requisition will have not any negative impacts. For those planned construction land, the project does not need to pay any compensation, because the bus station also is part of the plan of these State Farms. (See Table 3-1).

### 3.3 Population Affected by the Land Requisition of Bus Station Construction

14. The bus station construction will require 6,000 m<sup>2</sup> of farmland, so about 100 persons of 26 households of 6 town and townships will be partially affected. The farmland areas be acquisitioned is less than 3% of their farmland, so the impacts towards on the farmers is limited. The residential lands to be required have no any buildings, so there will be no house demolition. For the State owned land there will be no direct affect any persons. See Table 3-2.

15. There are no vulnerable groups or minority groups within the affected persons. There are three villages that are quite poor, but none of the affected are poverty households. No any enterprises will be affected by the land requisition.

**Table 3-2: The Information of Villages Affected by the Land Requisition**

No	Name of bus station	Affected villages by bus station construction	Total households	Total population	Average net income per capita per year(Yuan)	Average farmland area per capita(mu)	
1	Bei'an city	Tuanjie village	838	3375	1980	5	
2		Haixing town	230	861	2840	7	
3		Erjing town	320	1260	4150	5.4	
4		Zhaoguang town	Dongfeng village	908	3978	4470	8.5
5	Hailun city	Aiming township	718	3068	1380	5.6	
6		Zhayinhe township	Xingwang village	572	2271	1300	6.2
7		Donglin township	Wenming village	503	1932	1180	7.5
8	Haixing town	Haixing	310	1750	1000	4.8	

No	Name of bus station	Affected villages by bus station construction	Total households	Total population	Average net income per capita per year(Yuan)	Average farmland area per capita(mu)	
		town					
9		Qianjin township	Qianjin village	326	1304	1300	5.8
10	Suiling county	Shuangchahe town	Fumin village	657	2800	1548	7
11		Geshangxiang town	Xinhe village	471	2357	961	6
12		Shangji town	Shangji village	423	1723	1678	6.1
13	Tieli city	Taoshan town changshi bus station	Changshi village	170	509	3120	2.0
14		Shenglang bus station of Lanxiang town	Shenglang village	138	381	2989	0.6

### 3.4 House Impacts

16. The bus station construction will not cause any house demolition.

### 3.5 Impacts on Infrastructures and Other Attachments

17. No infrastructures or attachments will be affected by the bus station construction.

## Chapter 4: Legal Frameworks

### 4.1 Policy Basis

18. The RP is compiled on the following basis:
  - (i) Land Administration Law of People's Republic of China, 2004
  - (ii) Land Administrative Regulations of Heilongjiang Province, 2000
  - (iii) Heilongjiang Province Implementation Method of Regional Land Acquisition Integrated Price, 2009 (refer to Appendix 1)
  - (iv) Notice issued by Heihe Municipal Government for Implementation of "Standard of Area Integrated Price for Land Requisition of Heihe City", December, 2008
  - (v) Notice to Unite Farmland Occupancy Tax Rate for Highway Construction, Ministry of Financial, 1989
  - (vi) Heilongjiang Management Methods of Accepting and Using Farmland Reclamation Fee, 2001
  - (vii) Heilongjiang Basic Agricultural Land Prevention Regulations (Revised), 1995
  - (viii) The notice of print and distribution the regulation of 'The standards of Farmland re-cultivation fee collection of Heilongjiang Province', 1991
  - (ix) The notice of print and distribution the regulation of 'Land management fee collection regulations of Heilongjiang Province', 1995, Land Administration Bureau, Price Bureau, Finance Department of Heilongjiang Province.
  - (x) Provisional Measures of Old-age Insurance for Peasants Involved in Land Requisition in Heilongjiang Province, 2008
  - (xi) Heilongjiang Provincial Farmland Occupation Tax Regulation, 2008
  - (xii) ADB's Involuntary Resettlement Policy, 1995

### 4.2 Policy Principles for this Resettlement Plan

19. For this Project, the following ADB policy principles will also be applied:
  - (i) Involuntary resettlement should be avoided whenever feasible.
  - (ii) Where population displacement is unavoidable, it should be minimized by providing viable livelihood options.

(iii) Replacing what is lost. If individuals or a community must lose all or part of their land, means of livelihood, or social support systems, so that a project might proceed, they will be compensated and assisted through replacement of land, housing, infrastructure, resources, income sources, and services, in cash or kind, so that their economic and social circumstances will be at least restored to the pre-project level. All compensation is based on the principle of replacement cost.

(iv) Each involuntary resettlement is conceived and executed as part of a development project or program. ADB and executing agencies or project sponsors, during project preparation, assess opportunities for affected people to share project benefits. The affected people need to be provided with sufficient resources and opportunities to reestablish their livelihoods and homes as soon as possible, with time-bound action in coordination with the civil works.

(v) The affected people are to be fully informed and closely consulted. Affected people are to be consulted on compensation and/or resettlement options, including relocation sites, and socioeconomic restoration. Pertinent resettlement information is to be disclosed to the affected people at key points, and specific opportunities provided for them to participate in choosing, planning, and implementation options. Grievance redress mechanisms for affected people are to be established. Where adversely affected people are particularly vulnerable groups, resettlement planning decisions will be preceded by a social preparation phase to enhance their participation in negotiation, planning, and implementation.

(vi) Social and cultural institutions. Institutions of the affected people, and, where relevant, of their hosts, are to be protected and supported. Affected people are to be assisted to integrate economically and socially into host communities so that adverse impacts on the host communities are minimized and social harmony is promoted.

(vii) No formal title. Indigenous groups, ethnic minorities, pastoralists, people who claim for such land without formal legal rights, and others, who may have usufruct or customary rights to affected land or other resources, often have no formal legal title to their lands. The absence of a formal legal title to land is not a bar to ADB policy entitlements.

(viii) Identification. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through a population record or census that serves as an eligibility cutoff date, preferably at the project identification stage, to prevent a subsequent influx of encroachers or others who wish to take advantage of such benefits.

(ix) The Poorest. Particular attention must be paid to the needs of the poorest affected people, and vulnerable groups that may be at high risk of impoverishment. This may include those without legal title to land or other assets, households headed by females, the elderly or disabled and other vulnerable groups, particularly indigenous peoples. Appropriate assistance must be provided to help them improve their socio-economic status.

(x) The full resettlement costs are to be included in the presentation of project costs

### 4.3 Compensation Rates of Land Requisition

20. For the collective land, the compensation rate is the total land price of local land. The residential land compensation rate will follow the regional integrated price (Table 4-1). For the State owned land, will be required without any costs.

**Table 4-1: Land Compensation Rates**

Code	Name of bus station	Land area of acquired m <sup>2</sup>	Land ownership	Compensation rates Yuan/m <sup>2</sup>
1	Shiquan town bus station of Bei'an city	500	Collective land	16.8
2	Erjing town bus station of Bei'an city	500		15.8
3	Haixing town bus station of Bei'an city	500		16.8
4	Zhaoguang town bus station of Bei'an city	500		16.8
5	Aiming township bus station of Hailun city	434	Residential land	16.0
6	Zhayinhe township bus station of Hailun city	384		21.5
7	Donglin township bus station of Hailun city	315		22.0
8	Haixing town bus station of Hailun city	420		24.0
9	Qianjin township bus station of Hailun city	494		17.0
10	Shuangchahe town bus station of Suiling county	500		29.46
11	Geshanxiang town bus station of Suiling county	500		31.84
12	Shangji town bus station of Suiling county	500		38.18
13	Shenglang bus station of Lanxiang town of Tieli city	2000	Collective land	12
14	Shichang bus station of Taoshan town of Tieli city	2000		13.3
15	The upgrade of Nenjiang farm	2300	State land	None

Code	Name of bus station	Land area of acquired m <sup>2</sup>	Land ownership	Compensation rates Yuan/m <sup>2</sup>
	bus station		planned for construction	
16	The upgrade of Qixingpao farm bus station	2500		
17	The upgrade of Geqjushan farm bus station	2000		
18	The upgrade of Weishan farm bus station	4000		
19	Wudalianchi farm bus station	2000		
20	Hongxing farm bus station	4000		

#### 4.4 Land Requisition Tax Rates

21. The detailed land requisition tax rates refer to Table 4-2.

**Table 4-2: Land Requisition Tax Rates**

Tax	Land type	Rates ( Yuan/m <sup>2</sup> )
<b>Farmland occupation tax</b>	Farmland	1.5
<b>Land management fee</b>	Farmland	1.0
	Non-farmland	0.8
<b>Farmland reclaim fee</b>	Farmland	0.5

#### 4.5 Entitlement Matrix

Type of Loss	Impact Degree	Entitled Persons	Entitlements	Policy/Rate of Compensation
Collective land	6,000 m <sup>2</sup>	Village Committees, villagers	Cash compensation with the integrated land price	Refer Appendix 1
Vacant	3,547 m <sup>2</sup>	Villagers, Village	Cash compensation	Refer to

Type of Loss	Impact Degree	Entitled Persons	Entitlements	Policy/Rate of Compensation
residential land		committees	with the integrated land price, compensation be paid to collectives, then the collectives provide replacement plot free to the villagers.	Appendix 1
State-owned farmland or forest farm land	16,800 m <sup>2</sup>	State farms or forest farms	No compensation	Bus station is part of the state farms or forest farms

## **Chapter 5: Resettlement and Restoration Plan**

### **5.1 Objectives**

22. The objective is to make sure the affected infrastructures be restored, and the living standards and income of APs be rehabilitated.

23. Currently, the APs main economic activities are focused on the agriculture, and most of their income comes from planting sector. According to the survey, since the impacts on the affected households, villages or State farms are very minor, cash compensation will be sufficient to mitigate losses. After compensation, there is no risk that living standards or income will adversely affected.

### **5.2 Affected Population**

24. There are total about 100 persons of 26 households will be affected by land acquisition for the bus station component of the Project. No houses will be demolished, so no people will be relocated.

### **5.3 Resettlement Measures**

25. The resettlement principle of the bus station project is to respect the willingness of APs. Based on the willingness of APs, the compensation of this project will be mainly focus on the cash compensation. Meanwhile, encourage the APs to fully take the advantages of the bus station project and the Qian-nen road project, and fully use the local resources, to develop service sector or other business, to guarantee their living standards and income.

26. The employment priorities also will be given to these APs during the bus station construction and the operational period. And the local government also will provide them some technical training on agricultural technology and small business skill.

## Chapter 6: Budget of Land Requisition

### 6.1 Basic Costs

#### ( 1 ) Land Compensation Costs

27. The total land compensation costs is about CNY 174,000. Table 6-1.

**Table 6-1 Land Compensation Costs**

Code	Name of bus station	Acquisition area m <sup>2</sup>	Land compensation rate Yuan/m <sup>2</sup>	Compensation fee (Yuan)
1	Shiquan town bus station of Bei'an city	500	16.8	8400
2	Erjing town bus station of Bei'an City	500	15.8	7900
3	Haixing town bus station of Bei'an city	500	16.8	8400
4	Zhaoguang town bus station of Bei'an city	500	16.8	8400
5	Aiming township bus station of Hailun city	434	16	6944
6	Zhayinhe township bus station of Hailun city	384	21.5	8256
7	Donglin township bus station of Hailun city	315	22	6930
8	Haixing town bus station of Hailun city	420	24	10080
9	Qianjin township bus station of Hailun city	494	17	8398
10	Shuangchahe town bus station of Suiling county	500	29.46	14730
11	Geshanxiang town bus station of Suiling county	500	31.84	15920
12	Shangji town bus station of Suiling county	500	38.18	19090
13	Shenglang bus station of Lanxiang town of Tieli city	2000	12*	24000
14	Shichang bus station of Taoshan town of Tieli city	2000	13.3*	26600

<b>Code</b>	<b>Name of bus station</b>	<b>Acquisition area m<sup>2</sup></b>	<b>Land compensation rate Yuan/m<sup>2</sup></b>	<b>Compensation fee (Yuan)</b>
15	The upgrade of Nenjiang farm bus station	2300	None	None
16	The upgrade of Qixingpao farm bus station	2500		
17	The upgrade of Geqiushan farm bus station	2000		
18	The upgrade of Weishan farm bus station	4000		
19	Wudalianchi farm bus station	2000		
20	Hongxing farm bus station	4000		
	<b>Total</b>			<b>174048</b>

\*Note: In Tieli city, due to these bus stations are located in the forestry farms(without integrated land prices), the rates are come from the forestry land compensation rates.

## 6.2 Taxes of Land Requisition

28. The total taxes of land requisition is about CNY 38,000. Table 6-2 presents the details

**Table 6-2: Taxes of Land Requisition**

<b>Land type</b>	<b>Land area (m<sup>2</sup>)</b>	<b>Tax fee (Yuan)</b>
Farmland	6000	18000.0
Residential land	3547	2837.6
Construction land	21800	17440.0
<b>Total</b>		<b>38277.6</b>

## 6.3 Overhead and Contingency

29. Due to the basic costs of land requisition of bus station construction is lower, the overhead fee will be 10% of the basic costs, and the contingency will be also 10% of the basic costs.

## 6.4 Total Budget of Resettlement Plan

30. Table 6-2 shows the total budget of the resettlement plan of bus station construction.

**Table 6-2: Total Budget of Resettlement Plan**

Item	%	Budget (Yuan)
Basic fee		174048
Management fee	10%	17405
Unpredictable fee	10%	17405
Tax fee		38277.6
Total		247135.6

## 6.4 Fund Allocation and Disbursement Procedure

31. The total cost of the resettlement plan for bus station project is about CNY 247,000. The funds allocation and disbursement procedure will be as following:

( 1 ) based on the compensation policy and compensation rates of the resettlement plan of bus station project, the PMO will sign the “Agreement of Land Requisition ” with each county’s Land and Resources Management Bureau (LRMB) and Land and Resources Stations of each State farms.

( 2 ) Each county’s Land and Resources Bureau (representative of Land Requisition Office) will sign the “Agreement of Land Requisition ” with each town government.

( 3 ) The PMO will disburse funds to separate county LRMB through the bank based on the agreement, then each county LRMB disburse funds to the households or land owner under the help of each town government.

# Chapter 7: Institutions of Resettlement

## 7.1 Institutional Framework

32. The resettlement institutions are important towards to the preparation of resettlement plan, implementation and restoration of APs' daily life and income. For the bus station project, the institutions are as follows:

- (1) County or city Transportation Bureau;
- (2) Project Resettlement Management Office (PRO) ( Provincial level ) ;
- (3) City (County) LRMB and 2 State farms of Provincial General Management Bureau of State Farms
- (4) Town or township government and the Management region of State Farms
- (5) Village Committee

## 7.2 Responsibilities of Institutions

- (1) County or city Transportation Bureau: The Transportation Bureau is the implementation agency of the bus station project, which is responsible for the construction and the operation of the bus station.
- (2) PRO: Sign the "Agreement of Land Requisition" with county LRMB and Land and Resources Station of each State Farms.
- (3) County LRMB: Representative PRO to sign the "Agreement of Land Requisition" with town or township government which be affected.
- (4) Town or township Government: Assist the county LRMB to disburse compensation fees to affected households.
- (5) Village Committee: Help the disbursement of compensation fee, and formulate and implement the restoration plan.

# Chapter 8: Negotiation, Participation and Appeal Process

## 8.1 Public Participation

33. Villagers Discussion Meeting: Through the discussion meeting with representatives of villager and leaders of the village, to discuss the key issues which the villagers are most considered, and collect the opinions of APs, and discuss these opinions with local government.

34. Project Publicize: As an important part of the Resettlement, the Project Resettlement Information Booklet will be distributed to APs, to introduce the project impacts, compensation rates, resettlement policy, entitlements of APs, institutions and participation procedures, etc, to help the APs fully understand the Resettlement Plan.

35. Appeal will be sent to the PRO and County LRMB through village committees and resettlement institutions of all levels and will be addressed according to the procedure, and the feedback also will be informed to APs, if APs have any appeals and grievance.

## 8.2 Grievance and Appeals

36. During the process of RP compilation and implementation, the public participation is to be encouraged. However in the whole process there will likely be some unexpected problems. To solve the problems effectively and ensure the successful implementation of the construction and land acquisition, a transparent and effective letter grievance and appeal channel will be set up and the procedure includes the following steps.

### (1). Step 1

37. If the relocated households have any rights been intruded at any aspect of the LAR, they can put forward their complaints and appeal to the village committee by oral or written forms. If just oral complaints, the latter will record down, review and give solution or decision within 2 weeks.

### (2). Step 2

38. If the APs are still dissatisfied with the decision of Step 1, they can appeal to township government/forest farm. After review, the township government/forest farm will give a decision within 2 weeks.

### (3). Step 3

39. If the APs are still dissatisfied with the feedback of Step 2, they can

appeal to the county LRMB/forest bureau. After review, they will receive the feedback.

**(4). Step 4**

40. If the APs are still dissatisfied with the decision of the county LRMB/forest bureau, they can appeal to the PRO directly.

**(5). Step 5**

41. If the APs are still dissatisfied with the feedback of the Project PRO, after they receive the feedback they can sue to the People's Court following the civil laws procedure.

42. Every institution will receive the complaints and appeals of APs without any charge. All the costs will be recovered by the contingency fee of the resettlement budget.

# **Chapter 9: Monitoring and Evaluation**

## **9.1 Internal Monitoring**

43. The objective of the internal monitoring is to make sure the project is implemented smoothly, and guarantee the entitlement right of affected people during the project implementation period based on the monitoring duty and arrangement assigned by the Resettlement Plan. Provincial Department of Audit will carry out audit works towards to the related institutions of the road construction independently according to the related Laws and Regulations. The resettlement offices of higher level also will monitor the works of resettlement office in lower level, to make sure the bus station construction will follow the Resettlement Plan and the schedule.

## **9.2 External Monitoring**

44. The external monitoring will be carried out by the independent institutions. The objective of the external monitoring and evaluation is to check whether the resettlement objectives has been achieved or not in terms of the land requisition and the compensation results, etc. Through this process, formulate the evaluation opinions and recommendations towards to the land requisition, house relocation, and economic rehabilitation. These opinions and recommendations will be the important channel to reflect the APs opinions and appeals. Then the resettlement institutions will address these recommendations.

45. The external monitoring institution will report to Provincial Resettlement Office independently, and based on the trace survey, monitoring and evaluation activities, formulate recommendations to Provincial Resettlement Office.

46. After the completion of bus station construction, write a full monitoring and evaluation report to the Provincial Resettlement Office.

## **9.3 Reporting**

47. For the internal monitoring, the PRO should prepare the report every half year and submit to ADB. The reporting schedule for external M & E is shown in Table 9-1

**Table 9-1: External M & E report schedule**

<b>Time</b>	<b>Content</b>	<b>Status</b>
July 2010	Preliminary land acquisition and resettlement progress up to June 2010	
January 2011	Land acquisition and resettlement progress up to December 2010	
July 2011	Land acquisition and resettlement progress for the first half year	
January 2012	Land acquisition and resettlement progress for the second half year of 2011, Resettlement and income restoration progress	
July 2012	Resettlement and income restoration progress	
January 2013	Resettlement completion report	

## Chapter 10: Schedule of Resettlement Plan

### 10.1 Land Requisition and Resettlement Plan Schedule

48. As part of the Road II project, based on the progress of the bus station construction, the land requisition preparation and implementation activities will be follow the main road progress, scheduled as Table 10-1.

**Table 10-1: The Schedule of the Resettlement Activities for Bus Station**

#### Construction

Item	Milestone
A. Land acquisition and compensation	2011.1~2011.12
1. Provide resettlement Information to APs	2009.10
2. Detailed survey	2010.3~4
3. Consult with related people and set the amount of compensation	2011.1~3
4. The payment of the resettlement compensation	2011.1~2011.12
B. Economic Restoration	
1. New housing plots for affected persons that lose residential land	2011.1
2. Temporary employment in construction	2011.2~2011.12
3. Skill training	2011.1~2011.12
4. Employment in bus station operations	2012
C. Monitoring	
1. Internal monitoring and reporting	Twice during 2011
2. External monitoring and evaluation reports	Twice during 2011 and once in 2012
D. Bus station construction	2011.3~2011.12

## **Appendix 1 : Integrated Price of Land Requisition**

### **1. Heilongjiang Province Implementation Method of Regional Land Acquisition Integrated Price, 2009**

1. Article 1 In order to promote reform of rural occupied land system, perfect compensation and resettlement mechanism of occupied land, regularize actions of occupied land compensation and resettlement, safeguard farmer's lawful rights and implement the principle of the same price for the same land for occupied land, this method hereby formulated according to "Land Administration Law of the People's Republic of China", "Land Administration Rules of Heilongjiang Province" and "State Council's Decision on Deepening Reform and Strictly Controlling Land" (G.F.[2004] No.28) and in combination with provincial actual situations.

2. Article 2 The compensation and resettlement for occupation of rural collective land within jurisdiction area of Heilongjiang Province is applied to this method.

3. Article 3 The compensation criterion for occupied land within jurisdiction area of Heilongjiang Province shall follow the comprehensive premium on regional films determined by occupied jurisdiction region. The land area integrated price in this method means regional compensation criterion of occupied land according to the factors including type of occupied land, production value, location, grade of farming land and quantity of local per capita cultivated land, land supply relationship, economic development level, and minimum living standard level for urban residents. It excludes compensation criteria for attachments and young crops on the ground. The land requisition area shall be classified based on administrative village. The boundary shall be coordinated with that of administrative village.

4. Article 4 The people's governments at city and county level shall be responsible for organization and calculation of land area integrated price in different regions and organize hearing meetings according to related stipulations of the state and related provinces. The land sources administration departments shall be responsible for balance of land area integrated price among affected regions. After approval of provincial government, it shall be announced and implemented by people's governments at city level.

5. Article 5 Prior to December 31, 2008, the people's governments at all levels shall publish land area integrated prices, including land area integrated price and implementation date in affected area as well as relevant requirement. In addition, the related information shall be submitted to provincial government for record and meanwhile send a copy to provincial land resources administration department within 5 days after publication. Once announcement and implementation of land area integrated price, it shall be strictly implemented and cannot be reduced without prior consent. The people's government at city and county level shall adjust calculation of land area integrated price every 2 or 3 years according to changes of regional economic development level, land

supply and demand relationship, and urban and rural social guarantee system, and publish and implement it after approval of provincial government.

6. Article 6 The compensation fee for requisition land shall be calculated according to land area integrated price and occupied land area.

7. Article 7 The compensation fee determined by land area integrated price shall be used as follows after payment of social welfare expenses which shall be paid by collective economic organization and individual: 70% for subsidies of farmer resettlement, 30% for infrastructure and public facilities construction, establishment of village-owned enterprise and farmer living subsidies organized by collective economic organization which holds ownership of collective land. In case that the land requisition compensation fee is not enough for farmer social welfare expenses, the local government shall pay with income from sales of using right of state-owned land, properly solve the issues including farmer's employment, housing and social welfare security. The farmers whose land have been requisition in this method mean farmers who have registered as agricultural population and own management right of rural contracted collective land according to law.

8. Article 8 The number of resettled people means that of people whose land have been requisition and await to be resettled. It shall be determined by that quantity of land which has been requisition divided by the quantity of per capita cultivated land before requisition. The resettled people shall be fixed by collective economic organization among farmers who all or most of land has been requisition.

9. Article 9 In case of young crops or attachments existing on requisition land, the property owner shall be compensated. Compensation for young crops may be compensated according to 4% - 6% of land area integrated price. The compensation for ground attachments and housing relocation shall follow urban removal and relocation method of local people's government. Or, the city-level people's government shall separately draft related rules. After pre-announcement of land requisition by city and county-level people's government, any urgently planted, cultivated and constructed young crops or ground attachments will not be compensated.

10. Article 10 For 1-year temporary use of farmer collective land or state-owned land necessary for project construction and geological exploration, the property owner of requisition land shall be compensated with 10% of land area integrated price, 20% of the same for 2 years.

11. Article 11 The county and city-level people's government shall review, approve and implement compensation and resettlement plan for requisition land according to land requisition plan approved by the State Council or provincial government. The compensation fee for land requisition, ground attachments and young crops shall follow compensation and resettlement plan of land requisition and budget approved by financial sector.

12. Article 12 Local people's governments (administration) at municipal (area) and county (municipal) levels should timely integrate sources of financial, land resource, labor and

social security, agricultural, civil administration and police departments to implement the tasks of compensation and reimbursement fees.

13. Article 13 The police should timely serve the peasants who should be changed as urban residential registration due to land requisition.

14. Article 14 The civil administration should improve the subsistence allowance system, to cover the eligible peasants who are involved in land requisition.

15. Article 15 As per the old-age insurance policy for peasants involved in land requisition the labor and social security department should enter the peasants who are listed by the collective economic organization into the insurance. A unified urban and rural employment service system should be established step by step, due to which the favorable employment and reemployment policy and the employment aid for the vulnerable group could reach the peasants involved in land requisition.

16. Article 16 Local people's governments (administration) at municipal (area) and county (municipal) levels should include the expenditure of land requisition compensation into the revenue and expenditure budget of state-owned lands usage. Implementation of the revenue collected from leased lands should firstly ensure full payment for the land requisition compensation, and allowances for social security and for maintaining original living conditions of the peasant involved in land requisition. The relevant regulations have to be strictly followed to make sure that the budget for land requisition compensation includes the social security expenditure for peasants involved in land requisition.

17. Article 17 Local people's governments and financial departments at all levels should take good care of the financing, transferring, and payment installing of the money needed to enter the peasant involved in land requisition into the social security, ensure the fund can be timely and properly used, and eventually establish a long-term subsistence security mechanism for the peasant involved in land requisition.

18. Article 18 The financial department should directly transfer the compensation for land requisition, ground attachment and crops to the accounts of social security, individual and rural collective economic organizations respectively. Collective economic organizations should provide detailed lists of peasants involved in land requisition. Based on the lists compensation for land requisition, ground attachment and crops as well as the resettlement fees can be distributed to the individuals via registered bank cards or bankbooks, reducing intermediate links to prevent retention, misuse and diversion of the fund, and to ensure the legal rights of the peasant involved in land requisition.

19. Article 19 Registration alteration procedure of the requisitioned land should be handled by the land resource administration as per the relevant laws and regulations. If the local people's governments (administration) at municipal (area) and county (municipal) levels could not finance sufficient land requisition compensation fund, or the social security measures have not been implemented, it is not allowed to force any land requisitioned by any authority.

20. Article 20 Local people's governments at all levels should try all the efforts to provide peasants involved in land requisition with free targeted professional skill trainings, to create possibilities that the entities using the requisitioned land could employ the peasants. The entities using the requisitioned land should try to create and/or offer job opportunities for the peasants involved in land requisition. The first employment period of the peasants should not be less than three years.

21. Article 21 If the peasant whose land has been requisitioned is not willing to leave his collective economic organization, and if the collective economic organization has other available land resource, the land of the collective economic organization can be granted to the peasant with the consent of more than 2/3 of the villagers or the consent of more than 2/3 of the villager committee members, but the land requisition compensation due to the peasant should be given to the collective economic organization; if the collective economic organization does not have any resource available, the peasant involved in land requisition can exchange land with others who would give the land and take the compensation.

22. Article 22 If the local government and the responsible administration can not provide basic living and producing conditions for all the peasants who lose land due to the requisition, with the consents of the local villagers and the resettlement area local administration, the municipal (area), and county (municipal) government (administration) could integrate all the available resources to resettle the abovementioned peasants in other areas, and the allowances for those people should be transferred to the authorities offering jobs to the peasants.

23. Article 23 In case that the requisitioned land is not enough for one resettlement requirement, the resettlement can be completely replaced with financial compensation: the allowances which should be used for resettlement can be directly given to the people; after the peasants being entered in the old-age insurance, if they are willing to find other solutions than the resettlement offered by the government, resettlement compensation agreements can be signed with these people so that all the allowances which should be used for resettlement can be paid to the people.

24. Article 24 Rural collective economic organizations should timely open the revenue and expenditure of land requisition compensation to all the members of the organization for supervision. The financial, land resource, agricultural departments and civil administration and the police at municipal (area) and county (municipal) levels should strengthen the cooperation to supervise and ensure that the land requisition compensation can be properly distributed at a full amount and also the resettlement can be correctly implemented, supervising the rural economic organizations for reasonable usage of the land requisition compensation revenue. The concerned authorities should timely rectify any retention, diversion, occupation or delay payment of the land requisition compensation, if there is any. Those who break the discipline due the abovementioned misbehaviors should be timely handled by the disciplinary department for penalty; and if any crime is constituted the people should be investigation by legal authorities for criminal responsibility.

25. Article 25 For land requisition applied for approval before (and included) December 31st, 2008, resettlement should be implemented according to the following conditions:

26. If the State Department and the provincial government have approved the land requisition application, the approved land requisition compensation plan should be implemented accordingly.

27. If the preparation of land requisition has been approved as per the relevant legal regulations and also the requisition application has been installed in the provincial government or the State Department for changing usage of farming land, and/or approval for land requisition, the proposed land requisition compensation plan should be implemented.

28. If the preparation of land requisition has been implemented according to the relevant legal regulations, but the application for changing usage of farming land, and/or land requisition has not been submitted to the provincial government or the State Department, the land requisition compensation should be implemented based on the area comprehensive price of the requisitioned land.

29. Article 26 Local people's governments (administration) at municipal (area) and county (municipal) levels should make a further improvement of the land requisition organization, strengthen management and improve requisition regulations, give more efforts to build a honest and industrious requisition team to make sure the involved peasants will be properly resettled and compensated.

30. Article 27 Local people's governments (administration) at municipal (area) and county (municipal) levels should widely introduce the concept of area comprehensive price to the public before implementation. The price should be open and explained to the public, to keep social stability and a harmonious development of the city.

31. Article 28 Resettlement and compensation for requisitioned state-owned land can be referred to this regulation.

32. Article 29 This regulation will be put into force since January 1st, 2009.

## 2. The Integrated Price of Hailun City Region

**Appendix Table 1-1: The Integrated Price of Hailun City Region**

Region	Land integrated price (CNY/m <sup>2</sup> )	Scope of land integrated price
1	22.6	Yongfu township
2	27.8	Lunhe town
3	25.4	Lianfa township
4	25.7	Fengshan and Fumin township
5	27.6	Haixing town
6	27.8	Xiangfu town
7	27.7	Gonghe town
8	25.5	Yonghe township

Region	Land integrated price (CNY/m <sup>2</sup> )	Scope of land integrated price
9	25.7	Xiangrong township
10	25.9	Baixiang township
11	25.6	Aimin township
12	28	Haibei town
13	25.5	Shuanglu and Zhayinhe township
14	25.4	Donglin township
15	26.1	Qianjin township
16	27.8	Dongfeng town
17	25.4	Hainan township
18	26	Leye township
19	25.6	Gongrong township
20	26.1	Changfa township
21	77.1	Liancheng village of Hailun town
22	77	Hucheng village of Hailun town
23	76.8	Jiancheng village of Hailun town
24	35	Changhong village of Changfa township
25	34.9	Zixin village of Qianjin township
26	35	Dongxing village of Qianjing township
27	34.9	Xincheng village of Qianjin township
28	35	Baogeng village of Dongfeng town
29	34.9	The first seeds farm

### 3. The Integrated Price of Suiling County Region

Appendix Table 1-2: The Integrated Price of Suiling County Region

Region	Region land price (CNY/m <sup>2</sup> )	Region scope
1	67.76	Kaoshan township 1 ( Dongfanghong, Jichang, Dongsheng )
2	37.47	Kaoshan township 2 ( Shengli, Jiujiang )
3	31.38	Kaoshan township 3, Houtou township and Keyin township
4	38.18	Shangji town and Nierhe township
5	33.06	Changshan township
6	31.84	Geshanxiang
7	26.77	Suizhong township
8	29.46	Shuangchahe town
9	26.84	Sihaidian town

#### 4. Integrated Land Price of Bei'an City

Bei'an City Land Acquisition Integrated Price CNY/m<sup>2</sup>

No.	Price	District
1	15.8	Erjing town
2	60.5	Chengjiao township (excluding Jianmin, Xinwei, Shuangqing village)
3	15.8	Chengjiao township ( the original Shenli township, Jianmin Xinwei Shuangqing village )
4	15.8	Dongshen, Xingdong Seeds Farm , 81850Military Farm, Tongxubin
5	16.8	Qinghua Farm
6	16.8	81312Military Farm
7	16.8	Shensi Farm
8	16.8	81067Military Farm
9	16.8	Breeder Farm
10	16.8	81562 , 81700Military Farm
11	16.3	Zhaoguang town
12	16.3	Gangyao Forestry Center
13	16.3	81773 , 81413Military Farm
14	16.3	81852 , 81672 Military Farm, Forestry of Shihua Township
15	16.3	Ynagjia township
16	16.8	Xingdong Seeds Fram, Tongxing Town
17-1	16.8	Haixing Township ( excluding Xingwang Village, Haixing Village, Xinglong Village )
17-2	20.6	Haixing Township ( Xingwang Village, Haixing Village, Xinglong Village
18	20.6	Zhuxing Township
19	16.5	81365 Military Farm
20	16.5	81323 Military Farm

## **Appendix 2 : Other Regulations and Policies**

Please refer to the Resettlement Plan for Qian-nen Road Project.