



Resettlement Monitoring Report

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Prepared by Guangxi University of Finance and Economics

For Nanning Qingxiushan Mountain Ecological Protection Subproject

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Asian Development Bank

**GUANGXI NANNING URBAN
ENVIRONMENTAL UPGRADING PROJECT**

Loan No.: 2239 - PRC

**NANNING QINGXIUSHAN MOUNTAIN ECOLOGICAL
PROTECTION SUBPROJECT**

**RESETTLEMENT EXTERNAL
MONITORING AND EVALUATION REPORT**

(NO.2)

Guangxi University of Finance and Economics

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1 Introduction

1.1 Brief Introduction to Project Contents and Resettlement Plan

Qingxiushan Mountain Ecological Protection Project, located in Nanning Qingxiu district, is a subproject of Nanning Urban Environmental Upgrading Project. The sub-project is financed by Asian Development Bank for the first time, and it has been listed as a key construction project in Guangxi Zhuang Autonomous Region and Nanning city in 2007. The project consists of three subprojects including afforestation, infrastructure construction and supporting facilities.

The implementing agency of this project is Nanning Qingxiushan Tourism Development Company. According to the *Resettlement Plan*, Dongfeng Horticulture Farm (state-owned horticulture farm) and Fengling Horticulture Farm (collective-owned horticulture farm) are affected by land acquisition and house demolition for this project, and a total of 54 households, covering a total population of 174 people, are directly affected by this project.

The project needs to acquire a total land area of 79.92 hm², including 21.92 hm² of state-owned land in Dongfeng Horticulture Farm (27.4%), and 58.0 hm² of rural collective land in Fengling Horticulture Farm (72.6%). According to types of land, 11.95 hm² (15.0%) is dry land, 1.62 hm² (2.0%) bamboo grove, 42.13 hm² (52.7%) orchards, 11.04 hm² (13.8%) forestland, 13.18 hm² (16.5%) barren hills suitable for forestation. There are 54 affected households, covering 174 people. The demolished rural houses of brick-concrete structure are 600 m², involving 3 households with 11 persons who are also affected by land acquisition. The demolished temporary simple structure houses are 1, 506 m². In addition, the infrastructure facilities and three types of land-attached constructions including cistern, cesspool and well are affected by the project construction. The details of land acquisition and house demolition and their impacts are shown in Table 1-1 and Table 1-2.

Table 1-1 Project Land Acquisition and Its Affected Population

Horticulture farm	Type of land (hm ²)						Affected Population	
	Dry land	Bamboo grove	Orchard	Forest land	Barren hills suitable for forestation	Subtotal	House hold	Population
Dongfeng Horticulture Farm	1.45	1.62	13.68	5.17	/	21.92	18	46
Fengling Horticulture Farm	10.5	/	28.45	5.87	13.18	47.5	36	128
Total	11.95	1.62	42.13	11.04	13.18	79.92	54	174

Table 1-2 Population Affected by Land Acquisition for This Project

Horticulture farm	Rural houses (m ²)	Affected households	Affected population	Simple structure houses (m ²)	Affected households
Dongfeng Horticulture Farm	0	0	0	936	18
Fengling Horticulture Farm	600	3	11	570	3
Total	600	3	11	1506	21

The land acquisition and house demolition for this project is the same as those in the *Resettlement Plan*. However, for the construction needs of China-ASEAN Free Trade Area, Nanning makes some modification on the planning of Fengling area. The modification poses some impacts on this project, that is, the originally planned sewage system has been removed from this project. The possible balance of investment due to modification of construction contents will be used for arboreal mix improvement and afforestation according to the preliminary of the project implementing agency, but it is not involved in the resettlement of this project. The project engineering is still implemented according the *Resettlement Plan* approved by Asian development Bank.

1.2 Brief Introduction to Resettlement Implementation

By the end of December 31, 2007, the project has acquired (occupied) 1,198.8 mu of land. Of which, it acquires 965.724 mu of rural collective land from Fengling Horticulture Farm and 233.044 mu of state-owned land from Dongfeng Horticulture Farm. Compared with that in the *Resettlement Plan*, 100% of planned land has been acquired, with the total land acquisition area unchanged. 600 m² of rural residential houses and 1,506 m² temporary simple structure houses have been demolished, affecting 54 affected households, covering 174 people, of which 100% has been completed according to the *Resettlement Plan*. A total of RMB 76.002 million compensation capitals have been fully paid for land acquisition and demolition, including RMB 65.7418 million for Fengling Horticulture Farm and RMB 10.2602 million for Dongfeng Horticulture Farm. The details are shown in Table 1-3 and Table 1-4. The compensation for land acquisition and demolition and the resettlement had completed by the end of December, 2007.

According to the treatment plan for this project, the whole project is divided into 6 contract packages. By the end of June 30, 2008, the bidding document preparation and approval, and supervision bidding for the first bidding package of afforestation and arboreal mix improvement had been completed, and the bidding package has been awarded on July 15, 2008. The approval for fire-fighting and irrigation system has completed and its bidding documents have been submitted to related departments for approval. The design and planning for seedling base have been completed and submitted for approval.

Table 1-3 Summary Tables for Land Acquisition and Its Affected Population in the Project

Farm name	Land acquisition (mu)			Affected population	
	Rural collective land	State-owned land	Subtotal	Household	Population
Fengling Horticulture Farm	965.724	/	965.724	36	128
Dongfeng Horticulture Farm	/	233.044	233.044	18	46
Total	965.724	233.044	1198.768	54	174

Table 1-4 Summary Tables for Demolition and Its Affected Population in the Project

Farm name	Rural house			Temporary simple structure house		
	Household	Population	Area (m ²)	Household	Population	Area (m ²)
Fengling Horticulture Farm	3	11	600	4	9	356
Dongfeng Horticulture Farm	/	/	/	47	154	1150
Total	3	11	600	51	163	1506

1.3 Brief Introduction to External Monitoring and Evaluation

To monitor and evaluate the resettlement implementation and to ensure a better living standard for the affected groups, Guangxi University of Finance and Economics is entrusted by Nanning ADB Project Management Office to carry out the resettlement external monitoring and evaluation for Nanning Qingxiushan mountain ecological protection project. Through checking and monitoring resettlement schedule, capital management, land acquisition and demolition implementation, production and living restoration for affected groups, and the change of their living standards, the external monitoring and evaluation agency points out some existing and potential problems and proposes suggestions to resolve those problems.

1.3.1 Monitoring and Evaluation Work Plan and Arrangement

To ensure the smooth progress of monitoring and evaluation as well as the mutual cooperation, and on the basis of full survey on project construction, land acquisition and resettlement schedule, and according to the *Resettlement Plan* as well as the “*Guidelines for Resettlement External Monitoring and Evaluation*”, Guangxi University of Finance and Economics prepared the *Resettlement External Monitoring and Evaluation Work Plan for Nanning Urban Infrastructure Development Project with ADB Loans (scheme)* in May, 2007. The work plan defines the work objective, scope and task, major work contents, survey methods and work schedule of external monitoring and evaluation. The work plan has received attention and support from the project construction units and the local resettlement institution at various levels.

According to the requirements of the “*Guidelines for Resettlement External Monitoring and Evaluation*”, the external monitoring and evaluation survey should be conducted once every half year from 2007 to 2010 (respectively on June 30 and December 31), and the external monitoring and evaluation report should be compiled afterward. The time for this monitoring and evaluation is on June 30, 2008, and the monitoring and evaluation report

is completed on July 30, 2008 and to be submitted afterward to Asian Development Bank.

From March 1 to June 30 of 2008, the external monitoring and evaluation agency conducted the second monitoring and evaluation (No.2) on land acquisition, house demolition and resettlement for this project. The monitoring and evaluation work mainly includes:

(1) To follow up survey on the production and living situations of villages and villagers affected by land acquisition and demolition in order to understand the impacts of land acquisition and demolition as well as the restoration situations;

(2) To follow up survey on impacts of land acquisition and demolition and current status of affected institutional units so as to understand their impacts and restoration.

(3) To collect opinions from the affected groups: Their opinions are collected through visiting and interviewing the villagers, the employees, the land acquisition, demolition and resettlement institution, and the affected people with complaint and grievance. The external monitoring and evaluation agency also reports the individual's and the collective's opinions and suggestions to the land acquisition, demolition and resettlement office, and proposes suggestions to ensure a smoother and more effective resettlement.

On the bases of the baseline survey in the first monitoring and the sampling survey this time, the monitoring and evaluation focuses on the production and living restoration for affected villagers after land acquisition and house demolition.

Table 1-5 Lists of external Monitoring and Evaluation Activities and Interviewees

Date	Place	Interviewees
Mar. 25, 2008	Division of Laws and Regulations, Nanning Bureau of Land and Resources	Division heads Mr. Liu and Mr. Chen
Apr. 16, 2008	Consulting Company	Yin Jianjun and Li Yanjie etc.
Apr. 20, 2008	Qingxiushan House, Land Acquisition, Demolition and Resettlement Office	Qin Zhicheng, Pan Yian
June 20, 2008	Dongfeng Horticulture Farm	Manager Mr. Huang, Wei Yi
June. 25, 2008	Fengling Horticulture Farm	Head of the farm Mr. Wei and vice head f the farm Mr. Wei
June 30, 2008	Qingxiushan Tourism Development Company	Shi Xia, Liang Wang etc.

1.3.2 Monitoring and Evaluation Procedures

(1) Compiling resettlement monitoring and evaluation guidelines and work plan (scheme);

- (2) Designing the sampling plan;
- (3) Resettlement survey after land acquisition and house demolition, including the survey on the living standards of affected groups in 2007;

The sampling surveys cover about 15% of the villagers affected by land acquisition (including 100% of the villagers affected by house demolition) and about 5% of the affected villages.

- (4) Survey on production and living standards;

During the monitoring and evaluation, the external monitoring and evaluation agency collects necessary information through household survey, random survey and consulting meeting and conducts analyses and evaluation on the data, and it also surveys on the vulnerable groups so as to understand the changes of living standards for affected villagers since 2008,

- (5) To collect opinions from the affected groups:

Their opinions are collected through visiting and interviewing the villagers, the land acquisition, demolition and resettlement institution, and the affected people with complaint and grievance. The external monitoring and evaluation agency also reports the individual's and the collective's opinions and suggestions to the land acquisition, demolition and resettlement office, and proposes suggestions to ensure a smoother and more effective resettlement.

- (6) Information collection and analyses;
- (7) Compiling monitoring and evaluation report.

1.3.3 Monitoring and Evaluation Contents

According to the project implementation, the monitoring and evaluation contents mainly include the followings:

- (1) Project construction status;
- (2) Employment restoration for affected households;
- (3) Production restoration for affected villages and enterprises;
- (4) Restoration for vulnerable groups;
- (5) Infrastructure restoration;
- (6) Affected households' income and expense analyses;
- (7) Institutional establishment;
- (8) Public participation;
- (9) Complaint and grievance.

1.3.4 Monitoring and Evaluation Methods

(1) Sampling survey: the monitoring and evaluation agency prepares the sampling plan and questionnaire. The random sampling method is adopted for different affected groups, and the monitoring and evaluation agency conducts in-depth house-to-house survey with well-prepared questionnaires. The survey contents include family population information, income and expense structure,

compensation for land acquisition and demolition, resettlement satisfaction etc. The follow-up survey will be conducted to these affected households until their income restoration. 15 households are surveyed in this sampling survey.

(2) Consulting meeting: the monitoring and evaluation agency has visited and interviewed the project land acquisition and demolition implementing institutions, related sub-district office, enterprises, villager's committee and households in order to understand the land acquisition and demolition situations.

(3) Referring to document information: the monitoring and evaluation agency refers to and verifies related documents, agreements, and statistics regarding to land acquisition and demolition.

(4) Interviewing some key information releasers such as implementing agency, director of land acquisition, demolition and resettlement office, head of affected units, village director, affected householder, women and senior villagers etc.

2 Institutional Establishment

2.1 Work of Implementing Institutions

By the end of June 30, 2008, the institutions being responsible for the planning, management, implementing and monitoring during the project implementation remain the same as follows:

- (1) Nanning ADB Project Resettlement Management Office;
- (2) Nanning Qingxiushan Tourism Development Company;
- (3) Qingxiushan Land Acquisition, Demolition and Resettlement Management Office;
- (4) Fengling Horticulture Farm and Dongfeng Horticulture Farm
- (5) External monitoring and evaluation agency—Guangxi University of Finance and Economics.

There are fixed offices and office equipment for various implementing institutions. The compensation capitals are subject to special accounting and under the management of specially appointed persons. There are smooth communication and feedback of information among various implementing institutions. The reporting system for institutions with vertical administration works well and the quarterly meeting attended by institutions with lateral relationships move forward as scheduled. The internal inspection system established within Nanning ADB Project Management Office, the implementing agency Nanning Qingxiushan Tourism Development Company, and the Qingxiushan Land Acquisition, Demolition and Resettlement Office work well.

The training program was organized for Nanning Qingxiushan Tourism Development Company, Qingxiushan Land Acquisition, Demolition and Resettlement Office, and the external monitoring and evaluation agency Guangxi University of Finance and Economics in Nanning city in November, 2007. The technical assistance resettlement expert was invited to give lectures during the training program. The training program mainly covered the following contents:

- (1) Resettlement policies and experience of Asian Development Bank;
- (2) Asian Development Bank involuntary resettlement monitoring and evaluation;
- (3) Major components of the *Resettlement Plan* for Nanning urban environmental upgrading project;
- (4) Other issues to be paid attention to during the resettlement implementation of Nanning urban environmental upgrading project.

In June 12, 2008, Nanning Qingxiushan Tourism Development Company

and Qingxiushan Land Acquisition, Demolition and Resettlement Office took part in the training program —*Change Instruction and Measuring Training for Nanning Urban Environmental Upgrading Project* organized by Nanning ADB Project Management Office in Nanning.

In addition, the project implementing agency, as well as the land acquisition, demolition and resettlement office take initiatives to visit other similar project, which helps resolve some difficult issues in the process of resettlement.

There are 13 full time employees in the implementing institutions for this project and their total employees are up to 35 people. There are smooth bottom-up and top-down communication channels among the implementing institutions.

2.2 Evaluation

During and after the resettlement implementation, Nanning ADB Project Resettlement Management Office, various implementing institutions as well as the monitoring and evaluation agency are able to perform their liabilities and obligations according tot the *Resettlement Plan*.

Nanning ADB Project Management Office is responsible for the preparation and implementation of the *Resettlement Plan*, reviewing the *Resettlement Plan* and its implementing plan, and supervising the resettlement implementation and reporting to ADB. This is of great help in the organizing and coordinating during the implementation of land acquisition, demolition and resettlement among various implementing institutions.

The implementing institutions are well facilitated with office equipment, communication tools and vehicles. The implementing institutions and the monitoring and evaluation agency have rich experience in land acquisition, demolition and resettlement. A team of professional technicians has been established.

By June 30, 2008, the external monitoring and evaluation agency had conducted periodic and continual surveys on the operations of the implementing institutions for this project. According to the survey results, the resettlement management and implementing institutions can fully perform their obligations during resettlement implementation. The untimely communication of information during last monitoring has been properly solved. For example, a series of responsibility systems have been set up among the internal inspection institutions to strengthen communication and improve their operation efficiency. Various implementing institutions will actively and continuously move forward the construction of afforestation in Qingxiushan Mountain according to the master planning of Qingxiushan Forest Park prepared by Nanning CPC committee and Nanning municipal government.

3 Public Participation, Complaint and Grievance

3.1 Public Participation

(1) Public consulting meetings

From February to May of 2008, Qingxiushan House, Land Acquisition, Demolition and Resettlement Office came to visit and understand the living status of affected people in Fengling Horticulture Farm and Dongfeng Horticulture Farm. The representatives of affected villages were invited to the public consulting meetings in the office to discuss the living, employment, endowment insurance and medical care after land acquisition.

In April, 2008, the external monitoring and evaluation agency went to Fengling Horticulture Farm, Dongfeng Horticulture Farm and affected villages to hold public consulting meetings to understand the living and production restoration after land acquisition and demolition.

(2) Information release

On March 10, China Construction Bidding Website (www.zhaobiao.gov.cn) released the bidding invitation for the environmental protection and landscaping for Qingxiushan ecological protection project. On April 14, 2008, China Communications Bidding Website (www.souku.com.cn) released the bidding invitation for the afforestation and arboreal mix improvement bidding package (supervision) of Qingxiushan ecological protection project. On July 18, 2008, Nanning electronic-government website (<http://qsgw.nanning.gov.cn>) publicized the article "*Smooth Progress of Afforestation in Qingxiushan Mountain*", which stated that there would be 1,268 mu of afforestation area in Qingsiushan mountain. The afforestation has been listed within the initial plan for urban construction in Nanning in 2008. The feasibility study report for the afforestation project has been compiled. On July 4, 2008, Guangxi Engineering Consulting Center was entrusted by Qingxiushan Administration Committee to organize the appraisal meeting on the feasibility study report for the afforestation project in Qingxiushan Mountain in Nanning. Representatives from related units in Guangxi and Nanning as well as specially invited experts, with 33 people in total, discussed carefully and conducted appraisal on the feasibility study report for the afforestation project in Qingxiushan Mountain. They proposed many valuable suggestions and proposals on the functional division, types of trees, road design and investment estimates in the feasibility study report. All these show that the implementation of this project is open to the public and transparent.

3.2 Survey on Public Opinions

To understand the affected groups' opinions on compensation standards for land acquisition, demolition and resettlement, the external monitoring and evaluation agency went to Fengling Horticulture Farm, Dongfeng Horticulture Farm to conduct random survey on 20% of affected villagers from June 1 to June 25 of 2008. The sampling survey results show that, among the 35 people

surveyed, 18 villagers (51.4%) are satisfied with the compensation policies on land acquisition, demolition and resettlement; 3 villagers (8.6%) are not very satisfied with the compensation policies. 13 villagers (37.1%) are satisfied with their living after land acquisition; 4 villagers (11.5%) are not satisfied with their living after land acquisition. The main reason of dissatisfaction is that they think that the compensation capitals are not high enough compared to the current land price and house prices in Langdong area, especially after the new promulgation of the decree (2008)15 *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* on February 26, 2008, of which the compensation standards have been improved (see comparisons of the old and the new compensation standards in Section 3.1). They hope the government to give them more compensation, and some other villagers expect the government to accelerate the construction of new villages for their early removal. The survey results are shown in Table 3-1.

Table 3-1 Survey Results on Public Opinions

Questions	Persons surveyed	Survey results analyses									
		Very satisfied		Satisfied		Average		Not very satisfied		Very unsatisfied	
		Person	Ratio	Person	Ratio	Person	Ratio	Person	Ratio	Person	Ratio
(1). Are you satisfied with the compensation policies on land acquisition, demolition and resettlement for this project?	35	2	5.7	16	45.7	14	40	3	8.6	0	0
(2). Are you satisfied with the living after land acquisition for this project?	35	1	2.8	12	34.3	18	51.4	4	11.5	0	0

3.3 Complaint and Grievance

A transparent and effective channel for complaint and grievance has been established in actual resettlement implementation. Complaint and grievance are accepted by Nanning ADB Project Management Office, Qingxiushan

Administration Committee Project Management Office, Qingxiushan District Land Supervision Department, and the independent supervisor. The complaint hotline is 0771-5560359; E-mail: tcl829@sina.com; Fax: 5560660. If they have unresolved issues, the affected villagers can report grievance to Nanning ADB Project Management Office, the land acquisition, demolition and resettlement office, and the project implementing agency, or even appeal to the court.

In addition, the implementing institutions of land acquisition and demolition also release the policies and compensation standards regarding land acquisition and resettlement to affected villagers in a timely manner and help them solve and coordinate production restoration, such as providing legal consulting services for the leasing of their commercial building.

Thanks to smooth and thorough information release, the government's compensation policies on land acquisition, demolition and resettlement are understood and supported by the affected villagers. Those with different opinions on this project and its compensation policies usually achieve consensus in public consulting meetings. So far, no complaint and grievance have been accepted from the affected villagers.

4 Resettlement Compensation Policies Framework and Procedures

4.1 Compensation Policies on Land Acquisition and House Demolition

According to the *Resettlement Plan* approved by Asian Development Bank, the compensation policies on land acquisition, demolition and resettlement are subject to the government decree [2005]141. The policy on compensable use of state-owned land is similar with the compensation policy on acquisition of collective land, which includes land compensation, resettlement subsidy, compensation for crops and land-attached constructions. The land compensation is paid to corresponding state-owned farm or the collective economic unit with their land acquired to be used for production and living restoration for affected people. The resettlement subsidy is paid to affected people and affected units to be used for basic endowment insurance. The compensation capital for crops and land-attached constructions has been paid to land contractor or corresponding affected households.

Nanning municipal government newly promulgated the new *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* (hereinafter short for the *New Methods*) on February 26, 2008, of which the biggest highlight is that the new compensation standard for land acquisition is dramatically increased, with the highest increase of RMB 30, 000 per mu. The comparison of new and old compensation standards are listed as follows:

(1) Compensation for Acquisition of Collective Land

Resettlement Plan and Decree [2005]141

Type of Land	Compensation Standard (RMB/mu)	
	Section 1	Section 2
Paddy land	50000	45000
Vegetable land	80000	70000
Fish pond	60000	53000
Dry land	40000	35000
Orchard	40000	36000
Rural construction land, grassland and other rural lands	20000	

Notes: The compensation standards are based on the coefficient of the second type of land.

Decree [2008] 15

Section, Basic price Type of Land		Compensation Standard (RMB/mu)	
		Section 1	Section 2
Agricultural Land	Paddy land, vegetable land, dry land, orchard, fish pond and forest land	90000	78000
	Land for agricultural facilities	50000	40000
Construction Land		40000	30000
Unutilized Land		40000	30000

(2) The compensation standards for crops on collective land are based on the coefficient of the second type of land.

(3) The compensation standards for demolition of collective residential houses

Building Structure	Compensation Standards (RMB/m ²)	
	<i>Resettlement Plan</i> and Decree [2005]141	Decree [2008]15
Frame structure	1480 ~ 2320	1680 ~ 2630
Brick-concrete structure	1410 ~ 2160	1600 ~ 2440
Brick-wood structure	1270 ~ 1860	1440 ~ 2100
Simple structure	1030 ~ 1520	1170 ~ 1720

Notes: The land is categorized into 5 types. The compensation standards vary according to different types of buildings on different types of land.

(4) The compensation standards for demolition of collective non-residential houses remain unchanged.

(5) The compensation standards for demolition of utility houses on collective land remain unchanged.

(6) Self-employment Subsidy: The standard for self-employment subsidy is increased to RMB 50, 000 per person from the previous RMB 25, 000 per person.

The *New Methods* also stipulates related procedures for land acquisition. According to the *New Methods*, before land acquisition, related municipal land authorities should propose the scopes of land acquisition on the bases of the

master plan of land use, the annual planning for land use, the urban and rural planning and preannounce the land acquisition notice for the rural collective economic units affected by land acquisition. The land acquisition pre-announcement should cover such contents as location, scope, area, compensation standards and resettlement measures. The pre-announcement of land acquisition shall be effective for two year.

During the period of preannouncement, procedures for resettlement of new households and household splitting shall be suspended; without approval, no unit or individual shall build, expand, alter buildings and structures or other facilities, nor shall they change the use of land; nor shall they plant or build anything during the said period. In case of any violation of the foregoing provision, those planted or built during the said period shall not be compensated when the land acquisition occurs.

If the obligee (referring to the obligee in the rural collective economic organization affected by land acquisition) holds a different view on the compensation and resettlement plan and requires a hearing, the obligee shall submit the application in writing to the municipal competent administrative department for land. If the requirements of hearing are met, the municipal competent administrative department for land shall hold a hearing.

In absence of any different view on the compensation and resettlement, the municipal competent administrative department for land shall, pursuant to the land acquisition compensation and resettlement plan and the new *Methods*, calculate the compensation cost and make payment through Nanning Finance Bureau in accordance with the regulations.

4.2 Land Acquisition and House Demolition Procedures

(1) The *Resettlement Plan* draft and the information handbook were released to affected groups on February 13, 2006.

(2) The *Resettlement Plan* was publicized by Asian Development Bank and Guangxi Library on their websites of in May, 2006.

(3) The land acquisition pre-announcement and compensation resettlement scheme was released for comments for 5 days in December, 2006.

(4) The compensation agreements for land acquisition and house demolition were signed and the compensation capital was paid in March, 2007.

(5) The compensation capital was fully paid to the 3 affected households in December, 2007. Since the project construction has not yet covered the 3 affected households, by the end of December 31, 2007, they still live free of charge in their original houses.

The 3 affected households remain living free of charge in their original houses.



4.3 Evaluation

With the development of social economy, to better safeguard the legal rights and interests of affected groups during acquisition of collective land and house demolition, Nanning municipal government has updated the compensation policy for land acquisition and house demolition and prepared new social security policy for land-losing villagers, which greatly promote the construction progress for this project. The new policies accord with the fundamental principles of the *Resettlement Plan* approved by Asian Development Bank, but the compensation standards have been improved.

Nanning ADB Project Management Office strictly adopts the compensable use policies as defined in the updated *Resettlement Plan* for rural collective land and state-owned land. As for affected residential houses and non-residential houses, Nanning ADB Project Management Office fully considers the affected villagers' desire and offers different types of resettlement compensation plans for them to choose. The monitoring and evaluation agency thinks that, the resettlement policies of this project not only adapt to the Chinese laws, regulations and policies on land acquisition, demolition and resettlement, but also they are highly transparent. In addition, they accord with the policies in the updated *Resettlement Plan* approved by Asian Development Bank, and they are also consistent with ADB policies on involuntary resettlement.

5 Resettlement Implementation Monitoring and Evaluation

By December 31, 2007, a total 1, 198.9 mu of land has been acquired for this project, which accounts for 100% of the total planned land to be acquired. 600 m² of rural houses and 1, 506 m² temporary simple structure houses have been demolished, which accounts for 100% of the total houses to be demolished. A total of RMB 76.002 million compensation capitals have been fully paid for land acquisition and demolition, including RMB 65.7418 million for Fengling Horticulture Farm and RMB10.2602 million for Dongfeng Horticulture Farm. The compensation for land acquisition and demolition and the resettlement have completed by the end of December, 2007. The resettlement schedule can satisfy the schedule of project construction progress, which is consistent with that in the *Resettlement Plan*.

By the end of June 30, 2008, the bidding document preparation and approval, and supervision bidding for the first bidding package of afforestation and arboreal mix improvement had been completed, and the bidding package has been awarded on July 15, 2008. The approval for fire-fighting and irrigation system has completed and its bidding documents have been submitted to related departments for approval. The design and planning for the seedling base have been completed and submitted for approval.

5.1 Compensable Use of State-owned Land

By December 31, 2007, a total area of 233.044 mu of state-owned land has been actually acquired for this project, affecting 47 households in Dongfeng Horticulture Farm only. Compared with that in the *Resettlement Plan*, it is decreased by 95.756 mu, but it is increased by 29 households. The main reason is that there are some new land contractors. The impacts of acquisition of state-owned land are shown in Table 5-1.

Table 5-1 Comparative Impacts of Acquisition of State-owned Land

Farm	State-owned land (mu)		Affected households		Difference	
	<i>Resettlement Plan</i>	Actual	<i>Resettlement Plan</i>	Actual	State-owned land (mu)	Household
Dongfeng Horticulture Farm	328.8	233.044	18	47	-95.756	+29

The compensation standards for land acquisition, demolition and resettlement are subject to the *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition* (Ref. No. [2005]141), as defined in the *Resettlement Plan*. The compensation standards for land acquisition, resettlement subsidy are the same as those in the *Resettlement Plan*, while the compensation standard for crops is higher than that in the *Resettlement Plan*. In the compensation budget, the compensation standards for crops are based on the second type of land in the corresponding Section. However, for the best interest of affected villagers, all the lands are based on the first type of land in the corresponding Section in actual acquisition. After verification, the average compensation standards are higher than those in the *Resettlement Plan*.

The actual compensation capital for acquisition of state-owned land for this project is RMB 10.2602 million, including RMB 8.4764 million for land acquisition and resettlement subsidy and RMB 1.7838 million for land-attached constructions. The compensation capital is decreased by RMB 937, 300, of which the reason is that the land acquisition area is decreased by 95.756 mu. The comparative compensation standards for acquisition of state-owned land are shown in Table 5-2. By the end of December 31, 2007, the compensation capital has been fully paid to affected groups.

Table 5-2 Comparative Compensation Standards for Acquisition State-owned Land

Farm	Item	Compensation Capital (RMB10, 000)		
		<i>Resettlement Plan</i>	Actual	Difference
Dongfeng Horticulture Farm	Land Acquisition	409.8	191.80	-218
	Resettlement subsidy	588.37	655.82	+67.45
	Crops	112.03	83.16	-28.87
	Land-attached constructions	9.55	95.24	+85.69
Total		1119.75	1026.02	-93.73

5.2 Acquisition of Rural Collective Land

By December 31, 2007, a total area of 965.724 mu of rural collective land (including 378.2 mu of seeding base) has been actually acquired, affecting 7 households in Fengling Horticulture Farm only. Compared with those in the *Resettlement Plan*, it is increased by 95.724 mu of land and decreased by 29 affected households. The main reason is that besides the 3 residential households, all the remaining houses are temporary simple structure houses.

The comparative impacts for acquisition of collective land are shown in Table 5-3.

Table 5-3 Comparative Impacts for Acquisition of Collective Land

Farm	Land acquisition (mu)		Affected households		Difference	
	<i>Resettlement Plan</i>	Actual	<i>Resettlement Plan</i>	Actual	Land(mu)	Household
Fengling Horticulture Farm	870	965.724	36	7	+95.724	-29

As for the compensation standards, different standards apply to different types of land, with RMB 36, 500 per mu for dry land, RMB 40, 000 per mu for orchard, RMB 22, 500 per mu for forest land and RMB 20, 000 per mu for barren hills suitable for forest. In actual implementation, they are based on different types of land. After verification, the average compensation standards are higher than those in the *Resettlement Plan*.

The actual compensation capital for acquisition of rural collective land for this project is RMB 62.1671 million, including RMB 35.2871 million for land acquisition, resettlement subsidy and crops, RMB 3.5748 million for land-attached constructions and RMB 23.1146 million for seedlings. The compensation capital is increased by RMB 22.7776 million, of which the reason is that there are more seeding base to be acquired and more land-attached constructions to be demolished. By the end of December 31, 2007, the compensation capital has been fully paid to affected people.

Based on this monitoring and evaluation survey, the 21-story commercial building—Fengling Mansion on the commercial land is under interior decoration, of which the first rental payment has been transferred to the account of Fengling Horticulture Farm. Related construction procedures for another 40 mu of commercial land is in the in process but move forward slowly, for which the main reason is that there has long been disputes over the ownership of certain land with the neighboring San'an Horticulture Farm. At present, Qingxiushan Administration Committee, together with Nanning Coordination Office and related administrative departments for land and resources, is organizing the coordination group for social contradiction to handle the disputes.



The commercial building of Fengling Horticulture Farm—Fengling Mansion is under decoration.

5.3 House Demolition

5.3.1 Comparative Analyses on Impacts of House Demolition

By December 31, 2007, there were 54 households affected by the demolition of simple structure houses, increasing by 33 households as compared to that in the *Resettlement Plan*. However, the total demolition area of temporary simple structure houses remained unchanged as 1, 506 m². 600 m² of rural residential houses have been demolished, affecting 3 affected households, accounting for 100% of that in the *Resettlement Plan*. The comparison of house demolition is shown in Table 5-4.

Table 5-4 Comparison of House Demolition in Kind

Farm		Affected households			Demolished area (m ²)		
		<i>Resettlement Plan</i>	Actual	Difference	<i>Resettlement Plan</i>	Actual	Difference
Dongfeng Horticulture Farm	Rural houses	/	/	/	/	/	/
	Temporary simple houses	18	47	+29	936	1150	+214
Fengling Horticulture Farm	Rural houses	3	3	0	600	600	0
	Temporary simple houses	/	4	+4	570	356	-214
Total		21	54	+33	2106	2106	0

Based on the field survey, the 3 households affected by house demolition still live in their original houses free of charge after receiving the compensation capitals, for the construction schedule does not require them to remove immediately. The overall plan and design for the resettled rural residential community—Fengling new village has been approved, and the construction license and other related construction procedures are in the process.

5.3.2 Compensation Standards and Capitals

The houses or buildings to be demolished for this project mainly include temporary simple structure houses, such as fertilizer stall or swinery, for which the compensation standards are consistent with those in the *Resettlement Plan*. By December 31, 2007, the actual compensation capital for demolition of rural residential and temporary simple structure houses for this project is RMB 3.2455 million, and the compensation capitals have been fully paid. The compensation capital is increased by RMB 1.9996 million, because there are 33 more households affected by demolition of temporary simple structure houses. The compensation standards and capitals for demolition of rural residential and temporary simple structure houses are shown in Table 5-5.

Table 5-5 Comparison of Compensation Standards and Capitals for House Demolition

Item	Compensation for house demolition (RMB/m ²)		Others				Compensation capital (RMB10, 000)		
			Resettlement subsidy (RMB/m ²)		Temporary transitional allowance (RMB/month /household)				
Rural house (brick-concrete structure)	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Difference
	1550	1550	8	8	450	450	106.45	36.04	-70.41
Temporary simple house	180	180	8	8	450	450	18.14	288.51	+270.37
Total	/	/	/	/			124.58	324.55	+199.96

5.4 Capital Compensation and its Use

By December 31, 2007, a total of RMB 76.0021 million compensation capitals have been fully paid to the affected villages and villagers, accounting for 146% of that in the *Resettlement Plan*. The actual compensation capital was RMB 24.1654 million more than that in the *Resettlement Plan*. The main reasons are as follows: First, the budget for seedling base is not included in the *Resettlement Plan*; second, more households are affected by demolition of simple structure houses. Therefore, the actual compensation capital is different from the planned compensation capital, as shown in Table 5-6.

Use of the compensation capitals: The collective compensation capitals for land acquisition, resettlement and forest are used for the development of commercial land and construction of Fengling new village, while the compensation capitals for crops, land-attached constructions, residential houses and simple structure houses are used for repurchasing resettled houses and individual household expenses.

Table 5-6 Comparison of Compensation Capitals for Land Acquisition and House Demolition

Affected Horticulture Farm	Compensation Capitals for Land Acquisition and House Demolition (RMB 10, 000)		
	<i>Resettlement Plan</i>	Actual	Difference
Dongfeng Horticulture Farm	1137.88	1026.02	-111.06
Fengling Horticulture Farm	4046.58	6574.18	2527.6
Total	5184.46	7600.2	2416.54

Based on the field survey by the monitoring and evaluation agency, the compensation capital has been paid on the basis of the benchmark of compensation standard defined in the *Resettlement Plan*, which assures the smooth and complete compensation for resettlement.

6 Income Restoration for Affected Villages and Affected Households

From June 1 to August 15 of 2007, the external monitoring and evaluation agency conducted the baseline survey on affected Dongfeng Horticulture Farm and Fengling Horticulture Farm. From November 20 of 2007 to January 10 of 2008, the external monitoring and evaluation agency conducted interview surveys in the two horticulture farms to understand the payment, distribution and use of compensation capitals, income restoration in various villages, and acquisition and development of commercial land. From March 1 to June 30 of 2008, the external monitoring and evaluation agency once again conducted interview surveys in the two horticulture farms. The monitoring and evaluation focused on the production and living restoration for affected villages and villagers after resettlement.

6.1 Restoration in Fengling Horticulture Farm

According to the *Resettlement Plan*, it is planned that 870 mu of rural collective land should be acquired in Fengling Horticulture Farm. So far, 965.724 mu of land has been actually acquired in the village, accounting for 111% of the planned land to be acquired. RMB 65.7418 million compensation capitals have been actually paid for land acquisition.

(1) Use of compensation capital: The RMB 33.0995 million compensation capitals for land acquisition and resettlement subsidy and the RMB 23.3052 million compensation capitals for seedling base, together with other compensation capital for this project, are managed and used by the village group for development of commercial land, construction of Fengling new village and collective welfare. The compensation capitals paid to the affected villagers are used for their production and living restoration as well as for their living expenses.



The villagers are running stores with compensation capitals.

(2) Development of commercial land: By June 30, 2008, Fengling Mansion — the commercial building on the commercial land was under interior decoration. It has been leased as the whole to Zhongjian Company as a 5-star hotel. The lease term is 20 years and the annual rental is RMB 6 million.

According to the agreement, the first rental of RMB 6 million (including the prepaid amount of RMB 3 million) has been paid on June 23, 2008. 40% of the rental is reserved by the collective village to be used for further development of commercial land, and 60% is distributed to the registered permanent villagers in the village as living subsidy. After it is put into operation, the annual income is expected to be more than RMB 15 million, which is 2.5 times more than the expected annual income of RMB 6 million in the *Resettlement Plan*. To be calculated basing on 1, 152 people, the per capita annual income is up to RMB 13, 000, a sharp increase from the current annual average income of RMB 3, 000. After the hotel starts its business, the affected villagers will get the privilege to work in the hotel, with an expected monthly income of about RMB 2, 000.

(3) Construction of resettled houses: The overall plan and design for the resettled residential community has been approved, and the construction license is in the process. After the completion of resettled houses, each affected villager will get an 80-m² residential house. A family of three will get a 240-m² house, of which 80 m² is used for self-living, while the remaining 160 m² can be used for lease. The annual rental is estimated to be about RMB 21, 000, with per capita annual income from rental as RMB 7, 000. Together with income for the commercial land, the per capita annual income is about RMB 20, 000, which is much higher than their current per capita annual income of RMB3, 000.

(4) Since October 2007, Xincheng district government has organized various employment training programs. The training contents cover hotel service, property management, and computer skills etc. 250 person times, including more than half of women, took part in the training programs. 102 villages have found their suitable jobs, such as property management; 22 person times young women, after receiving the training on housekeeping, are employed as maternity matron, with a monthly income of about RMB 1, 500.



Picture 6-1 The monitoring agency is having consulting meetings with the villager's committee and the representatives of affected villagers.

Interview with the villager: Mr. Wei, 43-year old, has a family of four, including a son and a daughter, with one studying in the university and the

other in high school. I have a 300-m² house, besides a part being used by the family; the remaining is used for lease. Before land acquisition, the main sources of income in the family were from planting and house rentals, with annual family income of RMB 20, 000 to RMB 30, 000. After the acquisition of 1.2 mu of our contracted land, we receive about RMB 300, 000 of compensation capital for land acquisition (including the collective dividend). At present, we use part of the compensation capital to buy the shares of the local rural credit cooperative, from which the income is higher than the income before land acquisition. The environmental upgrading will improve our living environment. It is hoped to complete the resettled houses as soon as possible so that we can move to the resettled houses.

6.2 Restoration in Dongfeng Horticulture Farm

With the economic development of Nanning city in recent years, most of the land in this horticulture farm has been acquired. There is no new land available for them for redistribution after land acquisition. No household is affected by land acquisition for this project. Only 47 households are affected by the demolition of temporary simple structure houses, among which 18 households are on-duty employees in the horticulture farm, and 28 households belong to the retired employees in the horticulture farm. They belong to employees of state-owned enterprises and are entitled to the endowment insurance and the medicare insurance for state-owned enterprise employees. One floating household has left the project area after receiving the compensation capitals. The typical survey method is adopted for this monitoring and evaluation. Several representative households of the original contracted households (18 households) and the floating contracted households (28 households) are selected for interviews to understand their recent living and production.

Interview with the villager 1: Mr. Huang, an original contracted householder, 55-year old

Question: What impacts does the Qingxiushan ecological protection project bring on the production and living in your family? Are you willing to cooperate with government to implement this project?

Answer: Of course it has the impacts. Before land acquisition, the main sources of our family income were from migrant employment by our son and planting fruits trees and vegetable on the 1.8 mu of contracted land by my wife and I, with an annual income of about RMB 20, 000. The family income was low and the economic status was tough. After land acquisition, our contracted land has been fully acquired, and we acquire the current 5 mu of orchard to plant star fruit and Chinese date. We only need to pay RMB 280 annually to the farm department, with an annual income of about RMB 80, 000. After the deduction of costs, the annual net income is about RMB 50, 000. Together with the compensation capital of RMB 100, 000, our living has changed a lot and is becoming better and better. Qingxiushan Mountain has long been a tourism attraction in Nanning city. The environmental upgrading will make it become

more beautiful. I fully support this project.

Question: Are you satisfied with the means of compensation? Or what other means of compensation do you expect?

Answer: I am basically satisfied. If my children are offered with permanent jobs in institutional units, I am willing to give up all the compensation capital.

Question: With less contracted land, do you consider to let your wife work in the city, such as a housekeeper?

Answer: If there is an employment opportunity and high salary, I agree with her to go out for employment. It is said that the monthly payment for a maternity matron is about RMB 2, 000.

Question: After land acquisition, do you know that related departments have organized employment training programs?

Answer: Yes, I do. My wife took part in the housekeeping training program. I want to learn planting skills and there is no suitable training program for me.

Question: Is it convenient for your children to study in the school after you remove to Fengling new village?

Answer: There is a kindergarten and Fengling primary school in our village. After we remove to the new village, there will be a new kindergarten, and the children can study in the better-facilitated Qingshan primary school.

Interview with the villager 2: Ms. Wei, an early retiree in the horticulture farm, 45-year old

Question: As a female employee, what benefits do you think the project implementation will bring to you?

Answer: At least, our living environment is upgraded, and we will suffer from less environment-related diseases. Without the orchard, I plan to use the compensation capital to run a small grocery store. The project also brings us with new opportunity to establish business. Without the land, I have my pension and can do other things. My life is not bad.

Question: Do you think your living will worsen without planting?

Answer: So far it doesn't, because all the affected villagers receive the compensation capitals. At least there is no poverty-stricken household in the horticulture farm. However, after 3 years, those who are lazy and idle will run out of their money. Therefore, we expect the government to offer more free consulting and training, and arrangement of migrant employment, or many people will not know what to do and how to do.

Question: What do you think of the work of land acquisition, house demolition and resettlement office during the process of land acquisition and house demolition?

Answer: Quite good. They are patient. The publicity is good and the related notice has been fully released. We are fully informed of every step.

7 Social Action Plan Monitoring and Evaluation

According to requirements of the *Vulnerable Groups Social Development Action Plan* prepared by Nanning ADB Project Management Office in 2005, the external monitoring and evaluation agency continued to carry out the monitoring and evaluation on the social development action for vulnerable groups for this project from March to April of 2008. The external monitoring and evaluation agency, through telephone interview, visiting interview and household survey, has communicated with related government departments, project implementing agency, villager's committee and villagers so as to know the latest status of implementation of social development action plan for vulnerable groups.

(1) Guangxi government paying attention to vulnerable groups and promulgating new policies so as not to let land-losing villagers lose their dependence;

On March 27, 2008, Guangxi government promulgated the *Social Security Trial Methods for Land-losing Villagers in Guangxi* (hereafter short for the *Methods*). The *Methods* applies to the registered rural population who lose all or part of their land during the acquisition of rural collective land by the state but remain the contract right of rural collective land at the time of land acquisition. The *Methods* aims to properly resolve the endowment insurance, medicare and minimum subsistence allowance for land-losing villagers and assures their basic and long term living. The main contents are as follows:

Endowment insurance funds to be raised by the affected villager, the collective village and the government.

The endowment insurance fund for affected villagers is financed by three parties including the affected villagers, the collective village and the government. Of which, the proportion borne by the affected villagers and the collective village shall not be more than 70%, and that borne by the government should not be less than 30%. According to related regulations, the endowment insurance fund borne by affected villagers will be mainly written off and paid with the resettlement subsidies. The fund borne by the collective villages will be mainly written off and paid with the compensation capitals for land acquisition. And the proportion borne by the government will be paid with the revenues from the use right transfer of state-owned lands.

The affected villagers with their land acquired who take part in the endowment insurance and perform their payment obligations as required will receive their endowment on the monthly basis after they are up to 60 years old. The endowment for different villagers also varies according to various endowment criteria chosen by the affected villagers at the date of insurance participation, and the endowment will be paid to the affected villagers through bank transfer. If the insurance participant dies, the balance on his/her personal account will be paid at lump sum to his/her designated beneficiary or legal heir.

Full medical insurance coverage for land-losing villagers

To ensure the full medical insurance coverage for land-losing villagers, the *Methods* makes different descriptions on 4 different situations: First, the land-losing villagers become unemployed urban residents and are entitled to the basic medical insurance for urban residents. Second, the land-losing villagers remain as rural residents and are entitled to the new type of rural cooperative medicare system. Third, regarding the land-losing villagers who are employed in the urban area but remain as rural residents and the land-losing villagers who become urban residents and are employed, if they have employers, the employers shall cover them into the basic medical insurance for urban residents; if they are self-employed, they shall be covered as individuals in the basic medical insurance for urban residents. Fourth, the land-losing villagers who live in poverty and fail to pay for the basic medical insurance for urban residents or the new type of rural cooperative medicare system shall be included into the urban and rural medicaid system by the local government.

Coverage of minimum subsistence allowance in its administrative area

Under the principle of management in its administrative area, the coverage and the receiving of minimum subsistence allowance for land-losing villagers consist of two types as follows: First, the land-losing villagers entitled to the minimum subsistence allowance for urban residents shall be covered in the minimum subsistence allowance for urban residents. Second, the land-losing villagers entitled to the minimum subsistence allowance for rural poverty-stricken population shall be covered into the minimum subsistence allowance system for rural poverty-stricken population.

The *Methods* also makes it clear that no application for land acquisition will be accepted and approved if no social security plan for land-losing villagers is proposed or the approval procedures for land acquisition is not handled as it should be.

Since the new *Methods* was newly promulgated, its specific implementation rules are under discussion. The land acquisition, house demolition and resettlement for this project have completed, and thus the policy does not apply to the affected villages for this project. However, as the continuous progress of the Phase , the policy will be implemented.

(2) Continuing to create more employment opportunities;

Since the formal start-up of the employment training campaign for a million villagers in Nanning in 2006, the joint meeting member units such as the labor security department, the finance bureau, the agricultural department, the education department, the construction commission, the department of science and technology, and the poverty reduction department and various counties (districts) carry out various training programs in multiple channels, different levels and various forms in the light of local actuality. The mobile evening school for migrant workers is held at the construction site, and the mobile library is open to migrant workers. A flexible curriculum is offered

according to their actual needs. For example, the training programs are carried out by combining employment training with urgently needed skills, combining employment training with enterprise recruitment requirement, combining employment training with special labor fairs, combining employment training with publicity campaign, achieving satisfactory, suitable and good training outcomes.

The government of Qingxiu district, where the project is located, makes further efforts on employment and reemployment work, implements business operation plan for mass population, carries out employment and reemployment campaign for a million villagers, so as to ensure employment for “employment-free households” and build a district with full employment. In the first half of 2008, there were newly increased 2, 538 jobs in the whole district, including 1, 066 new jobs for the rural labor force. The social security system is further improved to extend the coverage of minimum subsistence allowance system in more rural areas. The poverty reduction, relief and heart-warming campaigns are also further improved.

With the construction of this project, more employment opportunities will be available. First, with a bigger landscaping area, the employment opportunities available for women, poor population, floatign population, and minority labor force increased by 2.5% as compared to that of the previous year, such as taking care of the grassland, orchard, fertilizing and watering the flowers and trees. With the further progress of Phase , more employment opportunities will be available. Second, a total of about 240 people including the disabled, the old people and the children in the project area are able to enter the park free of charge.

(3) Getting the public environment and health education campaign implemented;

To arouse the public awareness on public environment and health, the education bureau of Qingxiu district took the lead to organize the “Urban and Rural Cleaning Project” in the education system in the district in August, 2007. The teachers and students played the roles of vital forces and commandoes in the cleaning campaign. The volunteer publicity and speaking group for the “Urban and Rural Cleaning Project” was established to carry out publicity and speaking campaigns in various forms such as giving lectures, teaching, voluntary services and distributing publicity materials in the streets, communities, towns, and villages in the district. These arouse the sense of responsibility and the sense of mission for the public and make the “Urban and Rural Cleaning Project” deep in their mind and make good cleaning behaviors become their self-conscious behaviors. The overall requirements, tasks and objectives, and contents of the “Urban and Rural Cleaning Project”, through literary and artistic performances, knowledge competition, speaking contest, photography contest and multimedia design competition, were integrated and penetrated into various cultural activities organied in the schools. These rich cultural activities exert a subtle influence on the teachers and students and

help improve their awareness on public health and civilization. The program under which officials, doctors, scientist and college students go to the countryside to spread scientific and literacy knowledge and offer medical service to farmers as well the voluntary handy service for the public, together with extensive publicity and education campaigns on health, were organized to publicize the health knowledge and improve the overall quality for the rural population, which also contribute to a clean, neat and beautiful environment in Qingxiu district.

(4) Reduction or Exemption of Cleaning Charges for Poor Population;

At present, the wastewater treatment fee is RMB 0.5 per ton and the solid waste treatment fee is RMB 7 per month in Nanning city. According to the Article 9 of government document No. [2003] 154 and the government document No. [2004] 16, the urban households entitled to the minimum subsistence allowance are exempt from urban waste treatment fee and 50% of the wastewater treatment fee. The waste treatment fee is paid by the collective village (Fengling Horticulture Farm), and the villagers do not need to pay for wastewater treatment fee. The waste treatment fee in Dongfeng Horticulture Farm is borne by individual villagers, while other fees are paid by the collective villages.

The waste treatment fee and the wastewater treatment fee will increase after project completion. The government will conduct full survey and listen to opinions from the general public and the poor population through public price hearing and set a reasonable price or promulgate corresponding preferable policies.

8 Conclusions and Suggestion

8.1 Conclusions

According to the requirements of the *Guidelines for Resettlement External Monitoring and Evaluation*, the external monitoring and evaluation agency conducted the second monitoring and evaluation (No.2) on land acquisition, demolition and resettlement during project implementation from March 1 to June 30 of 2008.

By December 31, 2007, this project has acquired 965.724 mu of rural collective land, 233.044 mu of state-owned land, demolished 600 m² of rural residential houses and 1, 506 m² of temporary simple structure houses, with a total compensation capital of RMB 76.002 million. The compensation policies meet the requirements of the policies of the State, Guangxi and Nanning city. The compensation standards are a bit higher than the standards defined in the *Resettlement Plan*. The resettlement has completed. The land acquisition implementation procedures are legal and up to the standards. The resettlement schedule is consistent with project implementation schedule and can satisfy the schedule of project construction progress

The information is disclosed through public media, and the professional research institutions are invited to give lectures and conduct questionnaire surveys during public participation. According to the requirements of the *Resettlement Plan*, an effective channel has been established for complaint and grievance during land acquisition and resettlement. By June 30, 2008, no complaint and grievance has been received from affected groups.

8.2 Suggestions

(1) To accelerate the finalization of land use procedures;

The license for construction planning for this project has been approved on February 5, 2007, as shown in Picture 8-1; however, other land use procedures are in the process of examination and approval. It is hoped that the project implementing agency should take the initiative to assist related authorities so as to finalize the land use procedures as soon as possible.

(2) To accelerate the construction procedures for the resettled community so as to protect the villagers' best interests;

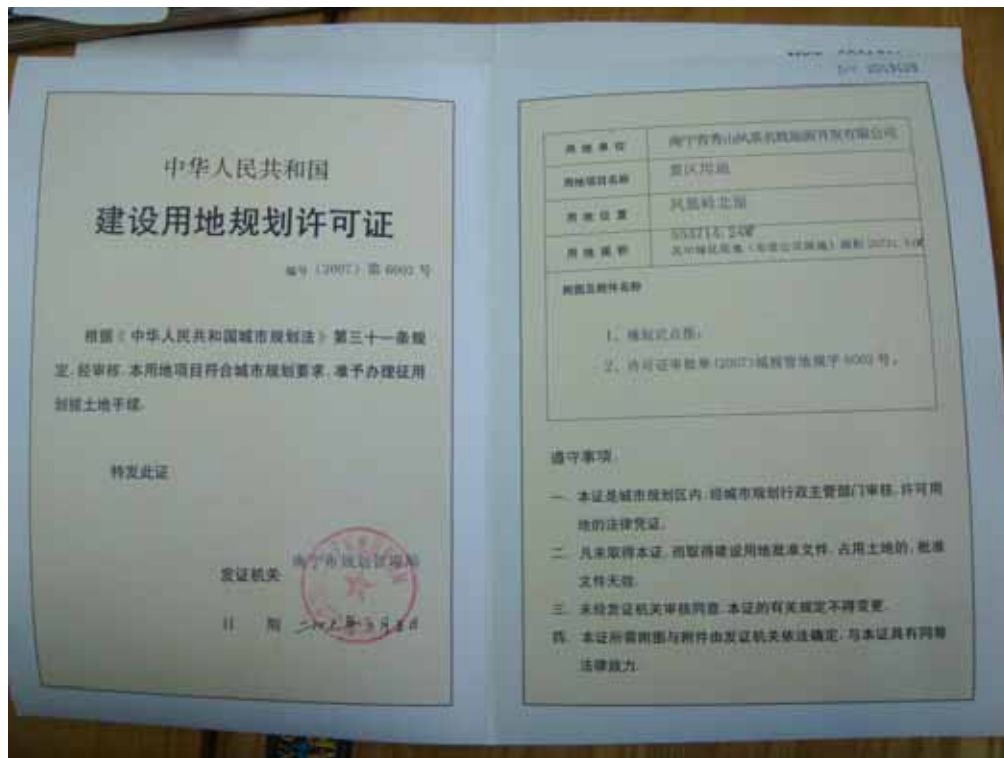
The construction procedures for Fengling new village have been submitted for approval. It is hoped that related governmental departments accelerate the approval procedures so as to shorten the transitional periods of the affected villages. It is suggested that the implementing agency should strengthen information communication with the affected households and respect their reasonable suggestions and requirements in order to avoid and reduce complaint from the affected households.

(3) To accelerate the coverage of endowment insurance for land-losing villagers to relieve their concerns about the future;

Though the endowment insurance registration procedures for affected villagers are in the process, the *Specific Rules for Implementation of Social Security Methods for Land-losing Villagers in Guangxi* is under discussion and has not been implemented to the affected villages so far. It is suggested the government should make effective and feasible regulations as soon as possible, which is also the urgent desire of land-losing villagers.

(4) To further strengthen the trainings on work skills for land-losing villagers to improve their competitiveness in employment.

Since most villagers receive less education, they are so far only qualified for the jobs that require less work skills and their payments are low. Therefore, it is suggested that the government departments should strengthen the trainings on work skills for land-losing villagers, such as providing formal education or short-term trainings on work skills for young villagers in the evening schools, so as to shorten their transitional periods to integrate into the city.



Picture 8-1 Planning License for Construction Land

Annex 1 Questionnaire for Affected Households

Serial No. of Questionnaire: _____

Project Name: Qingxiushan Subproject

Interviewee: _____ village _____ Telephone: _____

Date of survey: _____ Interviewer: _____

Supervisor: _____

. Basic information

1.1 Address: Nanning city _____ □A1 District _____ □A2 Town (township and community) _____ □A3 Village _____ □A4.

1.2 Your age _____ □A5

1.3 Your gender: 1. Male 2 Female □A6

1.4 Your registered permanent residence: 1. Nanning City
2. Other City in Guangxi 3. Other Province □A7

1.5 Your Ethnicity: 1. Han 2. Zhuang 3. Yao 4. Dong 5. Miao 6. Others □A8

1.6 Your Education: 1. Never been to School 2. Primary School
3. Middle School 4. High School 5. Occupational and technical School
6. Junior College 7. University and above □A9

1.7 Your Marriage Status: 1. Single 2. Married □A10

1.8 Population of your family _____ □A11; including: Male _____ □A12.

1.9 Age structure of population in your family:
1. Under 15 _____ □A13, 2. 6~60 _____ □A14, 3. 61 and above _____ □A15.

1.10 Educational level of population in your family (above 16 years old):
1. Illiteracy _____ □A16 2. Primary School _____ □A17
3. Middle School _____ □A18 4. High School _____ □A19
5. Occupational and Technical School _____ □A20 6. Junior College _____ □A21 7. University and above _____ □A22.

1.11 Marriage status of population in your family: Single _____ □A23, Married _____ □A24.

1.12 Employment status of population in your family: Employed _____ □A25, including:
Breeding _____ □A26, Industry (manufacturing, mining, building construction) □A27, Commerce (wholesale & retail) _____ 人 □A28, Transportation □A29, Others (please specify) _____ □A30.

1.13 Unemployment of population in your family: Unemployed _____ □A31, Including: Students _____ □A32; The aged _____ □A33, The disabled □A34, Laid-off Workers _____ □A35; Others (please specify) _____ □A36.

II. Economic Conditions

2.1 Land Resource Owned by Your Family (mu)

Cultivated Land _____ □□□□B1

Including: Paddy Land _____	□□□□B2
Dry Land _____	□□□□B3
Vegetable Land _____	□□□□B4
Fish Pond _____	□□□□B5
Orchard _____	□□□□B6
Forestry Land _____	□□□□B7
Others _____	□□□□B8

2.3 Family incomes in 2007 (RMB)

Agriculture (growing) _____	□□□□B9
Affected by this project _____	□□□□B10
Industry (manufacture) _____	□□□□B11
Affected by this project _____	□□□□B12
Breeding and Fishery _____	□□□□B13
Affected by this project _____	□□□□B14
Migrant employment _____	□□□□B15
Affected by this project _____	□□□□B16
Doing business (service industry) _____	□□□□B17
Affected by this project _____	□□□□B18
House or store lease _____	□□□□B19
Affected by this project _____	□□□□B20
Salary income _____	□□□□B21
Affected by this project _____	□□□□B22
Others _____	□□□□B23
Affected by this project _____	□□□□B24

2.4 Family expenses in 2007 (RMB)

1. Water _____	□□□□B22
2. Waste water _____	□□□□B23
3. Electricity _____	□□□□B24
4. Waste treatment _____	□□□□B25
5. Flood control _____	□□□□B26
6. Entertainment _____	□□□□B27
7. Living expense (daily articles) _____	□□□□B28
8. Clothes _____	□□□□B29
9. Agricultural production expenses (seeds, seedling, fertilizer, insecticide) _____	□□□□B30
10. Operation expenses (process and sales cost) _____	□□□□B31
11. Housing leasing expense _____	□□□□B32
12. Education _____	□□□□B33
13. Medical treatment _____	□□□□B34
14. Transportation _____	□□□□B35
15. Communications _____	□□□□B36
16. Taxes and charges _____	□□□□B37
17. Loan repayment _____	□□□□B38

18. Others _____ B39

2.5 Housing Status:

Living area _____ m² B40

No. of rooms _____ B41

Building Structure: 1. Frame structure 2. Brick-concrete structure
3. Brick-wood structure 4. Simple structure B42

Land certificate for the house: 1. Yes 2. No B43

Title of the house 1. Yes 2. No B44

Nature of House: 1. Self-construction 2. Public leased-out 3. Commercial house B45

Purpose of House: 1. Self-living 2. Lease 3. production operation B46

2.6 What is the monthly rental if you lease house? B47

1. Under RMB 200 2. RMB 200~400 3. RMB 400~600
4. RMB 600~800 5. Over RMB 800

What is the monthly rental if you lease land? B48

1. Under RMB 200 2. RMB 200~400 3. RMB 400~600
4. RMB 600~800 5. Over RMB 800

What is the monthly rental if you lease land? B49

1. Under RMB 200 2. RMB 200~400 3. RMB 400~600
4. RMB 600~800 5. Over RMB 800

2.7 Total compensation capitals acquired for your family _____

Compensation capitals used or to be used for:

1. Saving in the bank _____ B36
2. Living expenses (daily articles and clothing) _____ B28
3. Durable goods _____ B27
4. Agricultural production expenses (seeds, seedling, fertilizer, insecticide) _____ B30
5. Operation expenses (process and sales costs) _____ B31
6. Buying houses _____ B32
7. Education _____ B33
8. Medical costs _____ B34
9. Transportation _____ B35
10. Communications _____ B36
11. Loan repayment _____ B38
12. Others _____ B39

. Environment and Communities

3.1 Have you taken part in the training courses?

1. Yes 2. No C1

The training contents being: _____ C2

3.2 Does your family member get a job during project implementation? C3

1. Yes 2. No

3.3 What is the number of floating household in your village after project implementation?

1. More 2. The same 3. Less

3.4 Are you familiar with related policies for employment training and social security for land-losing villagers? C5

1. Very familiar 2. Familiar 3. A bit familiar 4. Not familiar

3.5 Have you taken part in the new type of rural cooperative medicare system? C5

1. Yes 2. No

. Project Progress and Impacts

4.1 Do you think Qingxiushan comprehensive upgrading project is favorable for the economic statues in your family? D3

1. Very favorable 2. Favorable 3. Unaffected 4. A bit unfavorable 5. Very unfavorable

4.3 What will you do if there are some negative impacts on your family during project implementation? D5

1. Reporting to the villager' s committee 2. Reporting to the construction units
3. Complaining to the project implementing agency 4. Appealing to the authorities of higher levels
5. Preventing construction 6. Reporting to the news media
7. others

4.5 What are the positive impacts on you of the Qingxiushan project? (To select two choices only and reorder them according to their priority)

1. Control and prevention of flood and waterlogging 2. Beautifying living environment
4. Creating more employment opportunities 5. Favorable for doing business
6. Receiving investment capitals 7. Others (please specify)_____

First_____ D8

Second_____ D9

4.6 What are the possible negative impacts on you of the Qingxiushan project? (To select two choices only and reorder them according to their severity)

1. Losing land 2. Demolition 3. Unemployment 4. Construction pollution 5. Others (please specify)_____

First_____ D10

Second_____ D11

4.7 Loses and compensations for your family due to project implementation (land acquisition):

1. The cultivated land decreasing by _____mu D12, and acquiring the compensation capitals RMB_____ D13

2. The fish pond decreasing by _____muD14, acquiring the compensation capitals RMB_____ D15

3. The stores decreasing by _____m²D16, acquiring the compensation capitals RMB_____ D17

4. The forest land decreasing by _____muD18, acquiring the compensation capitals RMB_____ D19

5. The living area decreasing by _____m²D20, acquiring the compensation capitals RMB_____ D21

6. More difficult in doing business and the income decreasing by RMB_____ D22

7. Other loses (please specify)_____ D23

Total acquisition of land _____ mu or _____m² □D24, Total compensation capitals acquired RMB _____□D25

4.8 Loses and compensations for your family due to project implementation (house demolition):

1. House decreasing by _____m² □D26, acquiring the compensation capitals RMB _____ □D27

2. The stores decreasing by _____m² □D28, acquiring the compensation capitals RMB _____□D29

3. More difficult in doing business and the income decreasing by RMB _____ □D30

7. Other loses (please specify) _____□D31

4.10 If there are impacts on your family due to the implementation of this upgrading project, have you got any promises from the community cadres or other officials of higher level to provide you with the plan or measures for production and living restoration? □D37

1. Yes; The promises have been kept.
2. Yes; No action has been implemented.
3. No

4.11 Are you satisfied with the distribution policies for the compensation capitals? □D44

1. Very satisfied
2. Satisfied
3. Average
4. Unsatisfied
5. Very unsatisfied

4.12 re you familiar with the construction and development progress on the commercial land in your village? □D38

1. Very familiar
2. Familiar
3. A bit familiar
4. Unfamiliar

4.13 What is your attitude toward the construction of the commercial land in your village? □D38

1. Very satisfied
2. Satisfied
3. Average
4. Unsatisfied
5. Very unsatisfied

. For Women (Please fill in the following blanks)

5.1 What is your job _____ □E1

1. Agricultural and subsidiary production 2. Doing business 3. Migrant employment 4. Cottage industry

5. Others (please specify) _____

5.2 What are the positive impacts on you due to project implementation? (To select two choices only and reorder them according to their priority)

1. Improving living environment 2. Creating new development opportunities for women 3. Less environment-related diseases 4. Being favorable for women to work in the city 5. Others (please specify) _____

First _____ □E2

Second _____ □E3

5.3 What are the negative impacts on you of the Qingxiushan project? (To select two choices only and reorder them according to their severity)

1. Less land and tougher living 2. More difficult in doing business 3. More difficult in employment

4. Others _____

First _____ E4

Second _____ E5

5.4 What services have you received from related governmental departments and institutions? (To select two choices only and reorder them according to their priority)

1. Small loan 2. Scientific and technological information 3. Technology training
4. Other _____

First _____ E6

Second _____ E7

5.5 What requirements do you have on the government during the project implementation? (To select two choices only and reorder them according to their priority)

1. Providing employment 2. Providing stores 3. Organizing migrant employment
4. Providing trainings 5. Offering free consultation
6. Others (please specify) _____

First _____ E8

Second _____ E9

5.6 Are you satisfied with your current living status? E10

1. Very satisfied 2. Satisfied 3. Average 4. Unsatisfied 5. Very unsatisfied

5.7 If possible, what job do you expect to do after project implementation? E11

1. Villager 2. Work 3. Doing business 4. Doing housework
5. Others (please specify) _____ 6. Having not decided yet

. Floating Population

6.1 Why do you leave your hometown and come here? F1

1. For this project 2. Doing business 3. Studying for the children 4. Migrant employment
5. Others (please specify) _____

6.2 How is your relationship with local inhabitants?

1. Very good 2. Average 3. Not good F2

6.3 Are you used to the local custom?

1. Yes 2. Basically yes 3. No F3

6.4 Do you understand the local dialect? F4

1. Yes 2. Partly yes 3. Not at all

6.5 Is the local transportation convenient? F5

1. Yes 2. Average 3. No

6.6 Is it convenient to receive medical service in the local area? F6

1. Yes 2. Average 3. No

6.7 Is it convenient for your children to go to school in the local area? F7

1. Yes 2. Average 3. No

6.8 What do you do in the local area? F8

1. Planting and breeding 2. Industry (manufacturing, mining, building construction)

3. Commerce (wholesale & retail) 4. Transportation 5. Unemployment 6.
Others (please specify)_____.

6.9 How is your daily living expense in the local area compared to that in your original living place? F9

1. A bit higher 2. A bit lower 3. The same

6.10 How is your medical expense in the local area compared to that in your original living place? F10

1. Higher 2. Lower 3. The same

6.11 How is the education cost for your children in the local area compared to that in your original living place? F11

1. A bit higher 2. A bit lower 3. The same

6.12 Your income in the local area in 2007 RMB _____F12, **annual expenses RMB _____**F13, **including house rental costs RMB _____**F14.

6.13 What are the positive impacts on you due to land acquisition and house demolition? (To select two choices only and reorder them according to their priority)

1. Improving living environment 2. Improving business environment 3. Creating employment opportunity 4. Increasing income 5. Others (please specify)_____

First _____ F15

Second _____ F16

6.14 What are the negative impacts on you due to land acquisition and house demolition? (To select two choices only and reorder them according to their severity)

1. Decreased income 2. Unemployment 3. Removal 4. More daily expenses
5. Others (please specify)_____

First _____ F17

Second _____ F18

. Surveys on Related Issues

1. How is the current production and living restoration in your family after land acquisition or house demolition?

2. What is your comment on the work done by the local governmental departments on affected households during land acquisition or house demolition?

Annex 2 Questionnaire for the Land Acquisition, Demolition and Resettlement Office and the Project Implementing Agency

Unit Interviewed: _____ **Interviewee:** _____ **Date of survey:**
_____ **Interviewer:** _____ **Supervisor:** _____

1. Is there any change in the compensation standards for land acquisition and house demolition compared to those defined in the *Resettlement Plan*? If any, what are the reasons?

2. Is there any change in the project design, land acquisition and house demolition, and project implementation? If any, what are the reasons?

3. What is the current engineering progress? (Including the construction progress of various bidding packages)

4. What is the progress of procedures for the land use?

5. Is there any complaint and grievance from the affected groups? If any, what is the date, place and contents of their complaint and grievance? What is the resolution to their complaint and grievance?

6. Training and employment

(1) What are the name, contents, date and participants for the training? (Including the training on the use of compensation capitals)

(2) Before land acquisition, what was the availability of the jobs? How many people were employed? What were their monthly incomes?

(3) During the process of project implementation, what is the availability of the jobs? How many people are employed? What are their monthly incomes?

7. Transitional resettlement: Temporary subsidy for households affected by house demolition, compensation capitals for stoppage of operation and production, assistance for opening business and temporary employment, especially for the resettlement for vulnerable groups. (Please list as follows on the basis of the village)

Affected villages	Affected by House Demolition		Temporary subsidy for households affected by house demolition	compensation capitals for stoppage of operation and production
	Households	Population		

8. Do you keep contact with the affected groups after resettlement?

9. Trainings for project construction agencies and their employees: date, contents and participants.

Annex 3 Questionnaire for Affected Villages

Project Name: Qingxiushan Subproject

Village Surveyed: _____

Interviewee: _____

Date of survey: _____ **Interviewer:** _____

Supervisor: _____

1. The acquisition, distribution and use of compensation capitals for land acquisition

Affected villages	Actual compensation capitals for land acquisition (RMB 10, 000)					Distribution of compensation capitals	Use of compensation capitals
	For land acquisition	Resettlement subsidy	Crops	Land-attached constructions	Subtotal		
Dongfeng	191.8	655.82	83.16	95.24	1026.02		
Fengling	775.14	2534.36	238.32	2668.95 (including seeding base)	6216.71		

(1) The distribution of the above four types of compensation capitals: Is there any distribution plan? Is the distribution plan discussed and approved by the villager's conference? How much is distributed to the affected individual villagers? Is there any reserved by the collective village? If any, how much is it?

(2) How is the compensation capital for the collective village used? (Is there any use plan? Is the use plan discussed and approved by the villagers? How much has been used? What is it used for?)

2. Acquisition and development of the commercial land

Affected village	<i>Resettlement Plan</i>		Actual acquisition of commercial land (mu)	Difference (mu)	Approval procedures for commercial land to be acquired	Development of commercial land acquired
	People	Commercial land acquired (mu)				

(1) How much commercial land should be acquired? (Is it the same as the amount defined in the *Resettlement Plan*? How much commercial land has been actually acquired (i.e. the amount of commercial land that has got complete procedures for land use)?

(2) The approval procedures for the commercial land that should be acquired but has not yet acquired: Is there any development plan for the commercial land? How will it be developed?

(3) The development status for the commercial land that has been acquired: Is there any development plan for the commercial land? How is it actually developed? What are the location, area, investment volume, capital source, annual revenue and the distribution of the revenue (distribution plan)?

3. Other measures for income restoration

(1) Before project implementation, what was the availability of jobs? How many people were employed? What were their monthly incomes?

(2) During the project implementation, what is the availability of jobs? How many people are employed? What are their monthly incomes?

(3) Employment trainings: name, contents, date and participants.

(4) Medical insurance: Do all the villagers take part in the new type of rural cooperative medicare system? How is the cost borne by the individual villagers and the collective village? How many households have applied for the medicaid (RMB 2, 000/ per household per year)? What is the reason for their application?

(5) Endowment insurance: Do all the villagers take part in the endowment insurance? How is the cost for endowment insurance paid?

6. Incomes for the collective village

(1) Main sources of income for the collective village before land acquisition (percentage of various main sources of income)

Agriculture _____, industry _____, stockbreeding _____, migrant employment _____, commerce (service industry) _____, house or store leasing _____, salary income _____, fishery _____, others _____.

(2) Main sources of income for the collective village after land acquisition (percentage of various main sources of income)

Agriculture _____, industry _____, stockbreeding _____, migrant employment _____, commerce (service industry) _____, house or store leasing _____, salary income _____, fishery _____, others _____.

(3) Rural per capita net income in 2006 RMB _____; rural per capita net income in 2007 RMB _____; rural per capita net income from January to May of 2008 RMB _____,

(4) Total assets of the collective village before land acquisition in 2006 RMB _____, including fixed assets RMB _____, floating assets RMB _____; Total assets of the collective village after land acquisition in 2007 RMB _____, including fixed assets RMB _____, floating assets RMB _____;

(5) Income of the collective village in 2006 RMB _____; income of the collective village in 2007 RMB _____; Income of the collective village from January to June of 2008 RMB _____,

Causes for income increases:

Annex 4 Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City (Excerpt)

On February 26, 2008, the Nanning Municipal Government promulgated the *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* (Ref. No. [2008]15). Its excerpts are as follows:

Chapter 1 General Provisions

Article 1 To safeguard reasonable use of land resources and smooth implementation of urban and rural planning, protect the lawful rights and interests of the parties to the acquisition and demolition, these Methods are formulated in accordance with *the Land Administration Law of the People's Republic of China*, *the Measures for Implementing the Land Administration Law of the People's Republic of China in Guangxi Zhuang Autonomous Region*, *the Regulations on Acquisition of Collective Land in Nanning* and pertinent laws and regulations.

Article 2 These methods shall apply to compensation and resettlement arising from acquisition of collective land for the sake of state construction or occupation of collective land for the sake of rural construction.

Article 4 Based on its geographic location, the collective land of the municipality shall be divided in four sections with the administrative village as its unit:

(1) Section 1 includes administrative villages inside the express ring road and the following villages: Xinxing Village, Jicun Village, Beihu Village, Xijin Village, Datang Village, Lianchou Village, Yongning Village, Zaojiao Village, Sulu Village, Tunli Village, Tunlu Village, Luolai Village, Hede Village, Xinxu Village, Ximing Village, Minghua Village, Zhengxing Village, Silian Village, Xincun Village (Gaoxin district), Renyi Village, Nanxiang Village, Dongnan Village, Pingyang Village, Zhihe Village, Tongle Village.

(2) Section 2 are areas outside Section 1, including the administrative villages inside the express ring road and the following villages and communities: Hehe Village, Longgang Village, Liangcun Village, Gongcao Village, Yongle Village, Hongxing Community, Nayuan Community, Xinxing Community, Yudong Village, Xincun Village (Liangqing District), Shixi Village, Xingxian Village, Laokou Village, Zhongliang Village, Shanglin Village, Xialin Village, Yongan Village, Hean Village, Lezhou Village and Jiangqiao Village.

(3) Section 3 are areas outside express ring road of the city, including Najiu

Community, Wuhe Community, Defu Community, Mocun Community, Rongmo Community, Jinhu Community, Santang Village, Nakuang Village, Pingdong Village, Pingdan Village, Dingning Village, Tanbai Village, Xincun Village, Nabei Village, Nade Village, Guangming Village, Yonghong Village, Kangning Village, Xiangning Village, Wuxu Community, Jinji Village, Luocun Village, Supen Village, Juren Village, Hualian Village, Xinlian Village, Gusi Village, Pingle Village, Naping Village, Nama Community, Liangxin Village, Liangyong Village, Xinsheng Village, Xinxin Village, Menglian Village, Xintuan Village, Xinlan Village, Renfu Village and Zhangcun Village.

(4) Section 4 refers to other areas except for Section 1, Section 2 and Section 3.

Article 5 The registered rural population and the area of current cultivated land shall be registered by the land acquisition and demolition agencies in various districts or development zones and shall, after being verified and confirmed by the district governments and the administrative committee, be submitted to the municipal competent administrative department for land for registration.

Article 6 Where the population of the land-losing rural collective economic organization are transformed to non-rural population, the collective land they remain shall become property of the state and be used by the original rural collective economic organization. If the land is required to be used for the sake of construction, compensation and resettlement shall be carried out with reference to these Methods.

Chapter 2 Procedures & General Provisions on Land Acquisition

Article 8 The municipal competent administrative department for land shall, in accordance with the overall land use plan, the annual land use plan and the urban and rural planning, lay down the scope of land acquisition, and make preannouncement of land acquisition to the land-losing rural collective economic organization.

The preannouncement of land acquisition shall specify the location, scope, area, compensation standards and resettlement channels with respect to the acquired land.

The pre-announcement of land acquisition shall be effective for two year.

During the period of preannouncement, procedures for resettlement of new households and household splitting shall be suspended; no units or individuals shall build, expand, alter buildings and structures or other facilities, nor shall they change the use of land; nor shall they plant or build anything during the said period. In case of any violation of the foregoing provision, those planted or built during the said period shall not be compensated when the land acquisition occurs.

Article 10 The municipal competent department for land shall, prior to submitting the land acquisition for approval pursuant to law, notify the obligees of the compensation

standards and their rights to apply for hearing on resettlement methods. Where the obligee applies for a hearing, a hearing shall be arranged in compliance with the procedures and requirements stipulated in the *Hearing Rules of Land Resources*.

Article 11 The Municipal People's Government and the municipal competent administrative department for land shall, after the approval on the land acquisition plan, make the announcement of land acquisition plan and the announcement of compensation and resettlement plan respectively. Nevertheless, if the compensation and resettlement agreement has been reached before the announcement of land acquisition plan, the land acquisition plan and the compensation and resettlement plan can be announced together.

Article 12 If the obligee holds a different view on the compensation and resettlement plan and requires a hearing, the obligee shall submit the application in writing to the municipal competent administrative department for land. If the requirements of hearing are met, the municipal competent administrative department for land shall hold a hearing.

In absence of any different view on the compensation and resettlement, the municipal competent administrative department for land shall, pursuant to the land acquisition compensation and resettlement plan and these Methods, calculate the compensation cost and make payment through the municipal finance bureau in accordance with regulations.

Chapter3 Compensation and Resettlement for Land Acquisition

Article 16 Compensation capitals for acquisition of collective land shall include land compensation capitals, resettlement subsidies, compensation capital for crops and compensation fees for land-attached constructions on the land.

Compensation capitals for land plots shall be implemented pursuant to the standards stipulated in Table 3 of the Annex hereof *Compensation and Resettlement Standards for Acquisition of Collective Land and House Demolition in Nanning City*.

Compensation capital for land plot=unit price of acquired land plot × acquired area – land compensation capital

The unit price of land plot shall be determined by the comprehensive acquired land price of the section in combination with the per capita agricultural land coefficient.

The per capita agricultural land coefficient shall be calculated by dividing the then area of agricultural land of the acquired rural collective economic organization on the day when the preannouncement of acquisition is made by the registered agricultural population of the said rural collective economic organization.

The calculation of the comprehensive acquired land price of the section shall be mainly based on the average production and prices of major produce of the previous three

years and shall comply with the master plan of land use and the urban and rural planning and comprehensively consider the land location, category and agricultural produce prices.

Compensation capital for crops and compensation fees for the land-attached constructions on the land shall be calculated according to the actual losses.

Resettlement subsidies shall not be paid for acquisition of unutilized land and rural construction land.

Article 17 Agricultural population to be resettled in the land acquisition must be the registered agricultural population in the land-losing rural collective economic organization on the date of the preannouncement of land acquisition. The specific population of resettlement shall be calculated by dividing the area of acquired agricultural land by the per capita area of agricultural land of the acquired rural collective economic organization. Decimal numbers resulting from the calculation shall be rounded up.

If the rural collective economic organization has enjoyed commercial land, subsidies in-kind or self-employment subsidy, the resettled agricultural population shall be deducted when calculating the resettled population.

Article 18 Where resettlement is needed for the sake of land acquisition, the Municipal People's Government shall, depending on the actual circumstances, expand resettlement channels by any of the following methods: reservation of commercial land, subsidy in-kind or self-employment subsidy. Subject to the master plan for land use and the urban and rural planning, specific methods shall be consulted among the land acquisition and demolition agency, the land-acquiring unit and the land-losing rural collective economic organization and shall be implemented after being approved by the Municipal People's Government;

(1) Reservation of commercial land. The commercial land shall be reserved, with the per capita area for the registered agricultural population of the land-losing rural collective economic organization not exceeding 40 m². The commercial land shall not be used until the procedures for approval of the use change and land supply are completed.

(2) Subsidy in-kind. In the commercial and industrial buildings uniformly built or provided by the land-acquiring unit, the resettled population shall be entitled to commercial and industrial houses, the per capita building area of which shall not exceed 15 m², or residential houses, the per capita building area shall not exceed 20 m².

(3) Self-employment subsidy. Where neither commercial use nor subsidy in-kind is available, the resettlement shall be conducted by means of self-employment subsidy. Self-employment subsidy agreements shall be concluded between the resettled agricultural persons and the acquired rural collective economic organization. Resettlement subsidies shall be collected from the land compensation capitals. The

resettlement subsidies to be collected shall be calculated by dividing the resettlement subsidies of the acquired land by the agricultural population to be resettled. Or the compensation standard is calculated on the basis of RMB 50, 000 per person.

Chapter 4 Compensation and Resettlement for House Demolition

Article 20 The individual affected by demolition in these Methods shall refer to the lawful owner of houses and land-attached constructions on the acquired collective land.

Compensation and resettlement for house demolition is a part of the compensation and settlement for land acquisition. Compensation and resettlement standards for house demolition shall be included in the compensation and resettlement plan for land acquisition.

The individual affected by demolition shall provide supporting materials as required to the land acquisition and demolition agencies, which shall compensate the individual affected by demolition pursuant to regulations.

Article 21 If the individual affected by demolition has obtained approval certificates in respect of land use and house construction but fails to complete the construction before the preannouncement of land acquisition, the individual affected by demolition shall cease ongoing construction immediately. Specific amount of compensation shall be agreed by negotiation by the parties to the demolition in accordance with the policies.

No compensation or resettlement shall be made when demolishing illegal buildings and temporary buildings whose approved utilization period have expired.

When demolishing the temporary buildings within its approval utilization period, the standard for calculating the compensation amount is: compensation amount = repurchase price of the house × the remaining time period ÷ approved utilization period

Article 22 Where legal houses on the collective land is demolished, compensation and resettlement shall be conducted by any of the following methods:

(1) In case that the requirements of Article 23 hereof, compensation and resettlement shall be conducted by assessed price. Assessment procedures and measures for implementation shall be implemented with reference to pertinent regulations in respect of house demolition on state-owned land.

(2) Subject to the master plan for land use and the urban and rural planning, if it is qualified to rebuild community-and-unit-style apartments, the currency compensation based on government guided price should apply. The individuals affected by demolition may apply for purchasing community-and-unit-style apartments for resettlement uniformly built by the government.

(3) If the demolished house is located in the third or fourth Section and where it is not possible to build the resettlement community, resettlement by repurchase price shall be implemented and housing site for rebuilding shall be arranged in accordance with regulations.

Article 23 Compensation and resettlement method may be adopted if the individual affected by demolition does not have another house, or, has more than one house but promises not to choose any other compensation and resettlement method in land acquisition and demolition in future and meets any of the following conditions:

- (1) The demolished house is located in the first section of the city;
- (2) The demolished house is located in the second section of the city, but it is impossible to rebuild community-and-unit apartments for resettlement.

If the demolished house is compensated by assessed price, the land occupied by the said house (including land used for buildings and land used for supporting facilities) shall not be further compensated.

Article 24 In case of compensation and resettlement by government guided price, the land acquisition and demolition agency shall determine the amount of currency compensation in accordance with the Annex hereof *Compensation and Resettlement Standards for Acquisition of Collective Land and House Demolition in Nanning City* and in combination of factors such as floor area, extent of newness and story.

Every resettled person in a demolished household may apply to purchase a community-and-unit-style apartment with a building area of not more than 60 square meters.

The per square meter sales price of the community-and-unit-style apartment for resettlement shall be set with reference to the guidance price of affordable house in the district where the demolished house is located which is published by the government in the same year.

Article 25 If the compensation capitals for house demolition of resettled persons in a demolished household is not sufficient to purchase a resettlement house with a per capita building area of 40 square meters, the individual affected by demolition may apply to purchase a resettlement house with a per capita building area of 40 square meters with the cost price published by the government in the year of affordable house in the district where the demolished house is located, and shall not be entitled to purchase the remaining apartment for resettlement with a per capita building area of 20 square meters.

If the total amount of the compensation fees for house demolition of the resettled persons in the individual affected by demolition's household is not sufficient to purchase a

house for resettlement with an area of 60 square meters per household even if with the guidance price published by the government in the year of demolition of affordable house in the district where the demolished is located, the said household may apply to purchase a house for resettlement with an area of 60 square meters per household with the cost price of affordable house in the district where the demolished house is located. The insufficient funds shall be supplemented by the land-acquiring unit and the said household shall not apply for any other house for resettlement.

Article 28 Where compensation and resettlement by repurchase price is adopted, the persons to be resettled shall be arranged with house-sites for rebuilding with a per capita area of not more than 22 square meters.

Article 29 Demolition of non-residential buildings on collective land shall, in principle, be compensated in currency.

Buildings for agricultural production and aquaculture shall be compensated pursuant to the Annex hereof *Compensation and Resettlement Standards for Acquisition of Collective land and House Demolition in Nanning City*.

In case of replacement of commercial land, buildings for industry shall be compensated by repurchase price.

Article 30 Where monetary compensation and resettlement by assessed price is adopted, a six-month temporary transitional subsidy for relocation shall be paid in one time.

Where resettlement by government-guided price is adopted and purchase of community-and-unit-style apartment is applied for, any villager whose house is to be demolished before the delivery of the apartment for the sake of demolition shall be paid a temporary transitional subsidy from the month when the demolished house is emptied and delivered to three months after the delivery of apartment for resettlement. If a ready house is provided at the time of demolition, the temporary transitional subsidy shall not be paid.

Where compensation and resettlement by repurchase price is adopted, a not-more-than-one-year temporary transitional subsidy for relocation shall be paid.

Article 31 If any child of the individual affected by demolition studies in primary school or junior high school and needs to transfer to another school due to house demolition, the education department shall, upon relevant certificates issued by the demolishing agency, pursuant to the individual affected by demolition's actual address after demolition, arrange for his or her study under the principle of enrollment nearest to his or her home. The land acquisition and demolition agency shall directly pay actual expenses to the school accepting the said student. The school shall not refuse to accept the said student.

Article 32 The land-acquiring unit shall pay the individual affected by demolition the

house relocation subsidies and temporary transitional subsidies. The land-acquiring unit shall appropriately award the individual affected by demolition who moves away ahead of the stipulated time period and the award shall be paid through the municipal finance bureau in accordance with regulations.

Chapter 5 Supplementary Provisions

Article 36 For purpose of these Methods, specific standards for demolishing and compensation capitals for acquiring collective lands and houses shall be implemented in compliance to the Annex hereof *Compensation and Resettlement Standards for Acquisition of Collective land and House Demolition in Nanning City*.

The municipal government may, according to the development of social economy and urban development, duly adjust the *Compensation and Resettlement Standards for Acquisition of Collective land and House Demolition in Nanning City* and publish to the public.

Land compensation capitals, resettlement subsidies, compensation capital for crops, compensation capitals for the attached objects on the land and capitals necessary for the Municipal People's Governments' expansion of resettlement channels according to the actual situation shall be paid by Nanning Finance Bureau pursuant to stipulated procedures.

Social security for land-losing villagers shall be implemented in accordance with *the Circular of the General Office of the People's Government of Nanning City concerning Printing and Distributing Provisional Measures on Employment Training and Social Security for Land-losing Villagers in Nanning City (Ref. No. [2007] 269)*.

Article 37 In case of acquiring collective land such as collective farm, forest land, grassland and fish pond, prices shall be implemented in accordance with the measurement results of the acquired land and in combination of the comprehensive section price of land acquisition determined by the section where the administrative village neighboring the acquired land is located.

If the construction project lawfully use state-owned land such as state-owned farm, forest land, grassland and fish pond, the land compensation capitals and resettlement subsidies shall be given as 70% of the land compensation capitals and resettlement subsidies determined in accordance with the measurement result of the acquired (or allotted) land and in combination 70% of those determined by the section where the administrative village neighboring the acquired land is located.

Demolition of houses on state-owned land such as state-owned farm, forest land, grassland and fish pond shall be implemented in accordance with pertinent regulations on urban house demolition.