



# Resettlement Monitoring Report

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## PRC: Guangxi Nanning Urban Environmental Upgrading

Prepared by Guangxi University of Finance and Economics

For Nanning Xinxujiang River Environmental Comprehensive Upgrading Subproject

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**Asian Development Bank**

**GUANGXI NANNING URBAN  
ENVIRONMENTAL UPGRADING PROJECT**

**Loan No.: 2239 - PRC**

**NANNING XINXUJIANG RIVER ENVIRONMENTAL  
COMPREHENSIVE UPGRADING SUBPROJECT**

**RESETTLEMENT EXTERNAL  
MONITORING AND EVALUATION REPORT**

( NO.3 )

Guangxi University of Finance and Economics

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# 1 Brief Introduction

## 1.1 Brief Introduction to Project Contents and Resettlement Plan

The Nanning Xinxujiang River Environmental Comprehensive Upgrading Project is an inland water course treatment key project in Nanning city, and it is also a subproject of Guangxi Nanning Urban Infrastructure Development Project financed by Asian Development Bank (ADB). The range of Nanning Xinxujiang River Environmental Comprehensive Upgrading Project is: in the north, the upstream east tributary starts from the planned No.3 road, while the upstream north tributary starts from the planned No.1 road; in the south, the downstream ends at the overflow dam to the east of Xinxujiang pumping station of the west dyke of northern bank of Yongjiang river, while both east and west edges are the urban planned road. The total length of the main river course is 3.8km, with a total treatment area of 4.06 km<sup>2</sup>. This project is composed of five subprojects including Xinxujiang flood and waterlogging control and water course treatment project, sewerage interception project, flush water project, and environmental and ecological restoration project.

Nanning Investment Development Company is the implementing agency (IA) of this project. The total estimated investment of this project is RMB 884.35 million. Among the total investment, this project will apply for USD 34.70 million (equivalent to RMB 277.60 million) loans from Asian Development Bank, and RMB 250.00 million from domestic commercial banks, and RMB 356.75 million will be self-raised.

In accordance with the updated *Resettlement Plan for Nanning Xinxujiang Environmental Comprehensive Upgrading Project* (hereinafter short for the *Resettlement Plan*) (which was updated in October, 2007 and approved by the Asian development Bank in November, 2007), five villages under Shangyao sub-district office, Anji sub-district office and Xinxu sub-district office are affected by this project. 1, 286 households, with a total population of 4, 325 people, are directly affected by this project.

The project will totally acquire 2, 128 mu of land, including 1, 486 mu of vegetable land, 430 mu of fish ponds, 195 mu of wasteland and 17 mu of residential site, affecting 941 rural permanent households, covering 2, 931 people. In addition, the project will temporarily occupy 45 mu of collectively-own lands. 26, 524 m<sup>2</sup> of rural houses, including 6, 325 m<sup>2</sup> of frame structure houses, 14, 020 m<sup>2</sup> of brick concrete structure houses, 5, 310 m<sup>2</sup> of brick-wood structure houses and 869 m<sup>2</sup> of simple structure houses, have been demolished in the project area. 11, 118 m<sup>2</sup> of temporary constructions

have been demolished. 168 households, covering 565 people, are affected by house demolition. The total floating population affected by the project covers 277 households, including 1, 121 people. Of which, 166 households are affected by land acquisition, covering 730 people; 220 households are affected by house demolition, covering 801 people; 109 households are affected by both land acquisition and house demolition, covering 410 people. In addition, there are totally six types of infrastructure and land-attached constructions affected by the project construction. The detailed figures of land acquisition and demolition are shown in Table 1-1 and Table 1-2.

Table 1-1 Acquisition of Rural Collective Land and Its Impacts

Affected village	Types of land (mu)					Affected population	
	Vegetable land	Fish pond	Wasteland	Residential site	Total	Household	Population
Chendong village	130	20	18	/	168	120	416
Shangyao village	458	69	/	13	540	445	1157
Hede village	530	88	152	/	770	235	846
Weizilu village	310	188	25	/	498	123	431
Tunlu village	58	65	/	4	152	18	81
Total	1486	430	195	17	2128	941	2931

Table 1-2 Demolition of Rural Houses and Its Impacts

Affected village	Demolition area (m <sup>2</sup> )					Affected population	
	Frame structure	Brisk concrete	Brisk and wood	Simple structure	Total	Household	Population
Shangyao village	1845	11090	/	/	12935	82	253
Weizilu village	4480	2930	5310	869	13589	86	312
Total	6325	14020	5310	869	26524	168	565

## 1.2 Brief Introduction to Resettlement Implementation

By June 30, 2008, the project has acquired 1, 546.913 mu of rural collective land, accounting for 72.69% of the total planned collective land to be acquired in the *Resettlement Plan*. It increased by 32.97 mu as compared to that during the second monitoring, and the increased land was vegetable land of Shangyao village; a total of RMB 199.1398 million compensation capitals has been paid for land compensation, accounting for 93.37% of the total planned RMB 213.283 million in the *Resettlement Plan*, which increased by RMB 4.4839 million as compared to that during the second monitoring.

At present, the watercourse upgrading Bid package has not started

yet. The flush water pumping station that involved in demolition and resettlement in the *Resettlement Plan* has been cancelled for the reason of minimizing demolition and resettlement, and the procurement of related equipment has therefore been cancelled; the landscape restoration plan has passed the examination and approval from the Construction Commission, and the related procedures for the use of watercourse land are in the process.

At present, the slow progress of land acquisition for this project mainly attributes to the following reasons: 1. There are changes of land acquisition and resettlement policies. A new compensation measure for the acquisition of rural collective land and house demotion in document No. [2008] 15 came into effect from March 2008, in which the compensation standards have been increased, and it requires a certain period of time to make the new policy consistent with the old one. 2. There are some historical issues left over from the past. During the construction of municipal facilities before this project, there were some unsettled issues among the villagers in the village. Therefore, it takes more time than what is expected to reach a consensus on land acquisition negotiations.

### 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 Xinxujiang environmental comprehensive upgrading 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 agency conducted the third monitoring and evaluation on land acquisition, house demolition and resettlement for this project from March to June 2008. 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 understand the implementation schedule and the resettlement compensation so as to ensure whether they move forward according to the *Resettlement Plan*.

(3) 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.

### **1.3.2 Monitoring and Evaluation Procedures**

- (1) Compiling resettlement monitoring and evaluation guidelines and work plan (scheme);
- (2) Designing the sampling plan;
- (3) Sampling survey;
- (4) Follow-up survey;
- (5) Information collection and analyses;
- (6) 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) Land acquisition and demolition schedule, capital allocation, compensation standard, and house rebuilding etc.;
- (2) Restoration for affected villages and stores;
- (3) Restoration for vulnerable groups;
- (4) Infrastructure restoration;
- (5) Affected households' income and expense analyses;
- (6) Institutional establishment;
- (7) Public participation;
- (8) Complaints 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, land acquisition and demolition, resettlement satisfaction etc. The follow-up survey will be conducted to these affected households until their income restoration.

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

(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 director of land acquisition and demolition office, village director, affected householder, women and senior villagers etc.

## 2 Public Participation, Complaint and Grievance

### 2.1 Public Participation

(1) Updating timely the resettlement policies and documents (information manual);

From January to June of 2008, the land acquisition, demolition and resettlement offices in Xixiangtang district and Gaoxin district have released related policies for land acquisition, demolition and resettlement including compensation standards to the affected people. For example, the new measure the *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* (Ref. No. [2008]15) has been timely released to the affected people through booklet or poster notice to improve the transparency.

(2) Public consulting meeting

Starting from March 2008, the land acquisition, demolition and resettlement offices in Xixiangtang district and Gaoxin district have visited the affected villages to hold public consulting meetings with the affected villagers regarding land acquisition, demolition and resettlement. Meanwhile, The land acquisition, demolition and resettlement offices organized the villager's committees of affected villages to publicize the Xinxujiang environmental upgrading project and new policies for resettlement so as to inform the affected villagers of their rights and obligations. After the public consulting meetings, the land acquisition, demolition and resettlement office negotiated on and solved the reasonable requirements proposed by the affected villagers, which have helped affected villagers solve many difficult issues and promoted the smooth progress of land acquisition, demolition and resettlement for this project. The detailed are shown in Table 2-3.

From March to June of 2008, the external monitoring and evaluation agency conducted interview surveys on affected villages and affected households, in which the Xinxujiang environmental upgrading project has been further understood by the affected villagers.

### 2.2 Information Release

From January to June of 2008, influential newspapers in Guangxi such as *Nanning Evening Newspaper* and *South China Morning Newspaper* had reported related information on Xinxujiang environmental upgrading project. The *Green City House* (<http://www.0771home.com/>) has opened a special column on "Xinxujiang" to introduce the progress of Xinxujiang environmental upgrading project. For example, according to the *Proposals on Timely Preparation of Wetland Conservation Regulations, Planning and Construction of Wetland Park* that was passed in the second session of the ninth political consultative conference of Nanning in March 2008, Xinxujiang would be constructed into a wetland park, and it also marks an important beginning for the construction of urban wetland and water environmental protection in Nanning. This further promotes the construction progress for this project.

Starting from January 2008, the district government has also put up posters on the notice boards in the public places and communities to introduce Xinxujiang environmental upgrading project.

### 2.3 Survey on Public Satisfaction

To understand the affected groups' opinions on compensation standards for land acquisition, demolition and resettlement, the external monitoring and evaluation agency went to affected villages including Chendong village, Shangyao village, Hede village, Weizilu village and Tunlu village to conduct sampling survey based on 20% of the villagers. A total of 188 questionnaires were delivered to the villagers and 148 questionnaires were received, of which 128 were effective questionnaires and 20 were ineffective questionnaires. The detailed distribution of samples are shown in Table 2-1. The survey results shown that, among the 128 villagers surveyed, 108 villagers (84.38%) know the new compensation policies for land acquisition in Nanning in 2008; 87 villagers (67.96%) are satisfied with the compensation policies on land acquisition, demolition and resettlement; 10 villagers (7.81%) are not satisfied with the compensation policies. The main reason is that they think that the government should "compensate them with land for land acquisition", and they think they would feel unreliable without the land no matter how high the compensation is. 95 villagers (74.22%) are satisfied with the implementation of land acquisition policies, and 8 villagers (6.25%) are not satisfied with the implementation of land acquisition policies. The main reason is that there are some other unsettled issues left over from other municipal facilities before this project, which make them have the sense of distrust; 3 villagers (2.34%) are not satisfied with the verification in kind and measure results, because they only received partial compensation for the house and crops that were built and planted in a rush after the public release of land acquisition notice. The survey results are shown in Table 2-2.

Table 2-1 Distribution of Sampling Questionnaires

Affected villages	Questionnaires given out	Questionnaires received	Effective questionnaires
Shangyao village	88	66	57
Weizilu village	25	25	20
Tunlu village	4	4	4
Hede village	47	35	30
Chendong village	24	18	17
Total	188	148	128

Table 2-2 Survey Results on Public Opinions

No.	Questions	Answers	Survey results analyses										
			Villagers surveyed	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)
1	Do you know the new compensation standards for land acquisition and demolition in Nanning in 2008?	Yes    Partly yes    No	Villagers surveyed	108	84.38	15	11.72	5	3.91	0	0	0	0
2	How do you know the new compensation standards for land acquisition, demolition and resettlement?	Governmental bills and advertisement; Newspaper and Television; Discussion with neighboring villagers; Meetings called in by villager's committees, village cadres or informal channels; Measuring of land and house areas by related units	128	88	68.75	20	15.63	11	8.59	9	7.03	0	0

No.	Questions	Answers	Survey results analyses										
			People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	
3	Are you satisfied with verification in kind and measuring results?	Very satisfied Average unsatisfied	Satisfied Not satisfied Very	6	4.69	85	66.41	34	26.56	3	2.34	0	0
4	Are you satisfied with government's policies on land acquisition?	Very satisfied Average unsatisfied	Satisfied Not satisfied Very	5	3.90	82	64.06	31	24.21	10	7.81	0	0
5	Are you satisfied with the implementation of these policies?	Very satisfied Average unsatisfied	Satisfied Not satisfied Very	59	46.09	36	28.13	25	19.53	8	6.25	0	0

No.	Questions	Answers	Survey results analyses									
			People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)
6	How do you express personal opinions and ideas during the whole process of land acquisition and resettlement?	I don't know Talk directly or ask someone else to talk to vilager's committee/ village cadres Report to the news media Report to the project implementing agency	0	0	103	80.47	0	0	25	19.53	0	0
7	Are you satisfied with current living statues after land acquisition?	Very satisfied Satisfied Average Not satisfied Very unsatisfied	10	7.81	101	78.91	17	13.28	0	0	0	0
8	Employment opportunity after land acquisiton	Better The same Worse	121	94.53	7	5.47	0	0	0	0	0	0

No.	Questions	Answers	Survey results analyses									
			People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)	People	Ratio (%)
9	Income after land acquisition and resettlement	More      The same      Less	108	84.375	15	11.71875	5	3.90625	0	0	0	0



Picture 2-1 Land Acquisition, Demolition and Resettlement Office in Shangyao Village

## 2.4 Complaint and Grievance

According to the requirements of the *Resettlement Plan*, a transparent and effective channel for complaint and grievance has been established in actual implementation. Complaint and grievance are accepted by Nanning ADB Project Management Office, the project management office in Xixiangtang district and Gaoxin district, the district land supervision department, and the independent supervisor. The hotline for complaint and grievance is 0771-3219047. If they have any unresolved problems or complaint, 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. The land acquisition, demolition and resettlement office in Shangyao village has been set up for receiving complaints and grievance for Xinxujiang environmental upgrading project, as shown in Picture 2-1.

In addition, the land acquisition and demolition implementing institutions also release the policies and compensation standards for land acquisition, demolition and resettlement to affected villagers in a timely manner. If both parties fail to reach an agreement, the Xixiangtang district government and the project office in Gaoxin district will be responsible for coordinating with related authorities so as to help affected villagers resolve their problems. The details are shown in Table 2-3.

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, and their problems have been properly settled within reasonable scopes of the policy. So far, no complaint and grievance have been accepted from the affected villagers.

Table 2-3 Lists of Problems and Their Resolutions Concerning Land Acquisition for Xinxujiang Project in Various Affected Villages

	Affected village	Proposed problems	Resolutions
1	Weizilu village	The education for primary school students was proposed after land acquisition and resettlement on December 25, 2007.	On January 25, 2008, the Nanning Education Bureau replied that the primary school students would receive education in the primary schools in the neighboring areas.
2	Chendong village	On February 16, 2008, it was proposed to acquire the land first and conduct demolition and resettlement later on.	Since the land acquisition agreement needs examination and verification by related governmental departments, after consulting with related governmental departments, it was replied on February 26, 2008 that the land be acquired at this moment and the house demolition be conducted later on. This conforms to the principle of "conducting resettlement first before house demolition" in the new document No. ( 2008 ) 15.

3	Shangyao village	On February 5, 2008, it was proposed to acquire the land first and conduct demolition and resettlement later on.	The same reply as the above was received on February 26, 2008.
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### 3 Resettlement Compensation Policy Framework and Procedures

#### 3.1 Compensation Policy for Land Acquisition, House Demolition and Resettlement

To ensure the progress of land acquisition, demolition and resettlement for smooth implementation of Xinxujiang environmental upgrading project, and also to protect the legal rights of land-using units and related citizens, as well as to settle properly the endowment insurance, medical insurance and minimum subsistence allowance for affected villagers with their land acquired so as to ensure their long term living, and in accordance with the updated *Resettlement Plan* approved by Asian Development Bank, the new *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* (Ref. No. [2008]15) (hereinafter short for the *New Methods*) and the *Social Security Trial Methods for Land-losing Villagers in Guangxi Zhuang Autonomous Region* (Ref. No. [2008]18) were implemented for this project since March 1, 2008.

##### 3.1.1 Compensation for Rural Collective Land

In accordance with the updated *Resettlement Plan* approved by Asian Development Bank, the document No. [2005]141 applied to the land acquisition, demolition and resettlement for this project. Since March 1, 2008, the new document No. [2008]15 applied to the land acquisition, demolition and resettlement for this project. The comparisons of two compensation standards are shown as follows:

Comparison of compensation standards for collective land:

Table 3-1 Average Land Price in Different Sections (Document No. [2005]141)

Types 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.

Table 3-1 Average Land Price in Different Sections (Document No. [2008]15)

Section, Basic price Types 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

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

Table 3-3 Compensation Standards for Crops on Collective Land

Type of Land	Compensation Standard (RMB/mu)
Paddy land	1800
Vegetable land	3500
Fish pond	3000
Dry land	1500
Orchard	800 ~ 4000

Notes: The compensation standards are based on the coefficient of the second type of land. The crops compensation standards vary according to different coefficients for different planting time.

### 3.1.2 Compensation Standards for Demolition of Rural Houses

Monetary compensation, property exchange or residential site resettlement apply to the demolition of legal residential houses on collective land. Temporary transitional subsidy, resettlement subsidy and work delay compensation are paid for resettlement with house demolition. There are changes on compensation standards for demolition of collective residential houses, as shown in Table 3-4, and the compensation standards for demolition of non-residential houses and the house demolition subsidy remain unchanged.

Table 3-4 Compensation Standards for Demolition of Collective Residential Houses

Building Structure	Compensation Standards (RMB/m <sup>2</sup> )	
	Document No. [2005]141	Document No. [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.

Table 3-5 Compensation Standards for Demolition of Collective Non-residential Houses (Remaining unchanged)

Unit: RMB/m<sup>2</sup>

Purposes of Building	Building Structure		
	Frame structure	Brick-concrete structure	Brick-wood structure
Hotels	2160	1960	1666
Office buildings	1980	1760	1496
Industry	1380	1270	1170

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

Table 3-6 Compensation Standards for Demolition of Utility Houses on Collective Land (Remaining unchanged)

Unit: RMB/m<sup>2</sup>

Privately-owned			Collectively-owned		
Frame structure	Brick-concrete structure	Brick-wood structure	Frame structure	Brick-concrete structure	Brick-wood structure
700	600	450	500	350	250

Table 3-7 Compensation Standards for Demolition of Houses on Collective Land (Remaining unchanged)

Type	Item	Unit	Standard	Remarks
Resettlement with house demolition	Temporary transition subsidy	RMB/month/household	450	
	Resettlement subsidy	RMB/m <sup>2</sup>	8	Basing on construction area of residential houses demolished
	Work delay compensation	RMB/household/time	150	
	Advance resettlement award	RMB/household	4000	
Resettlement without house demolition		RMB/m <sup>2</sup>	8	Basing on construction area of residential houses demolished
Telephone, cable TV and Internet transfer fees		RMB/household	500	

The *New Methods* also prescribes: the self-employment subsidy will be applied to if there is indeed no land reserved for commercial development or no subsidy in kind. The standard for self-employment subsidy is increased to RMB 50, 000 per person from the previous RMB 25, 000 per person. A small

portion of affected people plan to choose the self-employment subsidy in the project area.

### **3.2 Social Security Policy for Land-losing Villagers**

The *Social Security Trial Methods for Land-losing Villagers in Guangxi Zhuang Autonomous Region* (Ref. No. [2008]18) (hereinafter short for the *Methods*) prescribes as follows for the registered rural population who lose all or most of their land in the acquisition of rural collective land by the state but remain the contract title for the rural collective land during land acquisition.

#### **3.2.1 Endowment Insurance Funds to Be Raised by the Affected Villager, the Collective Village and the Government**

The land-losing villagers entitled to endowment insurance refer to the villagers with per capita land area of less than 0.3 mu after their land are acquired according to legal procedures. According to the *Methods*, the fund-raising quota for rural endowment insurance is to be determined on the basis of several standards, including the beginning age for receiving endowment being the age of 60, the per capita life expectancy of 75 years, one-year fixed interest rate for bank savings at the time of endowment insurance coverage, and the local endowment insurance standards.

The endowment insurance funds for land-losing villagers are to be raised by the affected villager, the collective village and the government. Of which the proportion borne by the affected villager and the collective village shall not be more than 70%, and the proportion borne by the government shall not be less than 30%. According to the *Methods*, the proportion borne by the affected villager will be mainly written off and paid with the resettlement subsidies, and the proportion borne by the collective village will be written off and paid with the compensation capitals for land acquisition, and the the proportion borne by the government will be paid with the revenues of the use right transfer of state-owned lands.

#### **3.2.2 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 include 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.

#### **3.2.3 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 the minimum subsistence allowance system for rural poverty-stricken population.

### **3.3 Procedures for Land Acquisition, House Demolition and Resettlement**

#### **3.3.1 Procedures for Land Acquisition**

(1) On December 28, 2006, Nanning Bureau of Land and Resource released the land acquisition pre-announcement for Xinxujiang environmental comprehensive upgrading project, which stipulates that the construction of all permanent buildings within the project area should be stopped, and that the types of land and landforms should not be changed

(2) From March to August of 2007, the boundary of affected villages (to be verified by the village, the group and the household), the type, ownership and area of land, as well as the land-attached constructions on the land were measured and verified. The verification of land area and land-attached constructions was conducted twice and the verification results were released to the public.

(3) Starting from August 2007, both parties negotiated to reach and sign compensation agreements on land acquisition and resettlement;

(4) Starting from October 2007, the compensation capital has been paid for land acquisition and resettlement to affected villages that have signed the agreements within the prescribed time. After the compensation was paid, the affected villages have transferred the land to the land acquiring party.

#### **3.3.2 House Demolition Procedures**

Only the collective and private houses in Shangyao village and Weizilu village are to be demolished within this project, and the houses have not been demolished. The house demolition procedures are as follows:

(1) Basing on the land acquisition scopes, the notice was released to affected groups regarding houses demolition (including temporary buildings) in June 2007;

(2) Starting from July 2007, the construction areas of houses and temporary buildings to be demolished were verified;

(3) The compensation agreement for house demolition and resettlement are signed;

(4) After the payment of compensation capital or house resettlement, the demolition company starts the demolition.

### **3.4 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 are consistent with the fundamental principles of the *Resettlement Plan* approved by Asian Development Bank, but the compensation standards have been raised.

Nanning ADB Project Management Office strictly adopts the compensable use policies as defined in the updated *Resettlement Plan* for rural collective land in affected villages. 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 believes that, not only the resettlement policies of this project adapt to the Chinese laws, regulations and policies on land acquisition, demolition and resettlement, but also they are highly transparent. In addition, they are consistent with the policies in the updated *Resettlement Plan* approved by Asian Development Bank, and they also are consistent with ADB policies on involuntary resettlement.

## 4 Resettlement Implementation Monitoring and Evaluation

### 4.1 Resettlement Schedule

By June 30, 2008, a total 1, 546.913 mu of rural collective land has been acquired from Shangyao village, Hede village, Weizilu village and Tunlu village for Xinxujiang environmental comprehensive upgrading project, accounting for 72.69% of the planned collective land to be acquired as set in the *Resettlement Plan*, which increases by 32.97 mu compared to the second monitoring and evaluation, all being the collective fish ponds in Shangyao village. And the compensation capitals for land acquisition have been fully paid. Since the house demolition has not started yet, the house demolition resettlement has not yet started. RMB 24.20 million has been invested in the civil engineering construction Bid package and RMB 27.50 million has been invested in the civil engineering construction Bid package for this project. The resettlement schedule basically accord with the construction schedule, which can satisfy the schedule of civil engineering construction. The resettlement schedule is shown in Table 4-1.

Table 4-1 Project Resettlement Schedule

Civil engineering construction schedule	Start time for resettlement	Actual progress of resettlement
Bid package : Without construction Bid package : RMB 24.20 million being invested Bid package : RMB 27.50 million being invested	May, 2007	The compensation capital for land acquisition has been fully paid, and the house demolition and resettlement have not yet started.

### 4.2 Acquisition of Collective Land

#### 4.2.1 Approval for Land Use

Nanning Urban Planning Bureau approved the land used for municipal public facilities for this project in document No. [2006] 0041 in April 2006. Guangxi Bureau of Land and Resources pre-approved the land used for Xinxujiang environmental comprehensive upgrading project in document No. [2006] 37 in September, 2006. Nanning Bureau of Land and Resources pre-announced the land acquisition notice for Xinxujiang environmental comprehensive upgrading project in document No. [2006] 155 in December 2006. Nanning Bureau of Land and Resources approved the land used for construction of this project in October 2007.

#### 4.2.2 Comparative Analyses on Acquisition of Collective Land

By June 30, 2008, a total area of 1, 546.913 mu of rural collective land has been acquired from Shangyao village, Hede village, Weizilu village and Tunlu village for this project, covering 800 households and 1, 419 villagers.

Compared with the figure in the *Resettlement Plan*, 72.69% of the total land has been acquired, which increases by 32.97 mu compared to the second monitoring and evaluation, all being the collective fish ponds in Shangyao village. So far, the acquisition of collective land in Hede village and Weizilu village has been basically finished; 87.71% of the planned collective land has been acquired in Tunlu village, and 26.78% of the planned collective land has been acquired in Shangyao village. The agreements for land acquisition in Chendong village have been signed and are waiting for approval from related authorities. The actual acquisition of collective land is shown in Table 4-2.

Table 4-2 Comparison on Acquisition of Rural Collective Land in Project Area

Affected village	Acquisition of rural collective land (mu)										
	<i>Resettlement Plan</i>					Actual					Difference
	Vegetable Land	Fish pond	Wasteland	House site	Total	Vegetable Land	Fish pond	Wasteland	House site	Total	
Chendong village	130	20	18	/	168	/	/	/	/	/	-168
Shangyao village	458	69	/	13	540	111.66	32.97	/	/	144.63	-395.37
Hede village	530	88	152	/	770	765.647	/	/	5.359	771.006	1.006
Weizilu village	310	188	/	/	498	477.954	10	/	10	497.954	-0.046
Tunlu village	58	65	25	4	152	127.152	3.175	/	2.996	133.323	-18.677
Total	1486	430	195	17	2128	1482.413	46.145	/	18.355	1546.913	-581.087

### 4.2.3 Compensation Standards for Land Acquisition

Since March 1, 2008, the compensation standards for land acquisition, demolition and resettlement are implemented on the basis of the *Compensation and Resettlement Methods for Acquisition of Collective Land and House Demolition in Nanning City* (Ref. No. [2008]15), as defined in the *Resettlement Plan*. The compensation standards for land acquisition and the resettlement subsidy remain the same as those defined in the *Resettlement Plan*. However, the compensation standards for crops are higher than those defined in the *Resettlement Plan*. According to the compensation estimates in the *Resettlement Plan*, the compensation standards for crops are calculated basing on the second type standards for various types of land; however, in actual implementation, for the benefits of affected households and considering the price increases, the compensations for crops are calculated according to the first type standards for various types of land. The specific compensation standards for acquisition of rural collective land are shown in Table 4-3.

Table 4-3 Comparative Compensation Standards for Acquisition of Rural Collective Land

Type of land	Compensation Standards for Acquisition of Rural Collective Land (RMB/mu)				
	<i>Resettlement Plan</i>		Actual		
	Basic land compensation	Crops compensation	Land compensation and resettlement subsidy	Crops compensation	
Type 1				Type 2	
Vegetable land	112000	3500	123200	5000	3500
Fish pond	84000	3000	94000	4000	3000
Waste land	20000	-	20000	-	-
House Site	20000	-	20000	-	-

### 4.2.4 Payment and Use of Compensation Capital for Land Acquisition

By June 30, 2008, the actual compensation capital for acquisition of rural collective land for this project is RMB 199.1398 million, accounting for 93.37% of the total compensation capital defined as RMB 213.283 million in the *Resettlement Plan*, which increases by RMB 4.4839 million compared to the second monitoring and evaluation. So far, the land acquisition in Hede village and Weizilu village for this project has been basically complete, and the compensation capital for these two villages has been increased respectively by RMB 24.6164 million (36.73%) and RMB 13.3452 million (25.58%). The reasons for increased compensation capital are as follows: 1) The compensation capital for crops increases; 2) The compensation standard for the same type of land has changed and applies to a higher compensation standard. The increased compensation capital for affected villages and households makes it much easier for them in production and living restoration. The compensation capital for acquisition of rural collective land is shown in Table 4-4.

Table 4-4 Comparative Compensation Capitals for Acquisition of Rural Collective Land

Affected village	Compensation Capital for Acquisition of Rural Collective Land (RMB 10, 000)						
	<i>Resettlement Plan</i>	Actual					Difference
		Land acquisition	Resettlement subsidy	Crops	Land-attached construction	Subtotal	
Chendong village	1711.5	0	0	0	0	0	-1711.5
Shangyao village	5916.2	578.52	1203.31	72.31	112.81	1966.95	-3949.25
Hede village	7191.0	2921.50	6097.03	382.82	251.29	9652.64	2461.64
Weizilu village	5216.0	1963.82	4035.58	242.98	308.14	6550.52	1334.52
Tunlu village	1293.4	478.11	992.40	64.85	208.51	1743.87	450.47
Total	21328.1	5941.95	12328.32	762.96	880.75	19913.98	-1414.12

Notes: Since the compensation capital for land-attached constructions is small in the budget in the *Resettlement Plan* (the compensation capital for “railway” in Tunlu village is RMB 8 million, and the compensation capital for land-attached constructions in other villages ranges from RMB 1, 000 to RMB 31, 000) and is not shown in the Table.

According to project implementation progress, the sources of capital are all from financial allocation or are raised by the project implementing agency.

The compensation capital for land acquisition has been fully paid to affected villages and villagers. During the land acquisition, after the land acquisition agreement is signed and verified by related land resource supervision department, then the compensation capital is fully paid to the villager’ s committee by the project implementing agency.

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

### 4.3 Demolition of Houses and Buildings

According to the *Resettlement Plan*, the total demolition area of rural houses is 26, 524 m<sup>2</sup>, involving in Shangyao village and Weizilu village. Basing on the project construction schedule, the house demolition has not started yet, neither does the resettlement start.

## 5 Income Restoration for Affected Villages and Affected Household

The external monitoring and evaluation agency conducted the follow-up survey on five affected villages from March to June of 2008. This survey mainly focused on the income restoration in various affected villages. According to the impacts of this project, the resettlement will be mainly in Shangyao village, Weizilu village and Hede village. The external monitoring and evaluation agency conducted sampling surveys on various affected villages and interviewed the affected households. The distribution and use of compensation capital, acquisition and development of commercial land in various affected villages are shown in Table 5-1 and Table 5-2.

Table 5-1 Distribution and Use of Compensation Capital in Affected Villages

Affected villages	<i>Resettlement Plan</i> (RMB10,000)	Actual (RMB10,000)	Comparison		Distribution and use of compensation capital
			Difference (RMB10,000)	Increase and decrease %	
Shangyao village	1289.67	1966.95	677.29	52.52	The increased compensation capital in 2008 is evenly distributed to the current population, with each receiving RMB 600; the distribution plan for compensation capital received in 2007 is under discussion.
Weizilu village	5216.00	6550.52	1334.52	25.58	The compensation capital is evenly distributed to permanent villagers and RMB 600,000 is collectively reserved in the village.
Hede village	7191.00	9652.64	2461.64	36.73	The compensation capital is evenly distributed to permanent villagers, with each receiving RMB 20,000~ RMB 70,000.
Tunlu village	1134.80	1743.87	609.07	53.67	The compensation capital is evenly distributed to permanent villagers, with each receiving RMB 102,000, and RMB 1,000,000 is collectively reserved in the village.

Notes: 1) The compensation capital under *Resettlement Plan* refers to the payable compensation capital calculated according to compensation standards for different types of land defined in the *Resettlement Plan* for actual areas of land acquired this time, but not to the total compensation capital for acquisition of rural collective land set in the *Resettlement Plan*. Because the compensation capital for land-attached constructions is very small in the *Resettlement Plan*, therefore it is not reflected in the table. 2) The land acquisition has not started in Chendong village and it is not shown in the table.

Table 5-2 Acquisition and Development of Commercial Land in Affected Villages

Affected villages	<i>Resettlement Plan</i> (mu)	Actual (mu)	Difference (mu)	Progress of commercial land unsettled	Development of actually acquired commercial land
Shangyao village	180	54	126	In process	Self-build a commercial building and lease the land as agricultural products market.
Weizilu village	35	22.8	12.2	In process	Lease the land as agricultural products market or supermarket
Hede village	231	49	182	In process	Lease the land as car market
Tunlu village	48	20.8	27.2	In process	Lease the land as steel products market and storehouses
Chendong village	114	0	114	Under negotiation	Due to the newly issued compensation standards for land acquisition in Nanning, it is to be decided whether choosing commercial land or self-employment compensations

So far, five affected villages, including Shangyao village, Weizilu village, Hede village, Tunlu village and Chendong village, have participated in the new type of rural cooperative medicare system. With the household as its basic unit, every person pays RMB 10 per year. Of which, the villagers in Shangyao village pay RMB 10 by themselves; the villagers in Hede village pay RMB 2 by themselves and the collective village pay the other RMB 8; other three affected villages pay RMB 10 for the villagers. Meanwhile, the government subsidizes RMB 40 for every villager who participates in the new type of rural cooperative medicare system. The cleaning costs in all affected villages are borne by the village collective without costing the affected villagers. However, the endowment

insurance has not been settled and the affected villagers urgently hope it can be settled as soon as possible. On the basis of survey, the main reason is that the rules for the implementation are under discussion, and they are expected to come out by the end of this year.

## 5.1 Restoration in Shangyao Village

According to the *Resettlement Plan*, 540 mu of rural collective land is to be acquired in Shangyao village. By the end of June 30, 2008, a total of 144.63 mu of land has been actually acquired in the village, accounting for 26.78% of the total planned land acquisition area, increasing by 32.97 mu compared to the second monitoring and evaluation. RMB 19.6695 million compensation capitals have been actually paid for land acquisition in the village, accounting for 93.37% of that in the *Resettlement Plan*, which is RMB 4.4839 million more than that in the *Resettlement Plan*.

### (1) Distribution and use of compensation capital:

All the increased 32.97 mu of land acquired belong to the collective fish ponds in the village and there are no more affected villagers. As for the increased RMB 4.8839 million for land acquisition, after the discussion by the villager's conference, 40% is reserved by the collective village to be mainly used for the development of commercial land and public welfare, and the remaining 60% is evenly distributed to the villagers, with each receiving RMB 600 as living subsidy.

As for the "distribution plan for compensation capital for land acquisition" in the second monitoring and evaluation plan, on the basis of the surveys, it is still under discussion. The villager's committee has organized the villager's conference and the villager group discussion meeting for times but it remains unsettled. The main reason is that there are disputes over the population of affected households within the village, such as the increased and decreased population due to marriage. Though there are agreements in the village that a total of 22 villagers had been employed as workers by the neighboring steel plant, and they had signed the agreements that they would not participate in the distribution of collective interests, but their wives' registered permanent residence have been settled in the village. Whether or not should they be entitled to the distribution of collective interests? Due to the unsettled issues, the distribution plan for compensation capital for land acquisition remains under discussion.

(2) Development of commercial land: Based on its population, the village should acquire more than 180 mu of commercial land. Currently, 54 mu of land, located in Luban road, is under development. A 9-story commercial building, with an investment of over RMB 19.50 million, has been built. The building, with its main structure completed and its interior decoration basically completed, is waiting for inspection and acceptance. The building is expected to be delivered for use by the end of 2008, as shown in Picture 5-1. So far, the agreement has

been signed with a private business (Jimin Tianxia Limited Company) to lease the operation right of the whole commercial building. The leasing term is 20 years, and the annual rental is RMB 2.08 million, with an increase rate of 5% after every 5 years. The first rental is expected to be paid on January 1, 2009, and its distribution plan is to be discussed in the villager's conference after the payment is made. Another ongoing complex building (as shown in Picture 5-2), with its main structure completed, is under exterior decoration. It is expected to be leased out as shops with a rental rate of RMB 18 per square meter per month, and the annual rental is expected to be over RMB 1.2 million. The other 10 mu of land is leased out as agricultural products market, from which the rental is collected on the annual basis.

The development of the above commercial buildings, together with the incomes from other previous industries, ensures the steady sources of income for affected villagers, and their per capita income increased by over 20% compared with that before land acquisition. According to the introduction by the villager's committee, regarding the rentals from the collective commercial buildings, 40% will be reserved by the collective village as development fund, and the remaining 60% will be evenly distributed to the permanent villagers as their living subsidy and endowment insurance costs. The per capita per month is expected to be about RMB 1, 200.

(3) Trainings and employment: In 2007, the district government organized employment training program for young and middle-aged villagers in affected villages. About 120 villagers, including 52 women, took part in the training program. The training contents cover hotel management, property management, and computer skills etc. After the leasing agreements for the collective commercial buildings become affective on September 1, 2008, some trainees will get the priority to work in the service industry in the village. Starting from 2008, all the villagers take part in the new type of rural cooperative medicare system, with an annual rate of RMB 10 per person, all being paid by the collective village; at the same time, the government subsidizes RMB 40 per person per year for the villagers participating in the the new type of rural cooperative medicare system.



Picture 5-1 Furao Building—A Commercial Building on Commercial Land in Shangyao Village



Picture 5-2 A Complex Building on Commercial Land in Shangyao Village

## 5.2 Restoration in Weizilu Village

According to the *Resettlement Plan*, 498 mu of rural collective land is to be acquired in Weizilu village. Currently, 497.954 mu of land has been acquired in the village, with the total planned land being fully acquired. RMB 65.5052 million compensation capital has been actually paid for land acquisition in the village, increasing by RMB 13.34 million (25.58%) as compared with that in the *Resettlement Plan*. There was no land acquisition and demolition from January to June of 2008.

(1) Distribution and use of compensation capital: After being discussed and approved by the villager's committee, the villager's conference and the representatives of villagers, the acquired compensation capitals for land are

distributed and used. In 2007, RMB 59.994 million land compensation capital and resettlement subsidy were paid to the village, which were evenly distributed to the registered permanent residents in the village in 2007, with each receiving RMB 140, 000. The compensation capital was used by the villagers mainly on production restoration such as building houses, investing in shares or doing business; the compensation for crops was distributed on the basis of RMB 5, 800 for each share of contracted land<sup>1</sup>, which was further distributed between the collective village and the contractor (lessee) basing on the previous agreements or negotiations as re-investment in production restoration. The compensation capital for land-attached construction is RMB 3.0814 million, which has been evenly distributed to the registered permanent residents in the village, with each receiving RMB 1, 500. The remaining compensation capital is reserved by the villager's committee for uniform management and use. In 2008, after being discussed and approved by the villager's committee, the villager's conference and the representatives of villagers, 50% is used for the development of commercial land and public welfare in the village, and the remaining 50% will be evenly distributed to the registered permanent residents in the village, with each receiving RMB 500 per month. The use of this compensation capital should be verified and supervised by the villager's collective financial group.

(2) Development of commercial land: Based on its population, the village should acquire about 35 mu of commercial land. Currently, 5 mu of commercial land has been leased out as an agricultural products market, and the overall graphic design plan of a 20, 000-m<sup>2</sup> commercial building is in the process. The commercial building to be built by the collective village is a complex building, which is expected to be mainly leased out for rental. Together with the normal incomes of the collective village and the villagers, the annual net income of the villagers will increase to RMB 3, 500 ~ RMB 3, 700 from RMB 3, 000 ~ RMB 3, 200 in 2006, a big rise compared to that before project construction.

(3) Trainings and employment: Starting from 2008, all the villagers take part in the new type of rural cooperative medicare system, with an annual rate of RMB 10 per person, all being paid by the collective village; at the same time, the government subsidizes RMB 40 per person per year for the villagers participating in the the new type of rural cooperative medicare system. The collective village gives RMB 50 living allowance per person per month to the senior population with age of over 60 years and other allowances during the holidays and festivals. The cleaning costs in the village are borne by the village collective without costing the affected villagers.

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<sup>1</sup> A total of 407 villagers in Weizilu village took part in the land contract when the household contract responsibility system was implemented, and each villager got a share of contracted land. The compensation for crops is distributed to 407 villagets, with each receiving RMB 5, 800.



The external monitoring agency is interviewing the village director and affected villagers.

**Interview with the villager:** Mr. Chen, 44-year old, has a family of four, including two children, with one studying in high school and the other waiting for employment at home. I have a 400-m<sup>2</sup> house, besides a part being used by the family; the remaining is used for lease. After the acquisition of 1.2 mu of our contracted land, we receive about RMB 600, 000 of land acquisition compensation capital from the collective village. We use part of the compensation capital to buy the shares of the local rural credit cooperative. In 2008, we buy new home appliance and furniture and decorate the house with the compensation capital so as to improve our living environment, and the house rental has been increased by RMB 100 per month. In addition, we bought a car of RMB 100, 000. In 2008, all the family members take part in the new type of rural cooperative medicare system, with an annual rate of RMB 10 per person, all being paid by the collective village; at the same time, the government subsidizes RMB 40 per person per year for the villagers participating in the the new type of rural cooperative medicare system. The Xinxujiang environmental upgrading will improve our living environment. In addition, as more and more floating people come to lease our houses, we will make more money.

### 5.3 Restoration in Hede Village

By the end of 2007, the land acquisition in Hede village had completed. There is no land acquisition and demolition from January to June of 2008.

(1) Distribution and use of compensation capital: After the discussion and approval from the villager's committee and the village groups, the compensation capitals from land acquisition and resettlement allowance are evenly distributed the villagers, with each villager receiving RMB 1, 800~RMB 3, 100 in different village groups. The compensation capitals for crops and land-attached constructions have been paid to affected households (lessees). The above compensation capitals have been fully paid.

(2) Development of commercial land: Based on its current population, the

village should acquire about 231 mu of commercial land. Currently, 49 mu of land has got complete land use procedures. A commercial building is built on this land and is leased as automobile sale stores, from which the rental is evenly distributed to the permanent villagers, and the per capita dividend from the rental only is about RMB 1, 000 per month, showing an increase as compared with that before land acquisition. In addition, the village has another 182 mu of commercial land, of which the procedures are waiting for related governmental departments for approval.

(3) Villagers' production and living restoration: Since the village is located in the suburb of Nanning city and has advantageous geographical location. The main sources of income for the villagers are from house rentals and incomes from planting and cultivation. Based on the surveys and interviews, the monthly rental from the house is RMB 1, 500, and the per capita income from migrant employment is RMB 800. The per capita annual dividend from the collective village is RMB 1, 200. Starting from November 2007, all the villagers took part in the new type of rural cooperative medicare system in Nanning city at a rate of RMB 10 per person per month, of which RMB 2 is borne by the villager and RMB 8 is borne by the collective village (village group). There is no poor population in the village.

(4) Trainings and employment: The district government has organized employment training programs in 2007. The training contents cover hotel management, property management, and computer skills etc. A total of 237 villagers took part in the training programs. Some of the trainees have found their suitable employment, such as cleaners, hotel waitress and housekeepers etc.

**Interview with the villager 1:** Mr. Liu, 44-year old, has a family of four, including two labor forces and two children who are studying in middle schools. The family incomes include RMB 5, 000 from doing business, RMB 10, 000 from house rentals and RMB 10, 000 from migrant employment. We get RMB 280, 000 from land acquisition, of which RMB 30, 000 is used to repay the debts, and RMB 40, 000 is to be spent on the daily living expenses, big furniture, home appliances, education and medical expenses, and the remaining is to be used for house extension and decoration. All the family members have taken part in the new type of rural cooperative medicare system. The Kelijiang project and Xinxujiang project brings along favorable economic benefits to the family.

**Interview with the villager 2 (the same interviewee in the second monitoring):** Mr. Lai, 65-year old, with a family of five, including two labor forces his son and his daughter-in-law, is living an 80-m<sup>2</sup> bungalow. Before land acquisition for Xinxujiang environmental upgrading, the family income is mainly from the employment income by his son and growing vegetables on 0.8 mu of contracted land, with annual family income of about RMB10, 000. After land acquisition, we received RMB 360, 000 from the collective village. And we get 88 m<sup>2</sup> of residential site in the new resettled village. We plan to build a 4-story building with an estimate of over RMB 200, 000, for which the capitals are all

from land acquisition. By the date of survey, the building has been built to the third story and is expected to complete by the end of this year. After its completion, the house will be leased apart from part of it is used for living by the family. Two stories of the building are expected to lease out for rentals. On the basis of the current price, we expect to get a monthly rental of RMB 2, 000. Therefore the family is satisfied with the land acquisition and resettlement by the government. Starting from this year, all the family members have taken part in the new type of rural cooperative medicare system. The annual cost is RMB 10 per person, of which RMB 2 is paid by us, and the remaining RMB 8 is paid by the collective village. In addition, the government subsidizes RMB 40 per person per year to the villagers. We hope the government helps include the land-losing villagers like us in the endowment insurance system as soon as possible.

#### 5.4 Restoration in Tunlu Village

According to the *Resettlement Plan*, it is planned that 152 mu of rural collective land should be acquired in Tunlu village. Currently, 133.323 mu of land has been actually acquired in the village, accounting for 87.71% of the total planned land acquisition area. RMB17.4387 million compensation capitals have been actually paid for land acquisition in the village, which is RMB 4.5 million more than what is planned the *Resettlement Plan*. No house demolition is involved in this village. There was no land acquisition and house demolition in this village from January to June of 2008.

(1) Distribution and use of compensation capital: A total compensation capital of RMB17.4387 million has been paid to the village in 2007. After discussion by the villager's committee and the village groups, as well as with the consensus from the villager's conference, the compensation capital for land acquisition in this village is evenly distributed to the permanent villagers in the village group, with each villager receiving RMB102, 000, and the remaining approximate RMB 1 million is reserved by the collective village (village group) to be used for development of collective industry and collective welfare. If a villager's contracted land is leased to others, the compensation capital for crops and land-attached constructions is paid directly to the affected lessees by the villager according to the agreement or contract. The above compensation capitals have been fully paid.

(2) Development of commercial land: Based on its existing population, the village acquired about 20.8 mu of commercial land, of which 11 mu has been leased as steel product market, and 9.8 mu is leased as warehouse. The rentals from the above two pieces of land are about RMB 300, 000 per year. Part of the rentals from leasing the commercial land are reserved by the collective village (village group) for development of collective industry and collective welfare, and the remaining rentals are evenly distributed to the permanent villagers. In addition, the village has another 27 mu of commercial land, for which the procedures are waiting for related governmental departments for approval.

(3) Trainings and employment: Since 2007, the district government has

organized employment training programs for young and middle-aged villagers in the affected village. More than 50 villagers took part in the training programs. The training contents cover hotel management, property management, and computer skills etc. Some of the trainees have found their employment in the service industry in the surrounding Gaoxin development zone or Guangxi University, such as cleaner, with a month income of RMB 800 ~RMB1, 000.

(4) Villagers' production and living restoration: In 2007, the per capita annual dividend from the service industry such as rentals from leasing the land (as warehouse and factory) in this village was RMB 3, 500, together with the per capita RMB 100, 000 of compensation capital as well as original incomes such as leasing the land and houses, which ensure the production and living restoration for affected villagers. Based on the field survey and interview, their compensation capital is mainly used for the following purposes: 1) The compensation capital is expected to be used to build new houses or to decorate existing houses, from which their rentals from better houses will be higher than that before land acquisition. On the basis of survey, the house rental in this area has increased by RMB 150 per room thanks to the implementation of this project. 2) They use the compensation capital as initial capital to do business, such as operating a store or investing in the original industry. After project implementation, their incomes will be increased and their living standards will be improved thanks to favorable factors such as upgraded environment, good geographical location next to Nanning express ring way, as well as convenient transportation.

**Interview with the villager (the same interviewee in the second monitoring):** Mr. Su, 42-year old, has a family of three, all being labor forces. I am living in a 120-m<sup>2</sup> building, with a first floor as a store and the second floor for living. After land acquisition, 1.2 mu of our contracted land has been fully acquired, and we receive RMB 306, 000 of compensation capital for land acquisition from the collective village (village group). At present, most compensation capital is still saved in the bank, and a small part of it is used as the floating capital to operate the family store. It is safer to save the money in the bank because we do not know how to invest the money. The current living is better than that in the past. It is impossible for us to have hundreds of thousands of bank savings before land acquisition. It is hoped that the government can set up some related consulting agencies to help us how to manage our money.

## 5.5 Restoration in Chendong Village

At present, the land acquisition in this village has not started yet, and their residential houses are not affected by the project. Therefore, their production and living are not affected by the land acquisition. As for the restoration measures for their production and living, the village has come up with a preliminary scheme, which is basically similar with that in the *Resettlement Plan*.

(1) Use of land compensation capital: The compensation capital for land acquisition in this village will be collectively used to develop the commercial land of the village group.

(2) Development of commercial land: Based on its existing population, Chendong village should be able to acquire more than 100 mu of commercial land. It is planned that the land compensation capital be used to build a commercial building or residential building for lease on the commercial land, which is expected to be located in Daxue road. With good geographical location, the revenues from commercial building or residential building are good. Since this village is currently receiving rentals from Chendong vegetable market and commercial complex building, the villagers' production and living are not greatly impacted after land acquisition.

(3) Trainings and employment: In order to minimize the impacts of land acquisition in the village, the district government has organized employment training program for young and middle-aged villagers in the affected village in the first half of 2007. The training contents cover hotel management, property management, and computer skills etc. Some 100 villagers, including more than 30 women, took part in this training program. Some of the trainees have found their employment outside the village.

## 5.6 Resettlement of Vulnerable Groups

According to the *Resettlement Plan*, the vulnerable groups affected by this project include 825 people, of whom 730 are floating population affected by land acquisition, and 95 are the poor or the disabled.

### (1) Resettlement of floating population

The floating population affected by land acquisition mainly is mainly engaged in planting and breeding. According to the survey, by June 30, 2008, the affected villages such as Shangyao village, Weizilu village, Hede village and Tunlu village have paid the compensation capital for crops to the affected floating population according to the agreements, with each receiving RMB 700 ~ RMB 25, 000. The compensation capital for land-attached constructions has also been paid to the leaseholders according to the agreements or contracts. The affected floating population mainly rent the houses and lives in Chendong village, Shangyao village and Weizilu village. Located in the suburbs of Nanning city, these affected villages enjoy convenient transportation and relatively good living environment, and the house rentals are much lower than those in the city, which provide convenience for the floating population in their employment and living.

According to the municipal government document No. [2006]5, starting from the spring of 2006, all students in middle school and primary school in Nanning rural areas are exempt from tuition and fees during their compulsory education. The children of floating population are equally treated as children of local villagers and are exempt from tuition and fees. The floating population of over 250 is covered by the policy in the project area.

## (2) Resettlement of the poor and the disabled

There are fewer impacts on the vulnerable groups such as the poor, the disabled and single senior citizens in the project area. With the financial support from the government, particularly with compensation capital for land acquisition, some poor people have been lifted from poverty, such as the poor population in Weizilu village and Hede village.

The financial supports for the vulnerable groups from local government mainly include: 1) Poverty subsidy: the *Guarantee Methods of Subsistence Allowances for Poor Rural Residents in Nanning City* (Nanning government document No. [2006]99) became effective for the villagers in Nanning area from October, 2006. According to this policy, the district civil affair department will include the affected poor population who are entitled to the subsistence allowance and pay them RMB 650 subsistence allowance per person every year. According to interviews with villagers, the low-income families in various affected villages have received the subsistence allowance on the monthly or quarterly basis, and the disabled receive RMB 150~RMB 430 allowance per person per month. In addition, the civil affair department usually provides rice and edible oil for the disabled on the quarterly basis. 2) Medicaid: According to the *Implementation Methods for Rural Medicaid in Nanning City*, the low-income family can apply for medicaid from the civil affair department. According to survey, the affected households applying for the medicaid decreased to be 8 from 10 in 2007, and 2 households are no longer entitled to the allowance thanks to their increased income. The poverty-stricken households apply the medicaid, with every household receiving RMB 3, 000. 3) New type of rural cooperative medicare system: At present, all the poor households in project area have participated in the new type of rural cooperative medicare system in Xixiangtang district, Nanning city. The annual per capita cost is RMB 10, which is paid by the collective village.

In addition, the affected collective villages provide every senior villager who is over 60 years old (including poor population) with RMB 50~RMB 80 subsistence allowance per month, for example, Weizilu village and Chendong village gave every senior villager who is over 60 years old (including poor population) another RMB 200 allowance during the Spring Festival, which can relieve to certain extent the living burden of the senior villagers.

## 6 Involuntary Resettlement Sampling Survey and Result Analyses

From June 15, 2008 to July 20, 2008, the external monitoring and evaluation agency conducted surveys on the implementing schedule, compensation, demolition and resettlement for Xinxujiang project. The surveys focused on the incomes and expenses of affected villagers and their distribution and use of compensation capitals from January to June of 2008.

### 6.1 Survey Methods

The main survey methods adopted by the external monitoring and evaluation agency include interview survey and sampling questionnaire survey. The external monitoring and evaluation agency organized interview meetings in the five affected villages such as Shangyao vilalge, Weizilu village, Hede village, Tunlu village and Chendong village, and the village cadres and the representatives of villagers took part in those meetings. The monitoring and evaluation agency has also interviewed the land acquisition, demolition and resettlement office and the project implementing agency, so as to understand the implementation schedule of resettlement, the implementation of resettlement policies, the use of compensation capitals, complaint and grievance, and public participation.

To understand the impacts on affected villagers by the project, their production restoration and their use of compensation capitals, the external monitoring and evaluation agency conducted sampling surveys on the affected households in the affected villages. The distribution of the sampling are shown in Table 6-1.

Table 6-1 The Sampling in Affected Villages

Affected Villages	Affected Households	Households surveyed
Shangyao village	445	88
Weizilu village	123	25
Tunlu village	18	4
Hede village	235	47
Chendong village	120	24
Total	941	188

### 6.2 Family Annual Incomes and Expenses

On the bases of statistic analyses on the questionnaires, the per capita income of affected villagers from January to June of 2008 was RMB 2, 344.15. Of which, RMB 856.12 was from agricultural income, with the highest

proportion, accounting for 36.52% of the total income. The second highest proportion of income was from salary income and service industry. The compensation capital for the project was not included in the income. As for expenses, the per capita expense was RMB 2, 557.90, including RMB 290.40 (11.35%) for family production and operation expenses and RMB 1, 979.73 (77.40%) for living expenses, as shown in Table 6-2.

From the perspective of the sources of income, though the income from the agriculture accounts for 36.52%, with the highest proportion, it will decrease as more land is acquired. Based on the survey, the current salary income of villagers is mainly from the service industry. With the implementation of this project, the commercial land in various affected villages will increase, and their incomes from the service industry will become the main source of income. In addition, the rental from the houses and stores is another important source of income for the local villagers.

From the perspective of the expenses, the production and operation expense accounts for a small proportion, with only 11.35%, while the expense on food consumption is up to RMB 816.75, accounting for 31.93%.

Table 6-2 Income and Expense Analyses on Sampling Survey

(From January to June of 2008)

Item	Unit	Per capita	Proportion ( % )
<b>. Incomes</b>	<b>RMB</b>	<b>2344.15</b>	
1. Salary income	RMB	747.27	31.88
2. Agricultural income	RMB	856.12	36.52
3. Income from service industry	RMB	410.68	17.52
4. Rental and property-related income	RMB	276.02	11.77
5. Others	RMB	54.06	2.31
<b>. Expenses</b>	<b>RMB</b>	<b>2557.90</b>	
( ) production and operation expenses	RMB	<b>290.40</b>	<b>11.35</b>
1. Agricultural production expenses	RMB	121.85	4.76
2. Service industry operation expenses	RMB	243.55	9.52
( ) Living expenses	RMB	<b>1979.73</b>	<b>77.40</b>
1. Food	RMB	816.75	31.93
2. Clothing	RMB	173.06	6.77
3. Living	RMB	298.37	11.66
4. Home appliance and daily necessities	RMB	162.68	6.36
5. Transportation and communication	RMB	198.15	7.75
6. Culture and education	RMB	169.16	6.61
7. Medical care	RMB	136.42	5.33
8. Others	RMB	25.15	0.98
( ) Other expenses	RMB	287.77	11.25

### 6.3 Attitudes toward Land Acquisition, Demolition and Resettlement

Thanks to relatively effective information release and good public participation during the project implementation, the affected households are well informed of the project information and resettlement policies. Thus, the affected villagers as a whole are satisfied with the land acquisition, demolition and resettlement.

Table 6-3 Attitudes of Households Surveyed towards Land Acquisition, Demolition and Resettlement

Item	Yes		No	
	People	Percentage	People	Percentage
1. Are you in favor of land acquisition?	100	78%	28	22%
2. Are you satisfied with the resettlement?	118	92%	10	8%
3. Are you concerned about your future living?	58	45%	70	55%
4. Do you know the policies on demolition and resettlement?	128	100%	0	0
5. Do you support the project construction?	128	100%	0	0
6. Are you satisfied with resettlement compensation?	118	92%	10	8%

Notes: The affected households' dissatisfaction with resettlement compensation mainly lies in that: From March 1, 2008, the new compensation standards are implemented in Nanning, and it takes time to make the new standards consistent with the old ones during their implementation. For example, the new compensation plans are waiting for the examination and approval from the government, which delays the payment of new compensation capitals for land acquisition.

## 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 conducted the monitoring and evaluation on the social development action for this project. The monitoring and evaluation contents include employment opportunity for vulnerable groups by or during project construction, income restoration for affected individuals, reduction or exemption of cleaning charges for poor population, minimum subsistence allowance for poor population, education on public environment and health, as well as construction safety education etc.

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 implementation of social development action plan for vulnerable groups.

### 7.1 Government's Supporting Policies for Vulnerable Groups

The government attaches great importance to the employment of the disabled. On March 20, 2008, Nanning municipal government newly promulgated the decree No. 13 that revised the *Decree on Dispersed Employment Arrangement for the Disabled in Nanning* to make its previous prescription more clear.

On March 26, 2008, Nanning municipal government promulgated the *Circular Of Nanning Minicipal Government on Improving Minimum Subsistence Allowance Standards for Urban and Rural Residents* (document No. [ 2008 ] 19), which became effective from April 1, 2008. According to the new document, the minimum subsistence allowance for urban residents in various districts (including various development zones) of Nanning will be increased to RMB 260 per person per month from the previous RMB 220 per person per month, and the minimum subsistence allowance for urban residents in various counties under Nanning's jurisdiction is to be verified by the local people's government. The minimum subsistence allowance for rural residents in the whole Nanning city will be increased to RMB 700 per person per year from the existing RMB 650 per person per year.

To further improve the poverty reduction in Nanning city in 2008, Nanning municipal government promulgated the *Suggestions of Nanning Municipal Government on Further Improving Poverty Reduction* in document No.(2008) 31 on May 19, 2008, which proposes the objective and task, focuses and guarantee measures for poverty reduction, and the governments in various districts and counties are required to make their own poverty reduction plan for

2008 according to the *Suggestions*.

## 7.2 Social Security and Assistance

So far, five villages affected by this project have taken part in the new type of rural cooperative medicare system. On the bases of the surveys, the villagers said they had benefited from the rural cooperative medicare system.

Guangxi Bureau of Social Security organizes a free training on work skills on the quarterly basis. In addition, the employment trainings are provided for land-losing villagers in various districts. Since 2008, Gaoxin district has organized four training programs for land-losing villagers, and more than 100 villagers took part in the training. 11 trainees have found their suitable jobs, including cleaner, landscape worker and community coordinator.

According to the *Provisional Measures on Employment Training and Social Security for Land-losing Villagers in Nanning City* promulgated in October 2007, the preliminary plan of endowment insurance for land-losing villagers has taken its initial shape and is waiting for comments and amendment. Therefore, it has not been carried out in the affected villages.

## 7.3 Improvement of Safety, Environment and Health

From December 29, 2007 to January 2, 2008, the Nanning Living Environment Construction and the UN's Habitat Scroll of Honor Award Exhibition, with its theme as "improving living environment and building a harmonious Nanning", was organized in the south square of Nanhu Park to show and publicize the achievements of urban environmental upgrading in recent years and to arouse public awareness on environmental protection.

On March 31, 2008, Nanning municipal government newly promulgated and implemented the decree No. 16 *Rules of Implementation for Landscaping in Nanning City* after its amendment, which specifies the categories of green land in the city. On May 14, 2008, Nanning municipal government newly promulgated and implemented the decree No. 17 *Prevention and Treatment Methods on Coal Firing Sulphur Dioxide Pollution in Nanning City* after its amendment. On May 23, 2008, Nanning municipal government newly promulgated and implemented the decree No. 18 *Management Methods on Temporary Occupation of Roads in Nanning City* after its amendment. The amendment and perfection of these methods and rules provide strong guarantee for environmental protection and upgrading.

Nanning municipal government will keep investing a large sum of money in the construction of urban environmental upgrading projects, together with the implementation of "Urban and Rural Cleaning Project" in Nanning, a lot of people benefit directly from the environmental upgrading. Based on the interviews with the villagers in Xinxu village, due to its inconvenient transportation and poor environment in the past, few people came to rent their houses, and the monthly rental from a room was only RMB 50. However, the

current monthly rental from a room is RMB 200. At present, most villagers have realized that the improvement of living environment is an important factor for the improvement of living standard. The upgraded living environment also promotes the improvement of local social security and public health. Regarding the question “what benefits do you get from this project?” in the households surveys, more than 95% of villagers ranked “beautifying living environment” at the top position. The villagers have high expectations on the improvement of living environment by this project, and quite a few villagers hope to accelerate the construction of this project.

#### 7.4 Creating Employment Opportunity

The project construction and the project operation after completion will provide more direct or indirect employment for Nanning residents, which will provide employment opportunity for women (20%), floating population (10%), ethnic minority labor force (10%) and poor population (30%) and increase the employment in Nanning. By June 30, 2008, the project construction has provided 1, 303 employment positions, with an increase of 51 employment positions from the second monitoring, including the villagers in project area and other Nanning residents. Of whom, 432 employments are for women, 441 for poor population, 157 for floating population and 95 for ethnic minorities. The employment positions mainly include cleaner, housekeeper, landscape worker or other temporary employment positions related to this project.

#### 7.5 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, and the villagers do not need to pay for wastewater treatment fee.

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 Suggestions

### 8.1 Conclusions

According to the requirements of the *Guidelines for Resettlement External Monitoring and Evaluation*, from March 1 to July 20 of 2008, the external monitoring and evaluation agency conducted the third monitoring and evaluation (No.3) on land acquisition, demolition and resettlement during project implementation.

By the end of June 30, 2008, a total of RMB 199.1398 million compensation capitals have been paid for the acquisition of rural collective land, accounting for 93.37% of the total RMB 213.283 million defined in the *Resettlement Plan*, increasing by RMB 4.4839 million from the second monitoring. The land acquisition in Hede village and Weizilu village has been basically finished, for which the compensation capital increased by RMB 24.6164 million (36.73%) and RMB 13.3452 million (25.58%) respectively.

The compensation policies are consistent with the requirements of China, Guangxi, Nanning city, the Asian Development Bank, as well as the *Resettlement Plan*. The compensation standards are higher than those defined in the *Resettlement Plan*. The resettlement schedule is consistent with the project implementation schedule, which satisfies the engineering construction progress for the project.

The information is disclosed through public media, and the professional research institutions are invited to give lectures and conduct questionnaire survey 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, the reasonable requirements of some affected villagers have been properly settled, and no complaint and grievance has been received from affected groups.

### 8.2 Suggestions

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

The application of construction land has been approved by Nanning Bureau of Land and Resources in October 2007, but 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 approval procedures for commercial land in various affected villages so as to protect the villagers' best interests;

The approval procedures for other commercial land in all the five affected villages have not been finalized. It is hoped that related governmental departments should 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, especially for the new compensation standard for “self-employment” resettlement. Since the compensation standard for “self-employment” resettlement is greatly improved to be RMB 50, 000 per mu from the previous RMB 25, 000 per mu, quite a few affected villagers are willing to choose “self-employment” resettlement later on. Various implementing institutions should take this change into consideration and make corresponding countermeasures to avoid and reduce complaints from the affected households.

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

Since 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. Nanning labor and security department, together with the land acquisition, demolition and resettlement office in various districts and the Nanning Finance Bureau, are making specific implementation rules in an orderly and effective manner, but the specific date for its promulgation is so far uncertain. 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.

## Annex 1 Questionnaire for Affected Households

**Serial No. of Questionnaire:** \_\_\_\_\_  
**Project Name:** \_\_\_\_\_  
**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) \_\_\_\_\_ 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 \_\_\_\_\_ m<sup>2</sup> 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 this project is favorable for the economic statuses 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 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 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 \_\_\_\_\_mu D14, acquiring the compensation capitals RMB \_\_\_\_\_ D15

3. The stores decreasing by \_\_\_\_\_m<sup>2</sup> D16, acquiring the compensation capitals RMB \_\_\_\_\_ D17

4. The forest land decreasing by \_\_\_\_\_mu D18, acquiring the compensation capitals RMB \_\_\_\_\_ D19

5. The living area decreasing by \_\_\_\_\_m<sup>2</sup> D20, 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 \_\_\_\_\_m<sup>2</sup> □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\_\_\_\_\_m<sup>2</sup> □D26, acquiring the compensation capitals RMB\_\_\_\_\_ □D27  
 2. The stores decreasing by \_\_\_\_\_m<sup>2</sup> □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 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: \_\_\_\_\_  
Date of survey: \_\_\_\_\_  
Supervisor: \_\_\_\_\_

Interviewee: \_\_\_\_\_  
Interviewer: \_\_\_\_\_

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:** 1. Xinxujiang Subproject; 2. Kelijiang Subproject

**Village Surveyed:** \_\_\_\_\_

**Interviewee:** \_\_\_\_\_

**Date of survey:** \_\_\_\_\_ **Interviewer:** \_\_\_\_\_

**Supervisor:** \_\_\_\_\_

### 1. New land acquisition and house demolition and their affected households and population

(1) \_\_\_\_\_ mu of collective land was acquired from January to June of 2008, affecting \_\_\_\_\_ households and \_\_\_\_\_ people.

(2) \_\_\_\_\_ m<sup>2</sup> of houses were demolished from January to June of 2008, affecting \_\_\_\_\_ households and \_\_\_\_\_ people.

### 2. According to the new compensation standards, the compensation for self-employment has been improved. Is there any villager choosing for self-employment subsidy? How many?

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

Affected villages	Actual compensation capitals for land acquisition from January to June of 2008 (RMB 10, 000)					Distributi on of compens ation capitals	Use of compensa tion capitals
	For land acquisition	Resettle ment subsidy	Crops	Land-attached constructions	Subtotal		

(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?)

**(3) How are the compensation capitals of 2007 distributed and used? (Based on the report)**

### 4. Acquisition and development of the commercial land (Based on the report)

Affected village	Resettlement Plan		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)?

#### **5. Transitional resettlement measures**

(1). Temporary transitional subsidies for affected households:

(2). Compensation capitals for stoppage of operation and production.

#### **6. 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?

#### **7. 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 increase:

Causes for income decreases:

## **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 m<sup>2</sup>. 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 m<sup>2</sup>, or residential houses, the per capita building area shall not exceed 20 m<sup>2</sup>.

(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.