

# Resettlement Plan

---

June 2014

## PRC: Jiangxi Ji'an Sustainable Urban Transport Project

Prepared by Ji'an Urban Investment and Development Company, Ltd. for the Asian Development Bank.

This resettlement plan is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature. Your attention is directed to the "terms of use" section of this website.

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.



Technical Assistance Consultant's Report

**PPTA 7965-PRC:  
Jiangxi Ji'an Sustainable Urban  
Transport  
Project Preparatory Technical  
Assistance**

**Draft Resettlement Plan**

## **ENDORSEMENT LETTER OF RESETTLEMENT PLAN**

### **Asian Development Bank:**

The Resettlement Plan (hereinafter referred to as RP) of the Ji'an Sustainable Urban Transportation Project utilize loan of ADB (the Project) is prepared and compiled by Ji'an Municipal Government (JMG) and Ji'an Urban Investment and Development Company, Ltd. (JIDC) in accordance with relevant resettlement regulations of ADB Safeguard Policy Statement and relevant laws and legislations of the China Government. During implementation of the Project, we will strictly abide by this RP.

Date: June 2014

Signature:

Ji'an Municipal Government  
Project Executing Agency

## Abbreviations

AAOV	–	average annual output value
ADB	–	Asian Development Bank
APs	–	affected persons
CNY	–	Chinese yuan
DRO	–	demolition and resettlement office
EA	–	executing agency
FB	–	finance bureau
GDP	–	Gross domestic product
HH	–	household
IA	–	implementing agency
JIDC	–	Ji'an Urban Investment and Development Company, Ltd.
JDO	–	Ji'an Demolition Office
JMG	–	Ji'an Municipal Government
JPMO	–	Ji'an Project Management Office
JPCB	–	Ji'an Planning and Construction Bureau
JPO	–	Jiangxi Project Office
JPMO	–	Jiangxi Project Management Office
LAR	–	land acquisition and resettlement
LRB	–	Land and Resources Bureau
M&E	–	monitoring and evaluation
PMO	–	project management office
PRC	–	People's Republic of China
PRMO	–	Project Resettlement Management Office
RC	–	resettlement community
RO	–	resettlement office
RP	–	resettlement plan
SIA	–	Survey Implementation Agency
VG	–	vulnerable group

## Weights and Measures

Mu	—	0.033 ha
Ha	—	hectare
Km	—	kilometer
km <sup>2</sup>	—	square kilometer
M	—	meter
m <sup>2</sup>	—	square meter
m <sup>3</sup>	—	cubic meter
T	—	ton

## Table of Contents

Abbreviations .....	i
Weights and Measures .....	ii
Table of Contents .....	iii
Key Terminology .....	v
Executive Summary .....	E1
1. Project Introduction .....	1
1.1 Background.....	1
1.2 Project Description .....	2
1.3 Scope of Impact .....	7
1.4 Preparation of the Resettlement Plan.....	8
1.5 Measures to Reduce Project Effect .....	9
2. Resettlement Impact .....	11
2.1 Project Impact Survey .....	11
2.2 Land Acquisition and Scope of Resettlement .....	12
3. Socioeconomic Profiles of the Impacted Areas.....	34
3.1 Social and Economic Status of the Impacted Areas.....	34
3.2 Socioeconomic Profiles of the Affected Towns and Villages .....	35
3.3 Sample Survey of Affected Households .....	42
3.4 Affected Organization of State-owned Land .....	55
4. Legal Framework and Resettlement Policies.....	57
4.1 The ADB Involuntary Resettlement Policies .....	57
4.2 Relevant Clauses of China Laws & Regulations and Decrees.....	58
4.3 Policy Differences between ADB and PRC.....	68
4.4 Entitlement Matrix .....	70
5. Resettlement Scheme and Income Rehabilitation .....	76
5.1 Resettlement Principles and Targets .....	76
5.2 General Resettlement Plan .....	76
5.3 Resettlement Plan.....	77
5.4 Vulnerable Groups Resettlement.....	90
5.5 Gender Issues during Resettlement and Income Restoration.....	91
5.6 Rehabilitation Plan for Selected Village Groups .....	92

6. Public Participation and Consultation .....	97
6.1 Public Participation and Consultation Activities .....	97
6.2 Feedback of Public Participation and Consultation Opinion.....	102
6.3 Next Step Consultation Plan with Affected Groups .....	103
6.4 Method of Participation and Consultation during RP Implementation .....	104
6.5 Disclosure of Resettlement Policy and Resettlement Information Booklet .....	104
7. Grievance Redress Mechanisms.....	106
7.1 Grievance Channels.....	106
7.2 Grievance Procedures .....	106
7.3 Principle of Grievance Treatment .....	107
7.4 Reply to Grievance.....	107
7.5 Record and Feedback of Grievance .....	107
7.6 Contact Information .....	108
8. Institution and Responsibilities .....	109
8.1 Institution Setup .....	109
8.2 Institutions and Responsibilities .....	111
8.3 Monitoring Agency.....	112
8.4 Resettlement Management System .....	112
8.5 Staffing and Facility Provision for Resettlement Organizations .....	113
8.6 Training Plan.....	113
8.7 Measures for Organization Improvement .....	114
9. Monitoring and Evaluation.....	115
9.1 Internal Monitoring .....	115
9.2 External Monitoring .....	116
9.3 Post Assessment of the Resettlement.....	118
10. Resettlement Budget and Finance Plan .....	119
10.1 Composition of Resettlement Fund .....	119
10.2 Objectives of Resettlement Fund Distribution and Fund Flow .....	127
10.3 Payment, Management and Monitoring of Resettlement Fund .....	127
Appendix 1: Resettlement Information Booklet.....	131
Appendix 2: Resettlement Working Group for Ji'an Urban Transportation Project Utilize Loan of ADB.....	135
Appendix 3: Background for Ji'an West City Plan Area .....	135

## Key Terminology

1. The Resettlement Plan (RP) was prepared according to the relevant laws and regulations of the People's Republic of China (PRC), Jiangxi Provincial Government, and the Asian Development Bank (ADB) SPS 2009 (SR II) concerning involuntary resettlement. The purpose of the RP is to present a resettlement and rehabilitation action plan for the project affected persons (APs) so as to ensure that the APs will benefit from the proposed project and improve their standard of living or at least rehabilitate their standard of living after the completion of the project. The resettlement plan is a legally binding agreement on land acquisition and resettlement implemented by the Ji'an municipal government and the Ji'an Urban Investment and Development Company, Ltd. (JIDC) as the project implementing agency. The company will be responsible to implement the RP by providing adequate funding and ensuring accurate execution by relevant agencies of Ji'an municipal government.

2. **Definition of "Affected Persons".** "Affected Persons" refers to persons who may be affected by the project, e.g., in terms of their standard of living; ownership, right, or benefit regarding any real or movable property; effect on business, profession, and work.

3. "Affected persons" include not only individuals but also legal entities such as enterprises and public institutes. The definition of "affected persons" is not limited to impacts on legal registration, income, or property. It takes into account the affected persons' legal rights whether or not they are present when their property is expropriated, and whether or not they have residence permits in a specific area.

4. Affected persons should be compensated for improving or rehabilitating their standard of living, and be compensated for their loss of property. The latter should be compensated based on replacement price, with no reduction or discount due to depreciation or other cause. Affected persons with no property, legal rights, or legal residence permits be treated the same as those with legal status and be able to receive compensation and rehabilitation assistance for their losses.

5. **Definition of "Resettlement".** "Resettlement" refers to a re-arrangement so that APs can benefit from the project. It includes: (i) relocation of living sites; (ii) creation of new jobs for the persons whose employment is affected; (iii) rehabilitation of or compensation for affected land, working space, trees, and infrastructures (iv) rehabilitation of the APs whose living standard of living or quality of life is affected due to land acquisition and resettlement; (v) rehabilitation or compensation provided to affected individuals or public enterprises; and (vi) rehabilitation of affected cultures or common properties.

6. **Definition of Rehabilitation.** "Rehabilitation" refers measure to assist APs in continuing their production activities and/or improve or at least maintain their standard of living (relative to the level before the project). The purpose of a "resettlement plan" is to ensure a proper resettlement and rehabilitation of the APs, compensate for their losses, and maintain or improve their standard of living. In order to achieve this purpose, the plan provides measures to restore APs' incomes and maintain their standard of living. Affected productive resources including shops and enterprises, public properties, infrastructure, and cultural properties will be improved or at least rehabilitated to at least maintain the original level before the project.

7. **Cut-off Date.** The cut-off date refers to the date when detailed measurement survey is conducted, and all those whose assets were affected within the scope of impacts will be entitled



for compensation and rehabilitation in accordance with the RP. Any construction beyond the cut-off date will not be eligible for compensation.

**8. Definition of Replacement Cost.** Replacement Cost refers to a method of asset evaluation that uses market price to replace lost property or uses its closest equivalent, adding any transaction cost, for example, administration cost, tax, registry fee and the cost for gaining (owning or using) qualification. If the standard is not stipulated in any national law, a replacement cost is necessary to be complemented to it. The replacement cost is determined on the basis of the higher one of the current market price and the market price prior to property lost. In the absence of the functional market, a compensation structure shall be used to make the living level of APs recover at least to the level when losing property, moving or limiting use (of the property). The replacement cost for most of the properties to be lost can be determined; however, under a system of collective land ownership where market price does not exist, Chinese government has adopted complementary means besides the compensation for land to be lost—resettlement subsidies can be increased (as JMG did, not limited to the stipulated times of average annual output value of land to be acquired), and reemployment training is provided for APs. In short, the key objective is to ensure that land loser's livelihood and income level at least main the same level as that before the project or improved.

## **Executive Summary**

### **E1. Description of the Project and Land Acquisition and Resettlement Impacts**

1. Jiangxi Ji'an Sustainable Urban Transportation Project consists of four components: (i) Public Transport, (ii) River Rehabilitation, (iii) Traffic Management and Urban Roads, and Capacity Development. Associated with the Project, Global Environment Fund (GEF) funded activities include purchasing fuel efficiency bus operation hybrid buses, evaluating and monitoring of hybrid bus performance, and integrated transport and land use system planning. Among these four components and GEF activities, only river rehabilitation and urban road components will involve land acquisition and resettlement. For public transport component which includes construction of BRT and station square improvement, since both these two activities will be carried out within the existing urban roads and square area, they will not involve any land acquisition and resettlement. Similarly, the GEF component will not have any LAR impacts. The project will be implemented by Ji'an Urban Investment and Development Company, Ltd. (JIDC). With the assistance of ADB PPTA consultants and Jiangxi Academy of Social Sciences, a resettlement plan (RP) has been prepared by JIDC in order to address land acquisition and resettlement impacts caused by the two components.

2. For these two components, based on the impact survey, a total 2,991 mu of land will be acquired, including 2,434 mu of rural land areas and 557 mu of state owned land areas. The acquisition will affect a total 1,742 households and 6,789 persons from 48 village groups, 12 villages in 4 towns in Ji'an City. Among total acquired rural lands, 1,548 mu is paddy land, 198 mu dry-land, 4 mu of garden land, and 303 mu of woodland. Along with land acquisition, a total of 70,682 m<sup>2</sup> of rural houses will be demolished causing relocation of 184 households with 806 persons from 26 village groups of 8 villages. In addition, 9,178 m<sup>2</sup> of urban houses will be demolished causing relocation of 90 households with 360 persons. The land acquisition will also affect 14 work units with acquisition of 458 mu of land areas and demolition of 14,795 m<sup>2</sup> of buildings, affecting 188 employees in these work units. The overall impact includes 1832 households and 7337 persons.

### **E2. Resettlement Principles and Entitlements**

3. For such LAR impacts, adequate compensations and rehabilitation will be provided based on related national and local resettlement policies and ADB's Safeguard Policy Statement (2009). As a result, their income and livelihood will be rehabilitated and improved.

4. The RP was prepared in accordance with national laws, and provincial and municipal levels regulations and ADB's Safeguard Policy Statement (2009). The principles for resettlement included: (i) minimizing LAR impacts wherever possible; (ii) providing adequate compensation and entitlements to APs in order to improve their income and livelihood; (iii) providing adequate assistance during transition period; (iv) providing cash compensation and re-employment assistance to make up income loss due to land acquisition; (v) keeping all APs informed of their eligibility, compensation rates, implementation schedule, and livelihood restoration plans to ensure that they could participate in the RP planning and implementation process; (vi) delivering all compensations to APs before land acquisition and house demolition; (vi) conducting internal and external monitoring during the RP implementation; (vii) providing special assistance to vulnerable to ensure they can live a better life and benefit from the project; (viii) integrating the

RP with the overall municipal development plan;<sup>1</sup> and (ix) allocating sufficient budget to cover all aspects of compensation and rehabilitation assistance.

### **E3. Compensation Standards**

5. Based on adequate consultations, the resettlement policy is formulated in accordance with ADB policy requirement, national laws, and provincial and municipal regulations. The objective is to ensure income rehabilitation and improvement of affected people could be achieved within a short period after resettlement. The compensation provided is based on meeting the 'replacement cost' for the losses incurred by the affected peoples.

#### **(1) Compensation for Land Acquisition**

6. The land compensation is formulated on the base of national laws, regulations, and provincial and municipal policies and ADB's Safeguards Policy Statement (SPS, 2009), Safeguards Requirements (II). According to Notice of Adjusting the Standard of Compensation for Land Acquisition in Certain Areas of Central City of Ji'an (Jizhou District) (General Office of Jian Municipal Government No.62 Decree on 2011), different compensation standards are set for permanent land acquisition among different towns and villages. The adopted land compensation including land compensations, resettlement subsidy and green crop for the villages in Baitang Town, Hebu Town, Xingqiao Town, and Changtang Town will be set at CNY 33,000 to CNY 56,800 per mu for paddy, fishpond and orchard; CNY 23,000 to CNY 43,000 per mu for garden land, dryland and housing plots, and CNY16,000 to CNY 37,000 per mu for woodland and other lands. The compensation for attachments on land was set at CNY 1,500 per mu, and for state-owned land was set at CNY 115,000 per mu. They rates will be updated when new local decrees are available and will not be lower than the rates in this RP.

#### **(2) Compensation for Housing and Attached Facilities**

7. Compensation for housing and related facilities are mainly based on replacement cost following the ADB's SPS (2009) requirements, national law and local regulations as well as consultations with affected people. While the specific compensation for each affected house will be based on appraisal value, the indicative compensation rates for rural houses are set at CNY520 to CNY 820/m<sup>2</sup>, and additional CNY400/m<sup>2</sup> will be paid for the principal room areas. For relocated urban households, compensation will be based on assessed market value of affected houses and properties.

8. In addition to affected main houses, auxiliary houses, attachments, and decorations will all be compensated based on assessment value following replacement principle. In addition, each relocated household will also be entitled to bonus incentive for relocation within required time frame and moving allowance, which is set at CNY260 per m<sup>2</sup> and 5 per m<sup>2</sup> respectively. For those choosing rehabilitation housing option, two times of moving allowances will be provided. In terms of rehabilitation, relocated household could choose either monetary compensation or exchange of properties for rehabilitation. For monetary compensation, in addition to above mentioned items, cash subsidy of CNY600 per square meter for the main house will be provided. For those residents who want housing rehabilitation, each household will be provided with resettlement housing up to 60 square meter per capita based on price set by

---

<sup>1</sup> For example, all relocated households will be resettled into newly developed urban communities to avoid second time relocation during development process in the area. All land loss farmers are provided various rehabilitation packages including skill training, non-farm job introduction and pension program so that they could be integrated into urban population.

local government. The price for resettlement housing is set at CNY1430 per square meter, which is less than one half of market value. For most relocated households, total compensation received for houses and attachments and various allowances will be adequate to purchase resettlement housing without additional funds. For relocated urban households, the rehabilitation housing will be provided based on one 1 for 1 principle, and assessed market value is always higher than the price of replacement housing.

9. The Ji'an City Government has made arrangements to relocate the people affected by house demolition at four resettlement housing communities which are being developed as part of overall urban planning. They are all located within one to two kilometers from current locations. One of them had already under construction, and the other three project applications had been approved and will begin construction after middle of 2014. These resettlement housing communities will be equipped with complete service, facilities and convenient transportation. The principle of houses distribution combines "first demolition first selection" and lottery.

#### **E4. Resettlement and Livelihood Rehabilitation**

10. To ensure successful resettlement of APs and restore their living standards, a detailed rehabilitation plan is developed and included in the RP. For land loss impacts, rehabilitation measures include distribution of cash compensation among village groups, redistributing remaining land holdings among village groups, offering various skill training and job introduction for APs, including priority employment in nearby industrial districts; providing preferential policies to APs who are self-employed; and offering pension program for APs who have no land or per capita farmland below 0.3 mu. During project construction, efforts will be made to provide temporary employment opportunity to APs in order to increase their income. The affected villages will be provided with 8% of construction land after land acquisition which could be used for commercial development. The increased collective economy will allow the affected villages to offer various subsidies to the village members, including those vulnerable ones. The APs are thus being provided a substantial compensation and rehabilitation package to ensure that their livelihoods are adequately restored.

#### **E5. Resettlement and Rehabilitation for Affected Work Units**

11. A total of 14 work units will be affected by the project. Most of them will not have impact on their normal operations. According to consultations with the affected work units, all of them agreed to accept land compensation in cash and solve the resettlement and rehabilitation by themselves. The employees of these work units will not lose their jobs.

#### **E6. Vulnerable Groups**

12. Vulnerable groups are defined as poor families, disabled people, the elderly, and woman headed household. In the project, there are 303 vulnerable persons, including 150 women, 62 old persons, 105 disabled persons and 56 persons with chronic disease. They account for 4.46% of the total APs. During the course of resettlement implementation, the project proponent will give priority support and help in training, job seeking, and social security to rehabilitate and improve the lives of these vulnerable persons, including giving priority of introduction of employment and jobs related to the project; provision of loan help to those self-employed; provision of elderly home for the rural elderly persons living alone and who do not meet the requirement of public elderly center; provision for free relocation; priority of arrangement of public rental housing; provision for lowest living guarantee for the vulnerable groups who meet

the standard of lowest living guarantee support; and provision of public health, social security and other public services help whenever necessary. For project affected vulnerable groups, additional financial support of CNY 2,400 per person will be provided in addition to compensation for lost land and assets.

## **E7. Public Participation and Grievance**

13. From June to December 2013, a series of consultation activities were carried out with the APs, resettlement communities (RCs), and other project stakeholders. The APs participated in the preparation of the RP through measurement and socioeconomic surveys and community consultation meetings. During such consultations, the key contents of the resettlement plan were introduced; questions and concerns of affected people were answered, and suggestions from the affected communities were collected. Their concerns and comments are integrated into the RP. Further consultations will be held during the implementation of the RP. A grievance redress procedure has been established for the APs to redress land acquisition and resettlement (LAR) issues which include the following channels: (i) village communities or local resettlement offices (ROs), (ii) ROs of the IA, and (iii) legal action(s) in the people's court. The approved RP will be disclosed to the affected people and on the ADB website. Resettlement Information Booklets (RIB) will be distributed to each affected households.

## **E8. Institutional Arrangements**

14. JIDC is the implementation agency (IA) for the Project, while Project's executive agency (EA) is Ji'an Municipal Government. JIDC will assume overall responsibility on behalf of Ji'an Municipal Government for the implementation of LAR, including planning, implementation, financing, and reporting. Working closely with Ji'an Land and Resources Bureau and Jizhou District Resettlement Office, JIDC will also take the primary responsibility for resettlement consultation, implementation, and timely delivery of entitlements JIDC has over 10 years of experience in implementing projects involving land acquisition and relocation, though this will be the first time it will be involved in dealing with a multilateral funding agency. The IA also has excellent coordination with other local government agencies involved in the LAR and the project EA, Ji'an Municipal Government will provide the necessary oversight. In the PRC there are established mechanisms for LAR and the local agencies responsible are well versed in these. To ensure that the IA and other staff are trained in the ADB's social safeguards requirements, during PPTA, ADB's social safeguards specialist has provided training to the relevant staff. Additionally, a safeguards capacity building expert will be procured under the ADB's consultancy services to build the IA and other relevant agencies' capacity to effectively implement the resettlement plan. The resettlement implementation schedule is prepared based on the preparation and construction timetable. The final RP based on the final design and detail measurement survey will be submitted to ADB for review and approval prior to the award of civil works contracts.

## **E9. Cost and Schedule**

15. The total budget for LAR of the project is about CNY 504.23 million, which accounts for 31.9% of total project cost. It is anticipated that the LAR related activities including census of affected people and inventory preparation for lost assets will start in July 2014 and be completed by the end of June 2019.

## **1. Project Introduction**

### **1.1 Background**

1. Jiangxi Province, called Gan for short, is situated in south-eastern People's Republic of China (PRC) and south of the middle and lower reaches of the Yangtze River. To the east are Zhejiang Province and Fujian Province, to the south is Guangdong Province, to the west is Hunan Province, and to the north are Hubei Province and Anhui province. It is located in the hinterland of the Yangtze River Delta and the Zhujiang Delta. The Gan River, Fu River, Xin River, Xiu River, and Rao River are located in Jiangxi. The total area of Jiangxi Province is 166,900 km<sup>2</sup>, and the total population was 44.88 million in 2011. Jiangxi province has 11 cities; Nanchang is the capital city.

2. Ji'an city lies in the midwest Jiangxi Province. It is located at latitude 25°58'32" ~27°57'50" north, longitude 113°46' ~ 115°56' east. It borders Chongren county and Lean city of Fuzhou city, Ningdu county and Xingguo county of Ganzhou city to the east, Gan county, Nankang city and Shangyou county of Ganzhou city to the south, Guidong county, Yanling county and Chaling county of Hunan Province to the west, Fengcheng city of Yichun city, Zhangshu city, Xinyu city and Pingxiang city to the north. It is an important channel of linking Yangtze River delta, Pearl River delta and southeast Fujian. It is at a distance of 219 km from Jizhou district (the seat of the municipal government) to Nanchang. The total area of Ji'an is 25,283 km<sup>2</sup> with 218 km in length and 208 km in width. It governs 10 counties, 2 districts and 1 city, including Jizhou district, Qingyuan district, Ji'an county, Xingan county, Yongfeng county, Xiajiang county, Jishui county, Taihe county, Wanan county, Shuichuan county, Anfu county, Yongxing county and Jinggangshan city. It has 225 villages and towns (subdistricts) with 2,512 village committees and 292 neighborhood committees, including 99 villages (3 minority nationality villages), 115 townships, and 11 subdistricts. By the end of 2011, the total population was about 4.84 million, which includes a non-farming population of 1.12 million. The total area of Ji'an was 63.72 km and the total population of urban population was nearly 0.56 million in 2012. The total output value of Ji'an was CNY 100.6 billion, per capita income of urban residents was CNY20,150, net income of farmers was CNY7,100 in 2012.

3. Jiangxi Ji'an Sustainable Urban Transportation Project consists of four components: (i) Public Transport, (ii) River Rehabilitation, (iii) Traffic Management and Urban Roads, and Capacity Development. Associated with the Project, GEF funded activities include purchasing fuel efficiency bus operation hybrid buses, evaluating and monitoring of hybrid bus performance, and integrated transport and land use system planning. For these components, Ji'an city will benefit from a rapid, safe and convenient traffic network and improved urban integrated public transport. The improvement and reconstruction implementation of Yudai River will improve the system of flood control and drainage, and improve the capability to guard against flood disaster. It also benefits to improve the ecological environment of the west area of Ji'an, and beautify the urban environment. A total population of 0.4 million will get direct or indirect benefits from the project. Among these four components and GEF activities, only river rehabilitation and urban road components will involve land acquisition and resettlement. For the construction of BRT and station square improvement under public transport component, since both these two activities will be carried out within the existing urban roads and square area, they will not involve any land acquisition and resettlement. The GEF funded activities will also not have any LAR impacts.

4. Ji'an Sustainable Urban Transportation Project will be implemented by the local government, and it is an important urban infrastructure project.

## 1.2 Project Description

### 1.2.1 Geographic Location

5. The four components, including urban road, public transportation, transportation management and safety, and river rehabilitation, lie in the west area of Ji'an central district. They border North Ji'an Avenue to the north, South Ji'an Avenue to the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. The Bus Rapid Transit (BRT) construction involves North Ji'an Avenue - Development Zone (including one tender is from North Ji'an Avenue to South Ji'an Avenue).

### 1.2.2 Works Content and Scale

6. Table 1.1 presents more details on these six components.

**Table 1.1: Works Content and Scale**

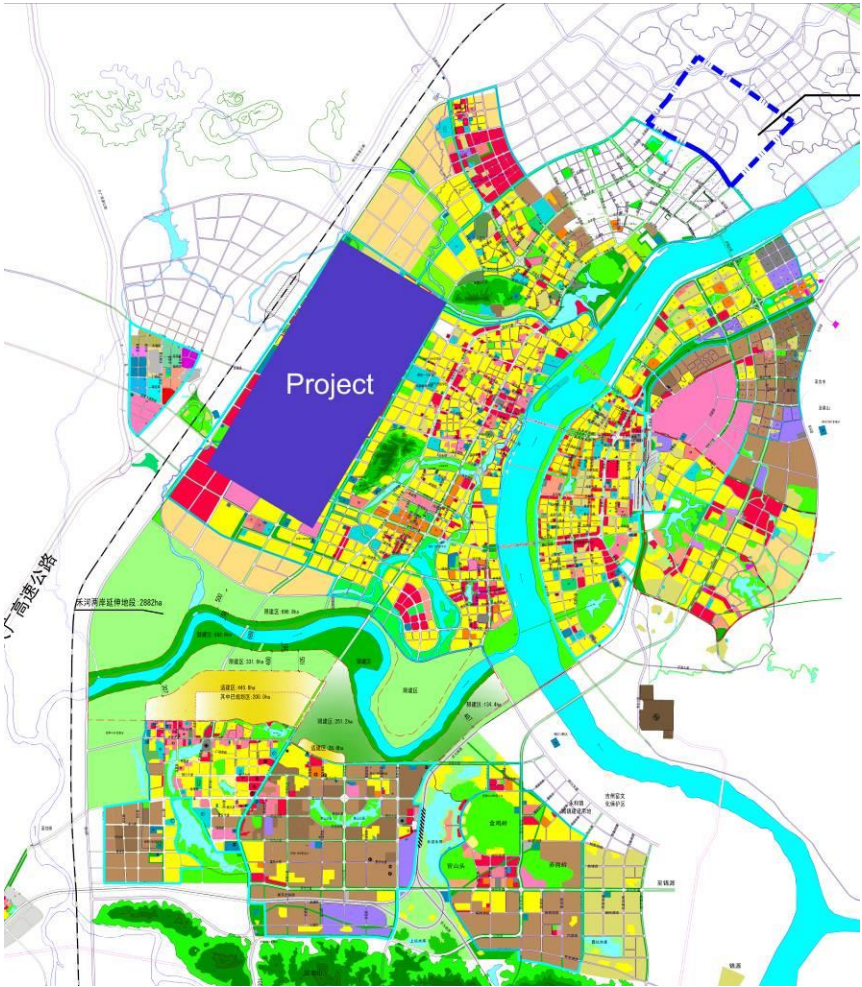
No.	Name	Scope	Scale			Grade	Content
			Width (m)	Length (m)	Land Area (mu)		
1	Urban Road			19,318	1368.964		
1.1	Junhua Avenue	South Ji'an Avenue – North Ji'an Avenue	55	7,795	646.199	Main road	Road works and support for sidewalks, lighting, bridge works
1.2	Boan Avenue	Jifu Road – West Shaoshan Road	40	3,147	191.332	Secondary road	Road works and support for sidewalks, lighting, bridge works
1.3	West Shaoshan Road	Jizhou Avenue – Boan Avenue	40	2,988	172.192	Secondary road	Road works and support for sidewalks, lighting, bridge works
1.4	West Yangming Road	Junhua Avenue – Junhua Avenue	55	2,049	165.06	Main road	Road works and support for sidewalks, lighting, bridge works
1.5	West Zhongshan Road	Jizhou Avenue – Boan Avenue	40	3,339	194.181	Secondary road	Road works and support for sidewalks, lighting, bridge works
2	Public Transportation	Project Area					Rapid bus lane improvement, BRT platform construction and equipment installation, BRT vehicle equipment, old railway station

No.	Name	Scope	Scale			Grade	Content
			Width (m)	Length (m)	Land Area (mu)		
3	Transportation Management and Safety	Project Area					multimodal transportation Improvement of traffic control system, traffic monitoring facilities
4	Environmental Protection	Project Area			1,622.002		Planting, Yudai River control, landscape works, lighting
5	Institutional Capacity Construction	Project Area					Project training and subject study
Total					2,990.966		

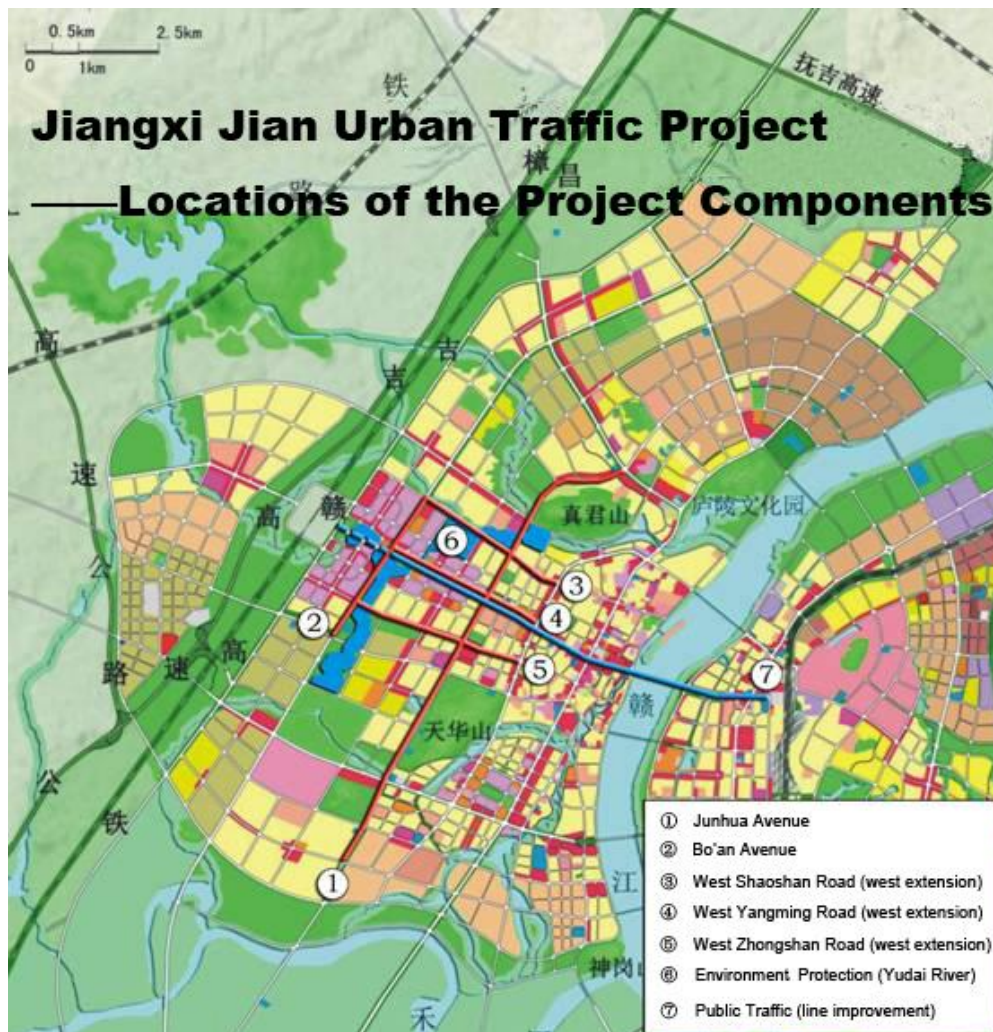
7. Figure 1.1 provides a geographical map of the project, and Figure 1.2 provides a general layout of five components involved with land acquisition and resettlement, with no.1–5 referring to the 5 roads, no.6 referring to environmental protection project (Yudai River), and no. 7 referring to public transportation project. Except for Public Transport Component, all urban road and river improvement component will be located within the West City Plan Area. A more detail description of current status and plan detail of West City Plan Area is provided in Annex 3.



Figure 1.1: Location of the Project



**Figure 1.2: Locations of the Project Components:  
Urban Roads, Environmental Protection, and Public Transportation**



### 1.2.3 Project Implementation Schedule

8. The project will be implemented from third quarter 2014 to second quarter 2019. Table 1.2 presents more details on the project implementation schedule.

**Table 1.2: Project Implementation Schedule**

Year & Quarter Activity	2014		2015				2016				2017				2018				2019	
	3 <sup>rd</sup>	4 <sup>th</sup>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	1 <sup>st</sup>	2 <sup>nd</sup>
BRT Construction																				
Station Square improvement <sup>(1)</sup>																				
Rehabilitation of Yudai River																				
Landscaping of Yudai River																				
Junhua Road																				
Bo'an Road																				
Yangming West Road																				
Shaoshan West Road																				
Zhongshan West Road																				
Traffic Management																				
Land acquisition and resettlement																				

Note: Since all work will be done within the current state square, no land acquisition and resettlement is required.

#### 1.2.4 Social and Economic Benefits of the Project

9. The project will have the following positive impacts in the project area(s):

- 1) The project creates good infrastructure condition for the construction of Nanchang-Ji'an-Ganzhou intercity high-speed railway line, since Ji'an Station is located in the middle of the project area. The Project with development of Ji'an Station Area will have great effects on Ji'an urban development.
- 2) The project will contribute to promote the development of Ji'an urban infrastructure, improve urban public transit, and also effectively improve road traffic jam problems of Yangming Road and Jinggangshan Avenue in Ji'an central district.
- 3) With construction of the project, the infrastructure in the west area of Ji'an city will be developed. The roads construction in the project will contribute forming a rapid, safe and convenient transportation network between the west area and the central district in Ji'an and nearby counties and cities. It can also improve efficiency of transportation, save trip time, and improve Ji'an urban traffic conditions and investment environment.
- 4) The implementation of Yudai River reconstruction will improve the system of flood control and drainage, improve the capability to guard against flood disaster, effectively reduce the frequency of flood threats. It also benefits to improve ecological environment of the west area of Ji'an, beautify the urban environment, and conserve the water and soil of the areas surrounding Yudai River.

#### 1.3 Scope of Impact

10. According to the ***Detailed Planning Control Plan in West District of Ji'an Central City*** (2011–2030), the project lies in the west area of Ji'an central district, it borders North Ji'an Avenue to the north, South Ji'an Avenue to the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. The total land acquisition for the Project is 2991 mu. Five urban roads (including Junhua Avenue, Boan Avenue, West Shaoshan Road, West Yangming Road and West Zhongshan Road) of 19318 m in length requiring 1369 mu of land. The public transportation component includes BRT (Jinggangshan Avenue) and railway multimodal transportation. They will be constructed on the existing roads with no land acquisition and resettlement. Similarly, the GEF related activities will not result in any LAR impacts. The environmental protection project includes Yudai River renovation, flood protection, and greening, which acquires 1,622 mu of land areas.

11. According to the impact measurement survey conducted by JIDC,<sup>2</sup> the project would acquire 2,991 mu of land, including 2434 mu of rural land and 557 mu of state land. The project will affect 1548 mu farmland, 198 mu dry land, 4 mu garden, and 303 mu woodland, 140 mu pond, 65 mu ditch, 3 mu grave, 135 mu house site, and 38 mu road. A total of 70681.5 m<sup>2</sup> of rural housing will be demolished, which directly affect 8 villages and 26 village groups from 12 villages in 4 towns with 184 households and 806 persons; and 9,177.54 m<sup>2</sup> urban housing will be demolished, which directly affect 90 households and 360 persons. A total of 14 work units will be affected, which directly affect 457.742 mu land, 14,794.95 m<sup>2</sup> building and 188 employees.

---

<sup>2</sup> The impact survey is based on red line set in the preliminary design even though the FSR has not yet been approved. There are unlikely to be any changes in the design and the red lines will remain unchanged. The survey was conducted by a team organized by EA with participation of all affected townships and villages. It is detailed and comprehensive. If the red line will not change after detail design, the survey outcome could be used as detail measurement survey.

Table 1.3 presents more details on the APs. The overall 1832 households and 7337 persons will be impacted by the project.

**Table 1.3: Summary of the APs**

		Unit	Quantity
<b>Land Acquisition</b>			
State land		Mu	557.42
Collective land		Mu	2433.546
<b>Total</b>		Mu	<b>2990.966</b>
<b>House Demolition</b>			
Resident house	urban	m <sup>2</sup>	9177.54
	rural	m <sup>2</sup>	70681.5
Work Units		m <sup>2</sup>	14794.95
<b>Total</b>		m <sup>2</sup>	<b>94653.99</b>
<b>Households and APs</b>			
Land acquisition (Rural)		Household	1,558
		Person	5,983
Rural house demolition and land acquisition		Household	184
		Person	806
Total (Rural LAR)		Household	1,742
		Persons	6,789
Urban house demolition		Household	90
		Person	360
Total		Households	1832
		Persons	7149
Work Units		number of units	14
		employees (person)	188

## 1.4 Preparation of the Resettlement Plan

### 1.4.1 Basis and Objectives of the Resettlement Plan

12. The project design and the RP preparation were based on the following documents:
  1. Ji'an Urban General Plan (2007–2020)
  2. Detailed Control Plan in West District of Ji'an Central City (2011–2030)
  3. “The Twelfth Five-year” Plan of Ji'an Municipality National Economic and Social Development; “The Twelfth Five-year” Plan of Ji'an Municipality Transportation(2011–2015); “The Special Urban Public Transportation Plan of Ji'an City” (2010–2020)
  4. Feasibility Study Report on Ji'an Urban Infrastructure Improvement Project (Jiangxi Zhongchang Company)
13. The policies to prepare the RP included the following (see details in Section 4):
  - 1) The Land Administration Law of PRC 2004;
  - 2) Regulation on the Expropriation of Buildings on State-owned Land and Compensation (2011)
  - 3) Regulations and Decrees Issued by Jiangxi Province; (2010-2012)
  - 4) Regulations and Policies Issued by Ji'an Municipality; (2010-2012)

- 5) ADB's Safeguard Policy Statement (June 2009), Safeguards Requirements 2 for Involuntary Resettlement

14. The policy objectives for the RP have been taken into consideration and incorporated as follows:

- 1) Wherever possible, adopt the engineering, technical, and economic measures necessary to avoid or minimize the scope of land acquisition and resettlement. If land acquisition and resettlement is unavoidable, effective measures should be adopted as much as possible to minimize the impact of LAR on local residents.
- 2) In the project preparation phase, conduct a social impact assessment and prepare the RP.
- 3) The resettlement plan shall be based on a detailed inventory of physical impacts and compensation standards based on replacement costs in order to ensure that the incomes and livelihoods of affected persons will be improved compared to their levels prior to displacement.
- 4) Rehabilitation shall be based on social impact assessment and will address the issues of livelihood restoration and maintaining the community character and cohesiveness.
- 5) The development resettlement model should be promoted. The resettlement plan in the peri-urban areas shall be developed on the basis of integrating the APs into urban development plan.
- 6) The APs and original residents in the resettlement sites are encouraged to participate in the resettlement planning.
- 7) The relocated people will be resettled within their original or planned new communities.
- 8) The APs and the existing residents in resettlement sites shall all benefit from the project.

## **1.5 Measures to Reduce Project Effect**

15. According to the principle of siting project and policy guidance of ADB's (SPS 2009) involuntary resettlement policy, JIDC and FSR preparation agency have undertaken necessary measures to reduce the project effect on APs, and have tried to minimize the negative impact. These include measures such as reducing land acquisition and houses demolition, reducing temporary occupation as possible, using reasonable measures to reduce the negative impact on people's trip and travel during the project implementation, reasonably arranging project construction period and time frame to minimize the implementation effect, etc.



**Table 1.4: Project Adjustment to minimize LAR Impacts**

Subproject		Scope	Site select and mitigation measures	Before optimization		After optimization		D-value	
				permanent land acquisition	temporary ground	permanent land acquisition	temporary ground	permanent land acquisition	temporary ground
				mu	Mu	mu	mu	mu	mu
Urban Road	Junhua Avenue	South Ji'an Avenue-North Ji'an Avenue	shorten road length 1000 m, use expropriated land as temporary ground	730.963	70	646.199	0	—84.764	—70
	Bo'an Avenue	Jifu Road-West Shaoshan Road	revise plan to reduce road width, use expropriated land as temporary ground	259.6275	26	191.332	0	—68.2955	—26
	West Shaoshan Road	Jizhou Avenue-Bo'an Avenue	use expropriated land as temporary ground	172.192	15	172.192	0	0	—15
	West Yangming Road	Junhua Avenue-Bo'an Avenue	revise plan to reduce road width, use expropriated land as temporary ground	184.41	16	165.06	0	—19.35	—16
	West Zhongshan Road	Jizhou Avenue-Bo'an Avenue	use expropriated land as temporary ground	194.181	20	194.181	0	0	—20
Environmental Protection	Yudai River		Use original river course, as possible, use expropriated land as temporary ground	1622.002	145	1622.002	0	0	—145
Total				3163.376	292	2990.966	0	—172.4095	—292

## **2. Resettlement Impact**

### **2.1 Project Impact Survey**

#### **2.1.1 Contents of the Survey**

16. Between June and August 2013, an impact survey team was organized by JIDC including the staff of JIDC, the Social Investigation Office of Jiangxi Academy of Social Sciences, Ji'an Demolition and Resettlement Office, Ji'an Land and Resources Bureau, Ji'an Planning and Construction Bureau, and representatives from local agencies such as township governments, affected towns and villages. The team conducted impact surveys in areas affected by the project based on the design of the proposed project components and topographic maps of the local area. The contents of surveys included the scope of land acquisition, the number of households affected by land acquisition, the amount of houses and auxiliary facilities to be demolished, the number of relocated households, the volume of scattered trees and other properties, public service facilities, and special infrastructure to be affected.<sup>3</sup>

#### **2.1.2 Survey Methodology**

##### **(1) Land Acquisition**

17. The team visited the sites with a topographic map of 1:1,000 in hand to determine out the land area required for the project and the ownership and land use rights of affected land parcels, for affected villages to assess types of cultivated land, orchard land, fish ponds, and wood land.

##### **(2) Project Affected Persons**

18. During the course of the LAR demographic census, APs were classified into two categories: those affected by land acquisition, and those affected by housing demolition and relocation. For rural relocated households, all of them are affected by both house demolition and land acquisitions. The affected population was further surveyed to record registration, nationality, age structure, education, and employment status as part of the social economic survey. Detailed analysis of the survey is presented in the next chapter of this report. The population was checked on site according to the household register card, and the results of surveys were registered in the record books as a population census.

##### **(3) Houses and Auxiliary Facilities**

19. The measurement surveys were conducted based on house structures. In accordance with certified property rights and the construction years of the affected houses, the floor area of every house and the quantities of auxiliary facilities were measured and counted for every affected household, and registered in the record book.

---

<sup>3</sup> Even though the survey is based on red line set during FRS stage, the survey is detail and comprehensive similar as detailed measurement survey. If red line is not changed during detail design, the survey result could be used as DMS.



## **2.2 Land Acquisition and Scope of Resettlement**

### **2.2.1 Land Acquisition**

#### **(1) General Condition**

20. The project involves land acquisition of 2,990.966 mu, including rural collective land 2,433.546 mu accounting for 81.36% of total expropriated land, state-owned land 557.42 mu accounting for 18.64% of total expropriated land. The affected rural collective land include 1,547.549 mu of paddies, 197.581 mu of dry land, 4.074 mu of garden plots, 303.026 mu of woodland, 140.057 mu of pond, 64.549 mu of ditches, 2.963 mu of graves, 135.332 mu of house sites, and 38.415 mu of road, which account for 63.59%, 8.12%, 0.17%, 12.45%, 5.76%, 2.65%, 0.12%, 5.56%, and 1.58% of collective land respectively. The details of collective land acquisition are shown in Table 2.1.

Table 2.1: Land Acquisition

No.	Item	Content	Paddy (mu)	Dry Land (mu)	Garden Plot (mu)	Wood-land (mu)	Pond (mu)	Ditch (mu)	Grave (mu)	Residential Area (mu)	Road (mu)	Collective Land (mu)	State-owned Land (mu)	Subtotal (mu)
A	Road		1	2	3	4	5	6	7	8	9	1-9	10	1-10
1	Junhua Avenue	South Ji'an Avenue—North Ji'an Avenue	154.479	32.753	0.789	43.206	29.098	2.142	0	40.929	4.041	307.41	338.789	646.199
2	Boan Avenue	Jifu Road—West Shaoshan Road	95.338	12.577	0	30.606	16.689	1.311		28.919	3.182	188.622	2.71	191.332
3	West Shaoshan Road	Jizhou Avenue—Boan Avenue	84.882	13.913	0	13.157	8.628	2.693	0	20.207	0.565	144.045	28.147	172.192
4.1	West Yangming Road	Jizhou Avenue—Junhua Avenue										0	80.779	80.779
4.2	West Yangming Road	Junhua Avenue—Boan Avenue	69.927	45.701	0	20.324	11.544	1.603	0	7.423	2.467	158.989	6.071	165.06
5	West Zhongshan Road	Jizhou Avenue—Boan Avenue	33.985	16.559	0	38.492	6.276	0.047	0	18.998	1.376	115.733	78.448	194.181
B	Public Traffic	Jinggangshan Avenue (North city roundabout—Junshan Avenue)										0		
C	Traffic Management and Safety	Project Area										0		
D	Environmental	Project	1108.938	76.078	3.285	157.241	67.822	56.753	2.963	18.856	26.811	1,518.747	103.255	1,622.002

No.	Item	Content	Paddy (mu)	Dry Land (mu)	Garden Plot (mu)	Wood- land (mu)	Pond (mu)	Ditch (mu)	Grave (mu)	Residential Area (mu)	Road (mu)	Collective Land (mu)	State- owned Land (mu)	Subtotal (mu)
	Protection	Area												
	Total		1547.549	197.581	4.074	303.026	140.057	64.549	2.963	135.332	38.415	2,433.546	557.42	2,990.966

## (2) Rural Collective Land Acquisition

21. The project involves rural collective land acquisition of 2,433.546 mu, including paddy 1,547.549 mu, dry land 197.581 mu, garden plot 4.074 mu, woodland 303.026 mu, pond 140.057 mu, ditch 64.549 mu, grave 2.963 mu, house site 135.332 mu, and road 38.415 mu. A total 4 towns (sub-districts), 12 village committees, and 48 village groups with 1742 households shall be affected by the project. Because the rehabilitation in affected villages for the project is based on the method of distributing compensation equally among all members in village group and redistributing remaining farmland equally among all village group members, the affected households are all the households of affected village groups. According to a survey, a total 1,742 household and 6,789 persons will be affected by land acquisition of the project. The details of affected land area, households and population are shown in Table 2.2.

**Table 2.2: Affected Land Area, Households and Population of Village Groups**

Township/ Subdistrict	Village Committee	Village Group	Subproject	Acquired Land Areas (mu)	House- holds (HH)	Population (person)
Changtang	Miaobei	Zhenxiquiao	Yudai River, Junhua Avenue	36.656	176	563
		Luoja	Junhua Avenue	0.187	70	278
		Lukou	Junhua Avenue	63.548	31	150
	Subtotal			100.391	277	991
Baitang	Chengshang	Group 1	Yudai River, Bo'an Avenue, West Yangming Road	76.756	32	122
		Group 2	Yudai River, Bo'an Avenue, West Yangming Road	68.472	39	168
		Group 3	Bo'an Avenue, West Yangming Road	36.702	32	105
		Group 4	Yudai River	155.554	45	196
	Jinan	Group 2	Junhua Avenue, West Yangming Road	15.034	16	67
		Group 3	Junhua Avenue, West Yangming Road	10.945	25	110
		Group 4	Yudai River, West Shaoshan Road	101.304	47	220
		Group 5	Yudai River, West Shaoshan Road	94.604	16	76
		Group 6	Yudai River, West Yangming Road	61.018	25	100
		Group 7	Yudai River, West Yangming Road	22.943	28	110
		Group 8	Yudai River, West Yangming Road	95.997	38	157
		Group 9	Yudai River, West Shaoshan Road	41.725	19	92
	Wuli	Group 2	West Shaoshan Road	4.736	52	150
		Group 3	West Shaoshan Road	6.423	45	143
		Group 4	Junhua Avenue, West Shaoshan Road, Yudai River	23.796	42	156
		Group 5	Junhua Avenue, Yudai	20.54	35	99

Township/ Subdistrict	Village Committee	Village Group	Subproject	Acquired Land Areas (mu)	House- holds (HH)	Population (person)
			River, West Shaoshan Road			
			Group 6 Yudai River, Junhua Avenue, West Shaoshan Road	38.925	42	141
			Group 7 Yudai River, Junhua Avenue, West Shaoshan Road	46.454	45	164
			Group 8 Yudai River, Junhua Avenue	68.249	27	107
			Group 9 Yudai River, Junhua Avenue	36.904	27	100
		Baitang	Group 1 West Zhongshan Road	7.471	63	296
			Group 2 Junhua Avenue, West Yangming Road	52.988	47	168
			Group 3 Junhua Avenue, West Zhongshan Road	26.503	34	111
			Group 4 Junhua Avenue, West Zhongshan Road	12.761	51	203
			Group 5 West Yangming Road	9.817	25	114
	Nianfeng	Group 5	Junhua Avenue	3.73	51	194
	Subtotal			1,140.351	948	3,669
Hebu	Zeingjia	Group 1	Junhua Avenue	3.564	48	181
		Group 3	Junhua Avenue	44.021	35	152
	Jifeng	Group 6	Junhua Avenue	18.455	25	85
		subtotal		66.04	108	418
Xingqiao	Jiangbian	Group 2	Yudai River	0.839	24	100
		Group 4	Yudai River, West Shaoshan Road	214.66	12	51
		Group 5	Yudai River	0.029	21	92
		Group 6	Yudai River	113.013	24	98
		Group 7	Yudai River, Bo'an Avenue, West Shaoshan Road	201.14	31	143
		Group 8	Yudai River	67.386	31	131
		Renjia	Yudai River, Bo'an Avenue, West Shaoshan Road	78.088	26	113
	Liangyuan	Group 5	Yudai River	20.592	12	49
		Group 6	Yudai River	19.402	16	60
		Group 7	Yudai River	21.417	34	129
		Group 9	Yudai River	1.208	12	60
	Luotang	Group 4	West Zhongshan Road	64.869	34	140
		Group 5	West Zhongshan Road	8.276	16	85
		Group 6	River, Bo'an Avenue, West Zhongshan Road	145.42	56	236

Township/ Subdistrict	Village Committee	Village Group	Subproject	Acquired Land Areas (mu)	House- holds (HH)	Population (person)
		Group 7	Yudai River, Bo'an Avenue, West Yangming Road	161.226	25	102
		Group 8	Yudai River	9.199	35	122
		Subtotal		1,126.764	409	1,711
Total				2,433.546	1,742	6,789

Note: The acquired land areas are total rural land areas. Among them, about two thirds are farmland.

### (3) Attached Facilities of Collective Land

22. The affected attached facilities of collective land are shown in Table 2.3.

**Table 2.3: Attached Facilities of Collective Land**

Village	Road	Low Tension Wire (KM)	Telephone Line (KM)	Cable (m)	Well (m)	Scatter Tree (tree) <sup>4</sup>	High Tension Wire (KM)
Jinan	Junhua Avenue	0.3	0.4	850		200	
	West Yangming Road	4	2	800		8,000	
	West Shaoshan Road	3	2	700	1,200	50	
Chengshang	West Yangming Road	0.2	0.15				
	Bo'an Avenue	0.2	0.1			3,000	
	Yudai Riever	1.5					
Wuli	West Shaoshan Road	10	4	5,000	2,000	100	
	Junhua Avenue			3,000		20	
	Yudai River	3	1				
Baitang	West Zhongshan Road	3			580	10	
	Junhua Avenue	2		2,000		20	
Miaobei						5,200	
Lukou	Junhua Avenue	0.7	0.33	330		580	0.44
Total		27.9	9.98	12,680	3,780	17,180	0.44

### (4) Permanent State-owned Land Acquisition

23. The state-owned land acquisition is 557.42 mu in the project. Total of 99.678 mu land of river and road in the affected state-owned land will be compensated, including 43.749 mu of river and 55.929 mu road. A total of 457.742 mu state-owned land acquired from affected work units need to be compensated. The details of state-owned land acquisition are shown in Table 2.4.

<sup>4</sup> The trees are not economic trees.

**Table 2.4: State-owned Land Acquisition**

<b>Subproject</b>	<b>Organization</b>	<b>State-owned and others</b>
Extension of West Yangming Road	River (state-owned)	6.071
	Subtotal	6.071
Extension of Shaoshan Road	Ji'an Forestry Bureau (Luohu Bay Wetland Park)	2.366
	Ji'an Wanjia Real Estate Company	13.678
	Present road	12.103
	Subtotal	28.147
Extension of West Zhongshan Road	Jizhou District Commerce Bureau	24.649
	Ji'an Department of Housing Management	16.753
	Ji'an Wanjia Real Estate Company	16.518
	Present road	20.528
	Subtotal	78.448
Junhua Avenue	Xiyanghong Welfare House	4.705
	Ji'an Welfare House	19.939
	Ji'an Wanjia Real Estate Company	33.418
	Ji'an New No.1 Middle School <sup>5</sup>	16.924
	Jizhou District Commerce Bureau	25.245
	Ji'an Forestry Bureau (Luohu Bay Wetland Park)	18.178
	Ji'an Bureau of Public Security, Ji'an Prison, and Ji'an Special Police Detachment	73.990
	Vocational and Technical College of Jinggangshan University <sup>6</sup>	10.932
	Jinggang Road and Bridge Leasing Company	3.297
	Warehouse of Ji'an Post Office	2.429
	Ji'an Construction Investment and Development Company	59.18
	Present road	22.666
	New Luling District Administration Committee	31.431
	Ji'an Municipal Party Committee Party School <sup>7</sup>	16.455
	Subtotal	338.789
Boan Avenue	Road	0.632
	River (state-owned)	2.078
	Subtotal	2.710
Yudan River	River (state-owned)	35.600
	Ji'an Forestry Bureau (Luohu Bay Wetland Park)	67.655
	Subtotal	103.255
<b>Total</b>		<b>557.42</b>

<sup>5</sup> No impact will have on school operation since land acquisition will not affect main buildings of the school. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

<sup>6</sup> The road will pass through Jinggangshan University. Following consultation with university management, the land acquisition and resettlement will not have impact on university operation. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

<sup>7</sup> The road will pass through Party School. Following consultation with school management, the land acquisition and resettlement will not have impact on university operation. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

## 2.2.2 Housing Demolition

### (1) Rural Housing Demolition

24. The project involves a total rural housing demolition of 70,681.5 m<sup>2</sup>, including brick-concrete structure 60,751 m<sup>2</sup>, brick-wood structure 9,334.5 m<sup>2</sup>, and simple structure 596 m<sup>2</sup>. Total area of principal residential room demolition is 58,965 m<sup>2</sup>.<sup>8</sup> A total of 4 townships, 8 villages and 26 village groups with 184 households and 806 persons will be affected by the project in terms of house demolition. For the affected village groups, the affected households account for 16.91% of total households. The details of general affected rural housing and affected households rate are shown in Table 2.5, Table 2.6, respectively.

25. The rural housing demolition involves 6 subprojects, including Bo'an Avenue with house demolition of 16,549.5 m<sup>2</sup> (23.41%), west extension of West Yangting Road with house demolition of 16,660 m<sup>2</sup> (23.57%), west extension of West Zhongshan Road with house demolition of 7,920 m<sup>2</sup> (11.21%), west extension of West Shaoshan Road with house demolition of 8,435 m<sup>2</sup> (11.93%), Junhua Avenue with house demolition of 15,974 m<sup>2</sup> (22.6%), and Yudai River environmental protection with house demolition of 5,143 m<sup>2</sup> (7.28%). The details of affected rural housing are shown in Table 2.7.

---

<sup>8</sup> In rural area, principal residential rooms refer to houses for living, and other houses such as kitchen, toilet, pigsty and storage are considered as auxiliary houses. The amount of replacement housing will be based on amount of principal house area.



Table 2.5: General Rural Housing Demolition

Town/ Subdistrict	Village	Village Group	Affected House- hold (HH)	Affected Population (person)	Principal Room		Kitchen		House		Pigsty		Toilet		Others			Subtotal (m <sup>2</sup> )
					Brick- Concrete (m <sup>2</sup> )	Brick- wood (m <sup>2</sup> )	Brick- Concrete (m <sup>2</sup> )	Brick- Wood (m <sup>2</sup> )	Brick- Concrete (m <sup>2</sup> )	Brick- Wood (m <sup>2</sup> )	Brick- Wood (m <sup>2</sup> )	Simple (m <sup>2</sup> )	Brick- Wood (m <sup>2</sup> )	Simple (m <sup>2</sup> )	Brick- Concrete (m <sup>2</sup> )	Brick- Wood (m <sup>2</sup> )	Simple (m <sup>2</sup> )	
Xingqiao Town	Jiang- bian	Group 4	1	6	300				30				3					333
		Renjia	1	4	300				40				3					343
	Luotang	Group 4	6	20	735		70		280				21					1,106
		Group 6	4	18	540		330		500				17	11				1,398
		Group 7	12	57	4,910		48		1,058		100		43.5				45	6,204.5
Baitang Subdistrict	Cheng- shang	Group 1	14	64	3,620	900	780	0	100	0	100	0	0	0		250	50	5,800
		Group 2	24	108	6,990	1,650	1,080	210	280	200	0	0	0	50		300	100	10,860
		Group 3	24	85	6,100	240	410	348	260	40	100							7,498
		Group 4	6	33	1,770	0	310	0	240	100	50	0	0	0		0	0	2,470
	Baitang	Group 1	19	90	5,650													5,650
		Group 2	1	4							280							280
		Group 3	8	36	2,270													2,270
	Wuli	Group 2	2	8	900		30											930
		Group 3	4	23	1,400	200	80	25										1,705
		Group 4	9	44	3,090	890												3,980
		Group 5	5	25	1,420													1,420
		Group 6													15*			15
		Group 7	1	6	400													400
		Group 9	1	4		1,400									75			1,475
	Jinan	Group 3	7	38	2,000		360				200		30				340	2,930
		Group 4	1	5	220													220
		Group 5	1	9	350													350
		Group 7	3	14	1,200		60											1,260
		Group 8	4	16	1,200													1,200
Hebu	Jifeng	Group 6	25	85	8,230	0	720	250	0	640	450	0	54	0		0	0	10,344
Changtang	Miaobei	Zhenxiqiao	1	4		90		15			130		5					240
Total			184	806	53595	5370	4278	848	2788	980	1410	0	176.5	61	75	550	535	70681.5

Note: the houses that belong to Group 6 of Wuli village are pumping room and are collective ownership.

**Table 2.6: Rate of Affected Households in Village with Rural Housing Demolition**

Town/ Subdistrict	Village	Village Group	Total Households (HH)	Population (person)	Area (m <sup>2</sup> )	Affected Households (HH)	Affected Population (person)	Share of Total HH (%)
Xingqiao Town	Jiangbian	Group 4	12	51	333	1	6	8.33
		Renjia	26	113	343	1	4	3.85
	Luotang	Group 4	34	140	1,106	6	20	17.65
		Group 6	56	236	1,398	4	18	7.14
		Group 7	25	102	6,204.5	12	57	48.00
Baitang District	Cheng- shang	Group 1	32	122	5,800	14	64	43.75
		Group 2	39	168	10,860	24	108	61.54
		Group 3	32	105	7,498	24	85	75.00
		Group 4	45	196	2,470	6	33	13.33
	Baitang	Group 1	63	296	5,650	19	90	30.16
		Group 2	47	168	280	1	4	2.13
		Group 3	34	111	2,270	8	36	23.53
	Wuli	Group 2	52	150	930	2	8	3.85
		Group 3	45	143	1,705	4	23	8.89
		Group 4	42	156	3,980	9	44	21.43
		Group 5	35	99	1,420	5	25	14.29
		Group 6	42	141	15			0.00
		Group 7	45	164	400	1	6	2.22
		Group 9	27	100	1,475	1	4	3.70
	Jinan	Group 3	25	110	2,930	7	38	28.00
		Group 4	47	220	220	1	5	2.13
		Group 5	16	76	350	1	9	6.25
		Group 7	28	110	1,260	3	14	10.71
		Group 8	38	157	1,200	4	16	10.53
Hebu	Jifeng	Group 6	25	85	10,344	25	85	100
Changtang	Miaobei	Zhenxiqiao	176	563	240	1	4	0.57
Total			1088	4082	70681.5	184	806	16.91

Note: For Wuli Village Group 6, the affected structure is collectively owned structure.

**Table 2.7: Rural Housing Demolition and Relocated Households of Subprojects**

Subproject	Town/ Subdistrict	Village	Village Group	Affected Household (HH)	Affected Population (person)	Area (m <sup>2</sup> )
Boan Avenue	Baitang	Chengshang	Group 3	24	85	7,498
	Xingqiao	Jiangbian	Renjia	1	4	343
		Luotang	Group 4	6	20	1,106
			Group 6	4	18	1,398
			Group 7	12	57	6,204.5
				47	184	16,549.5
	Subtotal					
West Extension of West Yangming Road	Baitang	Chengshang	Group 1	14	64	5,800
			Group 2	24	108	10,860
	Subtotal			38	172	16,660
West Extension of West Zhongshan Road	Baitang	Baitang	Group 1	19	90	5,650
			Group 3	8	36	2,270
	Subtotal			27	126	7,920
West Extension of West Shaoshan Road	Baibang	Wuli	Group 2	2	8	930
			Group 3	4	23	1,705
			Group 4	9	44	3,980
			Group 5	5	25	1,420
			Group 7	1	6	400
				21	106	8,435
	Subtotal					
Junhua Avenue	Baitang	Jinan	Group 3	7	38	2,930
			Group 7	3	14	1,260
			Group 8	4	16	1,200
	Hebu	Jifeng	Group 6	25	85	10,344
	Changtang	Miaobei	Zhenxiqiao	1	4	240
	Subtotal			79	293	29,032
Yudai River	Baitang	Chengshang	Group 4	6	33	2,470
		Baitang	Group 2	1	4	280
		Wuli	Group 6			15
			Group 9	1	4	1,475
		Jinan	Group 4	1	5	220
			Group 5	1	9	350
	Xingqiao	Jiangbian	Group 4	1	6	333
	Subtotal			11	61	5,143
Total				184	806	70,681.5

## (2) Attached Facilities Demolition of Rural Housing

26. The details of attached facilities demolitions are shown in Table 2.8.

**Table 2.8: Attached Facilities of Rural Housing**

Item	Category	Unit	Number
Well	Concrete Deep Wells (Above 2 Meters in Diameter)	well	5
	Concrete Deep Wells (Below 2 Meters in Diameter)	well	36
	Pressure Tunnel Well	well	40
	Pressure Well	well	67
Marsh Fas Tank	Concrete Structure	well	31
Water			183
Electric			183
Wire Television			192
Telephone			93
Broadband			123
Air Conditioner	Hanging Air Conditioner	set	176
	Vertical Air Conditioner	set	8
Iron Gate		set	159
Wall	Level 1	meter	3,780
Manure Storage (Pond)	Complete Concrete Structure	well	75
	Incomplete Concrete Structure or Soil Structure	well	2
Foundation	Ring Beam Foundation		
	Brick (Stone) Foundation		
Fruit Tree <sup>9</sup>	Above 4 Years and Bearing Fruits	tree	234
	Below 4 Years and Unbearing Fruits	tree	201
Miscellaneous Tree	Above 5 years	tree	275
	Below 5 years	tree	21
Rare Tree	Tree		
Grave	Gravestone <sup>10</sup>	piece	165
	No Gravestone	piece	

## (3) Urban Housing Demolition

27. Total area of urban housing demolition is 9,177.54 m<sup>2</sup> of concrete structure. The project will affect 90 households and 360 persons. The details of urban housing demolition are shown in Table 2.9.

**Table 2.9: Summary of Urban Housing Demolition**

Name	Location	Affected Household (HH)	Affected Population (person)	Area (m <sup>2</sup> )
Junan Avenue	South of Jian	1	4	500.54
	Jifu Road	89	356	8,677
Total		90	360	9,177.54

<sup>9</sup> The fruit trees are for household consumption not for commercial purpose.

<sup>10</sup> The Project will make efforts to cause minimum disturbance and if such avoidance is not possible these will be compensated and relocation site will be provided by the village, and consultation will be carried out prior to implementation. PMO will ensure that any related grievance will be dealt with by responsible agency.

### 2.2.3 Affected Organizations or Work Units

28. A total of 14 organizations will be affected by the project, including an unused warehouse of the Ji'an Post Bureau, Jizhou District Welfare House, Vocational and Technical College of Jinggangshan University, Jinggang Road and Bridge Leasing Company, and Ji'an Bureau of Public Security. There are 10 organizations which only involve land acquisition including Ji'an Welfare House, Ji'an Bureau of Public Security, Ji'an Forestry Bureau, Jizhou District Commerce Bureau, Ji'an Department of Housing Management, Ji'an New No.1 Middle School, etc. The land areas are state owned and the land acquisition alone is not expected to have an impact on regular work of the affected organizations.

29. The details of affected organizations are shown in Table 2.10.

**Table 2.10: Affected Organizations**

Organization	Land Acquisition (mu)	Total Area of Building (m <sup>2</sup> )	Demolition Area (m <sup>2</sup> )		Staff (person)
			licensed	Un-licensed	
Disused Warehouse of Ji'an Post Bureau	2.429	216.25	216.25	0	1
Xiyanghong Welfare House	4.705		2,978.5		9
Vocational and Technical College of Jinggangshan University	10.932	39,000	8,703.2		174
Jinggang Road and Bridge Leasing Company	3.297	4.950	2,897		20
Ji'an Bureau of Public Security	73.99				
Ji'an Forestry Bureau (Luohu Bay Wetland Park)	88.199				
Ji'an Wanjia Real Estate Company	63.614				
Jizhou District Commerce Bureau	49.894				
Ji'an Department of Housing Management	16.753				
Ji'an New No.1 Middle School	16.924				
Ji'an Urban Investment and Development Company, Ltd.	59.18				
New Luling District Administration Committee	31.431				
Ji'an Municipal Party Committee Party School	16.455				
Ji'an Welfare House	19.939				
Total	457.742	44,165.25	14,794.95	0	188

### 2.2.4 Vulnerable Groups

30. According to the surveys, a total of 6,789 persons within 1,742 households of collective land shall be affected by the project, including 184 rural households and 806 persons who will be affected by both land acquisition and housing demolition. There are 90 urban households and 360 persons whose houses on state-owned land that will be affected by the project. Because there are no vulnerable groups (VGs) in state-owned land acquisition, the VGs include the rural poor persons resulting from deformity, disease, and old age. According to the surveys, among total affected households, 303 persons are considered as vulnerable and shall be given special help during the course of resettlement. All of them are low income people, including 150 women, 62 elderly, 102 disabled and 56 with health problems. There is only one ethnic minority

household among total affected and it does not belong to low income or vulnerable category. The details of VGs are shown in Table 2.11.

**Table 2.11: Affected Vulnerable Groups**

Town/ Subdistrict	Village Committee	Village Group	VGs Population (person)
Changtang	Miaobei	Zhenxiqiao	29
		Luoja	10
	Lukou	Shihuling	6
Baitang	Chengshang	Group 1	6
		Group 2	9
		Group 3	5
		Group 4	7
	Jinan	Group 2	2
		Group 3	6
		Group 4	4
		Group 5	4
		Group 6	3
		Group 7	7
		Group 8	8
		Group 9	3
		Wuli	Group 2
	Group 3		16
	Group 4		6
	Group 5		4
	Group 6		4
	Group 7		7
	Group 8		2
	Group 9		2
	Baitang		Group 1
		Group 2	4
		Group 3	4
		Group 4	9
		Group 5	2
	Nianfeng	Group 5	6
Hebu	Zengjia	Group 1	6
		Group 3	10
	Jifeng	Group 6	10
Xingqiao	Jiangbian	Group 2	6
		Group 4	3
		Group 5	5
		Group 6	3
		Group 7	4
		Group 8	3
		Renjia	8
		Liangyuan	Group 5
	Group 6		2
	Group 7		11
	Group 9		4
	Luotang	Group 4	2
		Group 5	1
		Group 6	10
		Group 7	1
		Group 8	8
Total			303

### 2.2.5 Impact on Collective Land Acquisition

31. From Table 2.2, the project will affect 48 village groups with 1,742 households and 6789 persons. Among them, 45 village groups will lose farmland, affecting 1,646 households and 6,403 persons. The remaining 3 village groups will not lose any farmland. On average, the per capita land will be reduced from 1.26 mu to 0.99 mu after land acquisition. The details of village group acquisition are shown in Table 2.12.

- 1) A total of 340 households and 1,216 persons in 8 village groups have per capita land below 0.3 mu before land acquisition. There is only one village group with 63 households and 296 persons where the affected rate is less than 10%; 2 village groups with 97 households and 293 persons fall within affected rates between 10% to 30%; 2 village groups with 58 household and 223 persons fall within affected rates between 30% to 50%; one village group with 35 households and 99 persons has an affected rate between 50% to 70%; one village group with 42 households and 141 persons has an affected rate between 70% to 90%; and one village group with 45 households and 164 persons has an affected rate between 90% to 100%. The details of affected households are shown in Table 2.13.
- 2) Total 474 households and 1,872 persons in 12 village groups have per capita land from 0.3 mu to 1mu before land acquisition. There are 5 village groups with 230 households and 864 persons with an affected rate less than 10%; 2 village groups with 69 households and 263 persons with an affected rate from 10% to 30%; 3 village groups with 121 households and 488 persons with an affected rate from 30% to 50%; one village group with 38 households and 157 persons with an affected rate from 50% to 70%; and one village group with 27 households and 107 persons with a rate from 90% to 100%. The details are shown in Table 2.14.
- 3) A total 533 households and 2,146 persons in 14 village groups have per capita land above 1 mu before land acquisition. There are 4 village groups with 245 households and 872 persons where the affected rate is less than 10%; 3 village groups with 118 households and 532 persons where the affected rates are from 10% to 30%; 4 village groups with 152 households and 645 persons where the affected rate is from 30% to 50%; only one village group with 31 households and 143 persons with an affected rate from 50% to 70%; and one village group with 16 households and 76 persons with an affected rate from 70% to 90%. The details are shown in Table 2.15.
- 4) A total 299 households and 1,169 persons in 12 village groups have per capita land above 2 mu before land acquisition. There is 7 village groups with 175 households and 665 persons where the affected rate is less than 10%; 3 village groups with 87 households and 351 persons where the affected rate is from 10% to 30%; 2 village groups with 37 households and 153 persons with an affected rate between 50% to 70%. There are no farmers who will suffer from entire loss of land. The details are shown in Table 2.16.
- 5) Among total affected households and persons, there are 1029 households and 4092 persons will lose more than 10% of their currently land holding, which account for 59% of total households. Based on ADB definition, all of them could be considered as severely affected people.



**Table 2.12: Impact on Land Acquisition of Village Groups**

Town/ Sub- district	Village Commit- tee	Village Group	Area of Acquired Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Population (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
Chang- Tang	Miaobei	Zhenxi- qiao	10.038	885	1.134	1.57	874.962	176	563	1.55
		Luoja	0.187	193	0.097	0.69	192.813	70	278	0.69
	Lukou	Shihu- ling	48.957	220	22.253	1.47	171.043	31	150	1.14
Bai- Tang	Cheng- Shang	Group 1	66.044	300	22.015	2.46	233.956	32	122	1.92
		Group 2	57.94	300	19.313	1.79	242.06	39	168	1.44
		Group 3	19.143	275	6.961	2.62	255.857	32	105	2.44
		Group 4	124.046	300	41.349	1.53	175.954	45	196	0.90
	Jinan	Group 2	5.185	15	34.567	0.22	9.815	16	67	0.15
		Group 3	5.22	78	6.692	0.71	72.78	25	110	0.66
		Group 4	60.128	200	30.064	0.91	139.872	47	220	0.64
		Group 5	79.078	109	72.549	1.43	29.922	16	76	0.39
		Group 6	59.164	119.7	49.427	1.20	60.536	25	100	0.61
		Group 7	11.63	123	9.455	1.12	111.37	28	110	1.01
		Group 8	82.044	156.7	52.357	1.00	74.656	38	157	0.48
		Group 9	30.781	109	28.239	1.18	78.219	19	92	0.85
	Wuli	Group 2	2.515	10.36	24.276	0.07	7.845	52	150	0.05
		Group 3	2.775	15	18.500	0.10	12.225	45	143	0.09
		Group 4	18.167	41.72	43.545	0.27	23.553	42	156	0.15
		Group 5	14.981	24.3	61.650	0.25	9.319	35	99	0.09
		Group 6	32.98	37.1	88.895	0.26	4.12	42	141	0.03
		Group 7	39.259	42.85	91.620	0.26	3.591	45	164	0.02
		Group 8	50.618	52.1	97.155	0.49	1.482	27	107	0.01
		Group	31.547	93.66	33.682	0.94	62.113	27	100	0.62

Town/ Sub-district	Village Commit- tee	Village Group	Area of Acquired Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Population (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
9										
	Baitang	Group 1	0.817	65	1.257	0.22	64.183	63	296	0.22
		Group 2	39.024	100	39.024	0.60	60.976	47	168	0.36
		Group 3	19.544	88	22.209	0.79	68.456	34	111	0.62
		Group 4	5.425	116	4.677	0.57	110.575	51	203	0.54
		Group 5	8.573	205	4.182	1.80	196.427	25	114	1.72
		Hebu	Zengjia	Group 1	2.709	181	1.497	1.00	178.291	48
Group 3	14.457			89.03	16.238	0.59	74.573	35	152	0.49
Jifeng	Group 6		2.084	64.1	3.251	0.75	62.016	25	85	0.73
Xing-qiao	Jiang-bian	Group 4	131.171	194	67.614	3.80	62.829	12	51	1.23
		Group 6	87.345	332	26.309	3.39	244.655	24	98	2.50
		Group 7	179.129	269	66.591	1.88	89.871	31	143	0.63
		Group 8	45.698	264	17.310	2.02	218.302	31	131	1.67
		Renjia	63.918	182	35.120	1.61	118.082	26	113	1.04
	Liang-Yuan	Group 5	7.426	170.1	4.366	3.47	162.674	12	49	3.32
		Group 6	14.302	166.8	8.574	2.78	152.498	16	60	2.54
		Group 7	14.351	334.7	4.288	2.59	320.349	34	129	2.48
		Group 9	0.221	177.5	0.125	2.96	177.279	12	60	2.95
		Luotang	Group 4	17.266	305	5.661	2.18	287.734	34	140
	Group 5		8.276	121	6.840	1.42	112.724	16	85	1.33
	Group 6		109.709	350	31.345	1.48	240.291	56	236	1.02
	Group 7		111.776	211	52.974	2.07	99.224	25	102	0.97
	Group 8		9.199	372	2.473	3.05	362.801	35	122	2.97
	Total		45	1744.847	8057.72	21.65	1.26	6312..873	1646	6403

**Table 2.13: Affected Household**

(per capita area of land below 0.3 mu before land acquisition)

Town/ Sub-district	Village Commit- tee	Village Group	Area of Acquir- ed Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Popula- tion (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
Baitang	Jinan	Group 2	5.185	15	34.567	0.22	9.815	16	67	0.15
	Wuli	Group 2	2.515	10.36	24.276	0.07	7.845	52	150	0.05
		Group 3	2.775	15	18.500	0.10	12.225	45	143	0.09
		Group 4	18.167	41.72	43.545	0.27	23.553	42	156	0.15
		Group 5	14.981	24.3	61.650	0.25	9.319	35	99	0.09
		Group 6	32.98	37.1	88.895	0.26	4.12	42	141	0.03
		Group 7	39.259	42.85	91.620	0.26	3.591	45	164	0.02
	Baitang	Group 1	0.817	65	1.257	0.22	64.183	63	296	0.22
Total		8	116.679	251.33	46.42	0.21	134.651	340	1,216	0.111

**Table 2.14: Affected Household**

(per capita area of land 0.3-1 mu before land acquisition)

Town/ Sub-district	Village Committee	Village Group	Area of Acquired Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Popula- tion (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
Chang-tang	Miaobei	Luojia	0.187	193	0.097	0.69	192.813	70	278	0.69
Baitang	Jinan	Group 3	5.22	78	6.692	0.71	72.78	25	110	0.66
		Group 4	60.128	200	30.064	0.91	139.872	47	220	0.64
		Group 8	82.044	156.7	52.357	1	74.656	38	157	0.48
	Wuli	Group 8	50.618	52.1	97.155	0.49	1.482	27	107	0.01
		Group 9	31.547	93.66	33.682	0.94	62.113	27	100	0.62
	Baitang	Group 2	39.024	100	39.024	0.60	60.976	47	168	0.36
		Group 3	19.544	88	22.209	0.79	68.456	34	111	0.62
		Group 4	5.425	116	4.677	0.57	110.575	51	203	0.54
Hebu	Zengjia	Group 1	2.709	181	1.497	1.00	178.291	48	181	0.99
		Group 3	14.457	89.03	16.238	0.59	74.573	35	152	0.49
	Jifeng	Group 6	2.084	64.1	3.251	0.75	62.016	25	85	0.73
Total		12	312.987	1411.59	22.17	0.75	1098.603	474	1872	0.59

**Table 2.15: Affected Household**

(per capita area of land 1-2 mu before land acquisition)

Town/ Sub-district	Village Commit- tee	Village Group	Area of Acquired Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Popula- tion (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
Chang- tang	Miaobei	Zhenxiqiao	10.038	885	1.134	1.57	874.962	176	563	1.55
	Lukou	Shihuling	48.957	220	22.253	1.47	171.043	31	150	1.14
	Cheng- Shang	Group 2	57.94	300	19.313	1.79	242.06	39	168	1.44
Baitang		Group 4	124.046	300	41.349	1.53	175.954	45	196	0.9
		Group 5	79.078	109	72.549	1.43	29.922	16	76	0.39
		Group 6	59.164	119.7	49.427	1.2	60.536	25	100	0.61
		Group 7	11.63	123	9.455	1.12	111.37	28	110	1.01
		Group 9	30.781	109	28.239	1.18	78.219	19	92	0.85
	Baitang	Group 5	8.573	205	4.182	1.80	196.427	25	114	1.72
Xingqiao	Jiangbian	Group 7	179.129	269	66.591	1.88	89.871	31	143	0.63
	Luotang	Renjia	63.918	182	35.12	1.61	118.082	26	113	1.04
		Group 5	8.276	121	6.84	1.42	112.724	16	85	1.33
		Group 6	109.709	350	31.345	1.48	240.291	56	236	1.02
Total		13	791.239	3292.7	24.03	1.53	2501.461	533	2146	1.17

**Table 2.16: Affected Household**

(per capita area of land above 2 mu before land acquisition)

Town/ Sub- district	Village Commit- tee	Village Group	Area of Acquired Land (mu)	Actual Land Area (mu)	Rate of Land Acquisi- tion (%)	Per Capita Area of Land before Land Acquisi- tion (mu)	Area of Land after Land Acquisi- tion (mu)	Affected House- hold (HH)	Affected Popula- tion (person)	Per Capita Area of Land after Land Acquisi- tion (mu)
Baitang	Cheng- shang	Group 1	66.044	300	22.015	2.46	233.956	32	122	1.92
		Group 3	19.143	275	6.961	2.62	255.857	32	105	2.44
		Group 4	131.171	194	67.614	3.8	62.829	12	51	1.23
Xingqiao	Jiangbian	Group 6	87.345	332	26.309	3.39	244.655	24	98	2.5
		Group 8	45.698	264	17.31	2.02	218.302	31	131	1.67
		Group 5	7.426	170.1	4.366	3.47	162.674	12	49	3.32
	Lianyuan	Group 6	14.302	166.8	8.574	2.78	152.498	16	60	2.54
		Group 7	14.351	334.7	4.288	2.59	320.349	34	129	2.48
		Group 9	0.221	177.5	0.125	2.96	177.279	12	60	2.95
		Group 4	17.266	305	5.661	2.18	287.734	34	140	2.06
	Luotang	Group 7	111.776	211	52.974	2.07	99.224	25	102	0.97
		Group 8	9.199	372	2.473	3.05	362.801	35	122	2.97
		Total	12	523.942	3,102.1	16.89	2.654	2,578.158	299	1,169

32. The project is located in the suburb of Ji'an city, and the Wuli village committee and Nianfeng village committee, Baitang village committee and Jinan village committee of Baitang sub-district have been involved with land acquisition in the recent past. The per capita area of land in village Group 2, Group 3, Group 4, Group 5, Group 6 and Group 7 of Wuli village committee, village Group 1 of Baitang village committee, and village Group 2 of Jinan village committee are below 0.3 mu before land acquisition for the project, the farmers in these village groups are considered as "land loss farmers".<sup>11</sup> Located near the center of Ji'an city and with convenient traffic, the farmers in these villages are engaging in various non-farm activities and non-farm income account for larger share of their income sources. In some village groups, such as those in Baitang, Chengshang and Jinan villages in Baitang sub-district, Zengjia and Jifeng villages in Hebu Town, and Jiangbian in Xingqiao Town, due to planting vegetables and rice, the agriculture income is their important family income. In a few village groups, agriculture income even reached 50% of their total income, such as those in Chengshang Village in Baitang Sub-district. In terms of percentage of land loss, it ranges from only 0.01% as lowest to 29% as highest. The details of loss are shown in Table 2.17.

**Table 2.17: Loss of Land Acquisition of Village Groups**

Town/ Subdistrict	Village Committee	Village Group	Rate of Land Acquisition (%)	Rate of Agriculture Income as Total Income (%)	Rate of Income Loss (%)
Changtang	Miaobei	Zhenxiqiao	1.134	5	0.057
		Luoja	0.097	10	0.010
	Lukou	Shihuling	22.253	40	8.901
Baitang	Chengshang	Group 1	22.015	50	11.008
		Group 2	19.313	50	9.657
		Group 3	6.961	50	3.481
		Group 4	41.349	40	16.540
		Group 2	34.567	40	13.827
	Jinan	Group 3	6.692	40	2.677
		Group 4	30.064	40	12.026
		Group 5	72.549	40	29.020
		Group 6	49.427	40	19.771
		Group 7	9.455	40	3.782
		Group 8	52.357	40	20.943
		Group 9	28.239	40	11.296
	Wuli	Group 2	24.131	5	1.207
		Group 3	18.6	10	1.860
		Group 4	43.548	10	4.355
		Group 5	61.647	10	6.165
		Group 6	88.896	10	8.890
		Group 7	91.618	10	9.162
		Group 8	97.155	10	9.716
		Group 9	33.682	25	8.421
	Baitang	Group 1	1.257	30	0.377
		Group 2	39.024	30	11.707
		Group 3	22.209	40	8.884
		Group 4	4.677	40	1.871

<sup>11</sup> The conversion of DPs to urban residents will follow relevant local regulation and in consultation with the DPs. Often they want to keep their rural status as it allows them having share from future land acquisition or other developments. Since all relocated households will be resettled into urban apartment buildings according to the master plan of the district, there will be no further displacement as a result of other project impacts.

Town/ Subdistrict	Village Committee	Village Group	Rate of Land Acquisition (%)	Rate of Agriculture Income as Total Income (%)	Rate of Income Loss (%)
Hebu	Zengjia	Group 5	4.182	40	1.673
		Group 1	1.497	40	0.599
		Group 3	16.238	40	6.495
Xingqiao	Jifeng	Group 6	3.251	30	0.975
	Jiangbian	Group 4	67.614	30	20.284
		Group 6	26.309	40	10.524
		Group 7	66.591	30	19.977
		Group 8	17.31	40	6.924
		Renjia	35.12	40	14.048
	Liangyuan	Group 5	4.366	20	0.873
		Group 6	8.574	20	1.715
		Group 7	4.288	20	0.858
		Group 9	0.125	20	0.025
	Luotang	Group 4	5.661	20	1.132
		Group 5	6.84	20	1.368
		Group 6	31.345	20	6.269
		Group 7	52.974	20	10.595
		Group 8	2.473	20	0.495

### 3 Socioeconomic Profiles of the Impacted Areas

#### 3.1 Social and Economic Status of the Impacted Areas

33. Ji'an city lies in the mid-west of Jiangxi Province. The total area of Ji'an is 25,271 km<sup>2</sup> with 218 km in length and 208 km in width. This region is mainly mountains and hills. The hills account for 51% of total area of Ji'an, plain and lowland 23%, mountains 23%, and water 4%. It governs 10 counties, 2 districts and 1 city, including Jizhou district, Qingyuan district, Jian county, Xingan county, Yongfeng county, Xiajiang county, Jishui county, Taihe county, Wanan county, Shuichuan county, Anfu county, Yongxing county and Jinggangshan city. Jizhou district is the center of politics, economy and culture in Ji'an Municipality, its population is 0.346 million.

34. The population of Jiangxi province was 45.03 million in 2011, including 52.5% rural population and 47.5% urban population. The ratio of men to women is 51.5:48.5. Jiangxi province had 166,900 km<sup>2</sup> of land areas, and its average population density is 270 persons/km<sup>2</sup>. The poverty population was 4.38 million by the end of 2011. The details are shown in Table 3-0.

**Table 3-0 : Jiangxi Population Profile**

Item	Jiangxi	China	Jiangxi as ( %)
Total population(million)	45.039	1354.04	3.33
Male(million)	23.186	693.95	3.34
Female(million)	21.853	660.09	3.31
Rural(million)	23.641	642.22	3.68
Urban(million)	21.398	711.82	3.01
Urban population percentage	47.5	52.6	90.30
Area(1,000 km <sup>2</sup> )	166.9	9600	1.74
Density (person/km <sup>2</sup> )	270	141	191.49

Source: Jiangxi statistical yearbook, 2012.

35. The GDP of Ji'an was CNY100.626 billion in 2012, increasing by 11.3% than 2011. Among sectors, the added value of agriculture sector was CNY18.073 billion, increasing by 4.7%. The added value of industry was CNY52.044 billion, increasing by 15%. And that of the third industry was CNY30.508 billion, increasing by 9.2%. The proportions of three industries were 17.96%, 51.72%, and 30.32%. The per capita GDP was CNY20,755, increasing by 10.9%. The added value of non-public sectors of the economy was CNY60.678 billion, increasing 13.3%, it accounted for 60.3% of GDP.

36. In 2012, the per capita net income of farmers in Ji'an reached CNY7,102.86, increasing by 12.6%, and per capita disposable income of urban residents reached CNY20,133.68, increasing by 13.8%. The Engel coefficient of rural family was 44.2% and that of urban family was 40.6%. The per capita floor space of rural and urban residents in Ji'an reached 39.12 m<sup>2</sup> and 37.39 m<sup>2</sup> respectively.

37. By the end of 2012, the employment reached 2.70 million persons in Ji'an, increasing by 4,700 persons compared to last year. The urban employment reached 829,200 persons, increasing by 3,200 persons compared to last year. The registered urban unemployed reached 25,200 persons, the rate of registered urban unemployed was 2.95%. (2012 Ji'an Statistics Bulletin of Economy and Society Development)

## **3.2 Socioeconomic Profiles of the Affected Towns and Villages**

38. Ji'an City Proper is divided into Jizhou district, Qingyuan district and Jinggangshang economic and technological development zone. The project is located in Jizhou district which is the seat of Ji'an municipal party committee and Ji'an municipal government, and the center of politics, economy, culture and technology in Ji'an. The total area of Jizhou district is 425 km<sup>2</sup> with 43.5 km<sup>2</sup> of built-up area. It governs 5 towns, 6 sub-districts, 89 administrative villages and 36 urban residential communities. The total population in Ji'an is 0.346 million, including 0.211 million urban population. A total of 4 towns (sub-districts) will be affected by the project, including Changtang town, Baitang subdistrict, Xingqiao town and Hebu town. From June to July 2013, the JIDC organized a team with other relevant local authorities and a resettlement design organization to carry out detailed impact surveys and a socioeconomic survey among affected villages and individuals to help with the process of delivering mitigation of impacts. The survey was based on a combination of a review of existing statistical information and a sample household survey among APs.

### **3.2.1 Socioeconomic Profiles of Affected Town/Sub-district**

39. According to the results of survey, four towns/sub-district from north to south will be affected by the project, including Changtang town, Baitang sub-district, Xingqiao town and Hebu town.

#### **3.2.1.1 Changtang Town**

40. Changtang town is subordinate to Jizhou district of Ji'an city. It evolved from a township to a town in January 1st of 1997. It lies in northern suburb of Ji'an city and is very close to the city. It governs 21 administrative villages with 37,000 persons, and the total area of Changtang town is 128.5 km<sup>2</sup>. The details are shown in Table 3.1.

#### **3.2.1.2 Baitang Sub-district**

41. Baitang subdistrict lies in rural-urban fringe zone of Jizhou district. It borders with Ji'an No.9 Middle School to the north, old southern pagoda to the south, Gan River to the east, and Xingqiao town to the west. It governs 12 administrative villages with 13,000 persons and 12 km<sup>2</sup> of land. It was renamed from Baitang township government in 2001 but still carries out township management. The office of Baitang sub-district has moved to Baitang Service Center of Land-loss Farmer. The details are shown in Table 3.1.

#### **3.2.1.3 Xingqiao Town**

42. Xingqiao town lies in the west part of Ji'an. The town government is located in Xiujiang village which is 11 km from Ji'an municipal government. It governs 19 administrative villages with 27,000 persons and 142 km<sup>2</sup> of land area. Xiangqiao town is the production base of grains, vegetables, and melons and fruits in Ji'an. It belonged to Ji'an County in 1956, and set up Xiangqiao Commune in 1958. It renamed from Commune to Township in 1984, and after 3 years it was listed in Ji'an city. It evolved from a township to a town in 1993. The details are shown in Table 3.1.

#### **3.2.1.4 Hebu Town**

43. Hebu town lies in south part of Jizhou district. Ji'an Administration Center and Ji'an Culture Center under construction lie in Fenghuang village of Hebu town. It has 30 km<sup>2</sup> of land including farmland 714 ha, forest 297 ha, water surface 151 ha. It governs 12 administrative



village committees and 5 residents' committees with 8,827 households (including 4,561 rural households and 4,266 non-rural households) and 23,900 persons (including 18,500 agricultural persons and 14,400 non-agricultural persons). The details are shown in Table 3.1.

**Table 3.1: Key Statistics for Affected Town and Subdistrict (2012)**

Town and Sub-district Index	Unit	Changtang Data	Baitang Data	Xiangqiao Data	Hebu Data
<b>A. Basic Condition</b>					
1. Village (Residents') Committee	No.	21	12	19	17
(1) Villages with electricity	No.	21	12	19	12
(2) Villages with telephone	No.	21	12	19	12
(3) Villages with cable TV	No.	21	12	19	12
(4) Villages with road access	No.	21	12	19	12
2. Number of Household	HH	10,431	4,085	6,672	8,827
(1) Non-agricultural Household	HH	397	654	934	4,266
(2) Agricultural Household	HH	10,034	3,431	5,738	4,561
3. Population	Person	37,679	13,187	27,677	32,992
(1) Non-agricultural Population	Person	1,191	1,962	952	14,474
(2) Agricultural Population <sup>12</sup>	Person	36,448	11,225	26,725	18,518
4. Total Labors	Person	17,876	1,254	13,896	9,203
<b>B. Farming Condition</b>					
1. Farmland Area	Mu	43,380	3,058	52,488.9	10,708
(1) Paddy	Mu	43,380	2,888	49,098.9	10,708
(2) Dry Land	Mu		170	3,390	
2. Hill Area	Mu	67,417	580	99,000	877
Woodland	Mu	67,417	430	99,000	877
3. Grain Output	Ton	29,336.6	145	35,012	10,116
4. Per capita Farmland	mu/person	1.15	0.27	1.90	0.578
<b>C. Per Capita Rural Income</b>					
	CNY	6,298	8,074	6,850	7,100
<b>D. Enterprises</b>					
1. Enterprises	No.	16	45	61	55
2. Industrial Enterprise	No.	16	8	36	42
3. Employees of Enterprise	No.	850	15,000	1,202	2,329
4. Employees of Industrial Enterprise	No.	850	9,000	833	1,080
<b>E. Town Owned Organization</b>					
	No.	8	7	14	8
1. Total Staff	Person	72	368	78	108
2. Number of Retiree	Person	21	53	16	18
<b>F. VGs</b>					
1. Low-income Household	HH/person	1,018 HH	552	595/ 955	1,181/ 2,057
2. Handicapped Person	Person	820	245	376	382
3. Old Person	Person	3,998	184 (80 aged)	2,063	1,883
4. Minority Nationality <sup>13</sup>	nationality/ person	156 (She nationality)	0	0	0
<b>G. Development of Social Undertakings</b>					
1. School	No.	15	4	14	6
2. Student	No.	4,099	1,200	2,543	1,170
3. Health Center	No.	1	14	1	1
(the sum of					

<sup>12</sup> Most resident in rural area consider them as rural population and treat agriculture as their occupation but many of them no longer rely on agriculture as their main source of income.

<sup>13</sup> The minorities are integrated with population. Only one minority household is affected by the project due to land acquisition.

Town and Sub-district Index	Unit	Changtang Data	Baitang Data	Xiangqiao Data	Hebu Data
		every village health center is 21)			

### 3.2.2 Socioeconomic Profiles of the Affected Villages

44. In order from north to south, the project will affect 4 towns including Changtang town, Baitang subdistrict, Xingqiao town and Hebu town.

#### 3.2.2.1 Changtang Town

45. The subproject of Junhuan Avenue will affect Lukou village and Miaobei village of Changtang town. It will be mainly affected by land acquisition and housing resulting from the construction of roads and Yudai River.

46. Lukou village: it governs 8 village groups with 2,000 persons and 550 households. The ratio of men to women is 54.8:45.2. It has 900 labor forces and 73 low-income persons. Rice is the main crop in the village, and part of farmers plants seasonal vegetables. Total farmland is 760 mu in the village. In 2012, the total income was CNY14 million, non-agricultural income was CNY9.8 million, and per capita net income of farmers was CNY7,000. Shihuling village group of the village will be affected by land acquisition of subproject of Junhua Avenue.

47. Miaobei village: it governs 5 village groups with 1,492 persons and 388 households. The ratio of men to women is 50.6:49.4. It has 810 labor forces and 74 low-income persons. Rice is the main crop in the village, and the farmland is 1,680 mu. The per capita net income of farmers was CNY8,500. Zhenxiqiao village group will be affected by land acquisition and housing demolition for Yudai river and Junhua Avenue subprojects, and Luoja village group will be affected by land acquisition of Junhua Avenue Subproject. The details are shown in Table 3.2.

**Table 3.2: Socioeconomic Profiles for Affected Changtang Town**

Index	Lukou	Miaobei	Total
<b>I Basic Data</b>			
<b>A Household</b>	550	388	938
1. Non Rural			
2. Rural	550	388	938
<b>B Population</b>	2,000	1,492	3,492
1. Non Rural			
2. Rural	2,000	1,492	3,492
<b>C Labor</b>	900	810	1,710
1. Male	480	410	890
2. Female	420	400	820
<b>D Employment</b>	786	780	1,566
1. Rural	785	314	1,099
2. Non Rural	1	466	467
<b>II Cultivated Land</b>	760	1,680	2,440
1. Paddy (Vegetable) (mu)	740	1,680	2,420
2. Orchard (mu)	0	0	
3. Others (mu)	20	0	20
4. Per Capita (mu)	0.38	1.13	0.7
<b>III Economic Status CNY</b>			

<b>A Total Incomes</b>	14,000,000	12,682,000	26,682,000
1. Farms	4,200,000	3,804,600	8,004,600
2. Off-farms	9,800,000	8,877,400	18,677,400
<b>B Per Capita Income</b>	7,000	8,500	7,640.89

### 3.2.2.2 Baitang Sub-district

48. Baitang sub-district is a core area affected by the project. All five roads and Yudai river subprojects will have land acquisition impact in the core area. There are five administrative villages in Baitang Sub-district, including Chengshang village, Jinan village, Wuli village, Baitang village and Nanfeng village, and all of them will be affected by both land acquisition and housing demolition of the project.

49. Chengshang village: it governs 4 village groups with 740 persons and 178 households. The ratio of men to women is 53.4:46.6. It has 370 labor forces and 30 low-income persons. It is one of the few villages that has not been affected by land acquisition of other projects in Baitang sub-district. Rice is the main crop in the village. Total of 1,000 mu farmland in the village and per capita farmland is 1.35 mu. The per capita net income of farmers is CNY 7,800. Total 4 village groups of the village will be affected by land acquisition of subprojects of Yudai river, West Yangming Road, and Bo'an Avenue.

50. Jinan village: it governs 9 village groups with 1,043 persons and 258 households including 74 non-agricultural persons and 13 non-agricultural households. The number of men accounts for 52.3:47.7. It has 560 labor forces and 34 low-income persons. The village is also among the few villages that have not been affected by land acquisition of other projects in Baitang subdistrict. It has 922 mu farmland and per capita farmland is 0.95 mu. The per capita net income is CNY7,935. The group 2 to Group 9 of the village will be affected by land acquisition of subprojects of Yudai river, Junhua Avenue, West Yangming Road, and West Shaoshan Road.

51. Wuli village: it governs 9 administrative villages with 1,258 persons and 397 households. The ratio of men to women is 54.8:45.2. It has 816 labor forces and 23 low-income persons. It has 321.6 mu farmland and the per capita farmland is 0.26 mu. The per capita net income of farmers is CNY8,080 and is mainly derived from non-farm activities. The group 2 to group 9 of the village will be affected by land acquisition and housing demolition of subprojects of Yudai river, Junhua Avenue, and West Shaoshan Road.

52. Baitang village: it governs 5 village groups with 897 persons and 220 households including 85 non-agricultural persons and 10 non-agricultural households. The ratio of men to women is 54.6:45.4. It has 566 labor forces and 12 low-income persons. Total of 498 mu farmland in the village and the per capita farmland is 0.61 mu. The farmers mainly plant seasonal vegetables and partially plant rices. The average annual per capital net income of farmers is CNY7,906. The group 1 to group 5 will be affected by land acquisition and housing demolition of subprojects of Junhua Avenue, West Yangming Road and West Zhongshan Road.

53. Nanfeng village: it governs 8 village groups with 1,133 persons and 422 households including 155 non-agricultural persons and 126 non-agricultural households. The ratio of men to women is 44.3:55.7. It has 636 labor forces and 49 low-income persons. Total of 80 mu of farmland is mainly used for planting vegetables. The average annual per capital net income of farmers is CNY9,458. The group 5 will be affected by land acquisition and housing demolition of subproject of Junhua Avenue. The details are shown in Table 3.3.

**Table 3.3: Socioeconomic Profiles for Affected Baitang Town**

Index	Chengshang	Jinan	Wuli	Baitang	Nenfeng	Total
<b>I Basic Data</b>						
<b>A Household</b>	178	258	397	220	422	1,475
1. Non Rural		13		10	296	319
2. Rural	178	245	397	210	126	1,156
<b>B Population</b>	740	1,043	1,258	897	1,133	5,071
1. Non Rural		74		85	155	314
2. Rural	740	969	1,258	812	978	4,757
<b>C Labor</b>	370	560	816	566	636	2,948
1. Male	220	397	472	348	296	1,733
2. Female	150	163	344	218	340	1,215
<b>D Employment</b>	370	560	816	566	636	2,948
1. Rural	170	246	296	230	198	1,140
2. Non Rural	200	314	520	336	438	1,808
<b>II Cultivated Land</b>	1,000	922	321.6	498	80	2,787.99
1. Paddy (Vegetable) (mu)	936	820	287.99	498	80	2,621
2. Orchard (mu)						
3. Others (mu)	64	102	0.99		10 (pond)	176.99
4. Per Capita (mu)	1.35	0.95	0.23	0.61	0.08	0.59
<b>III Economic Status</b>						
CNY						
<b>A Total Incomes</b>	6,170,000	8,200,000	9,650,000	5,760,000	9,250,000	39,030,000
1. Farms	4,000,000	5,560,000	4,700,000	660,000	2,775,000	17,695,000
2. Off-farms	2,170,000	2,640,000	4,950,000	5,100,000	6,475,000	21,335,000
<b>B Per Capita Income</b>	7,800	7,935	8,080	7,906	9,458	8,205

### 3.2.2.3 Xingqiao Town

54. Xingqiao town is one of the highly affected areas of the project, which is affected by the construction of four roads and Yudai river reconstruction. Total three administrative villages, including Jiangbian village, Liangyuan village and Luotang village, will be affected by land acquisition and housing demolition of the project.

55. Jiangbian village: it governs 9 village groups with 986 persons and 243 households including 16 non-agricultural persons and 5 non-agricultural households. The ratio of men to women is 52.6:47.4. It has 684 labor forces and 35 low-income persons. Total of 1,882 mu farmland with 1.9 mu per capita farmland are mainly used for planting rice, and part of land are used for planting vegetables and watermelons. The average annual per capital net income of farmers is CNY5,800. The group 2, group 4, group 5, group 7 and group 8 of the village will be affected by land acquisition, including part of APs in group 4 and Renjia will be affected by housing of the subprojects of Yudai river, Bo'an Avenue and West Shaoshan Road.

56. Liangyuan village: it governs 9 village groups with 925 persons and 226 households. The ratio of men to women is 56.2:43.8. It has 548 labor forces and 29 low-income persons. The per capita farmland is 2.5 mu which are mainly used for planting rice and part of land is used for planting vegetables and watermelons. The average annual per capital net income of farmers is CNY6,500. The group 5, group 6, group 7 and group 9 will be affected by land acquisition of the subproject of Yudai river.

57. Luotang village: it governs 8 village groups with 1,690 persons and 331 households including 100 non-agricultural persons and 21 non-agricultural households. The ratio of men to women is 53.6:46.4. It has 950 labor forces and 33 low-income persons. Total of 2,144 mu farmland with 1.3 mu per capita farmland are mainly used for planting rice. The average annual per capital net income of farmers is CNY6,300. The group 4, group 5, group 6 group 7 and group 8 will be affected by land acquisition, including part of APs in group 4, group 6 and group 7 will be affected by housing of the subproject of Yudai river, West Zhongshan Road, Bo'an Avenue and West Yangming Road. The details are shown in Table 3.4.

**Table 3.4: Socioeconomic Profiles for Affected Xingqiao Town**

Index	Jiangbian	Liangyuan	Luotang	Total
<b>I Basic Data</b>				
<b>A Household</b>	243	226	331	800
1. Non Rural	5		21	26
2. Rural	238	226	310	774
<b>B Population</b>	986	925	1,690	3,601
1. Non Rural	16		100	116
2. Rural	970	925	1,590	3,485
<b>C Labor</b>	684	548	950	2,182
1. Male	356	295	503	1,154
2. Female	332	253	447	1,032
<b>D Employment</b>	684	548	950	2,182
1. Rural	502	488	820	1,810
2. Non Rural	182	60	130	372
<b>II Cultivated Land</b>	1,882	2,321.23	2,144	6,347.23
1. Paddy (Vegetable) (mu)	1,882	2,321.23	2,144	6,347.23
2. Orchard (mu)				
3. Others (mu)				
4. Per Capita (mu)	1.9	2.5	1.3	1.8
<b>III Economic Status</b>				
CNY				
<b>A Total Incomes</b>	5,626,000	6,012,500	10,017,000	21,655,500
1. Farms	1,744,060	1,803,750	3,005,100	6,552,910
2. Off-farms	3,881,940	4,208,750	7,011,900	15,102,590
<b>B Per Capita Income</b>	5,800	6,500	6,300	6,214

#### 3.2.2.4 Hebu Town

58. Zengjai village and Jifeng village in Hebu town will be affected by land acquisition and housing demolition of the subproject on Junhua Avenue.

59. Zengjia village: it governs 8 village groups with 1,263 persons and 301 households. The ratio of men to women is 52.8:47.2. It has 853 labor forces and 58 low-income persons. Total of 1,524 mu farmland with 0.62 mu per capita farmland is mainly used for planting rice and part of farmland is used for planting vegetables. The average annual per capital net income of farmers is CNY6,587. The group 1 and group 3 will be affected by land acquisition.

60. Jifeng village: it governs 6 village groups with 927 persons and 255 households. The ratio of men to women is 56.1:43.9. It has 550 labor forces and 52 low-income persons. Total of

744 mu farmland are used for planting rice and part of farmland are used for planting vegetables. The average annual per capital net income of farmers is CNY7,030. The group 2, group 5 and group 6 will be affected by land acquisition and housing demolition. The details are shown in Table 3.5.

**Table 3.5: Socioeconomic Profiles for Affected Hebu Town**

Index	Zengjia	Jifeng	Total
<b>I Basic Data</b>			
<b>A Household</b>	301	255	556
1. Non Rural			
2. Rural	301	255	556
<b>B Population</b>	1,263	927	2,190
1. Non Rural			
2. Rural	1,263	927	2,190
<b>C Labor</b>	853	550	1,403
1. Male	460	296	756
2. Female	393	244	637
<b>D Employment</b>	853	550	1,403
1. Rural	402	318	720
2. Non Rural	451	232	683
<b>II Cultivated Land</b>	780	744	1,524
1. Paddy (Vegetable) (mu)	780	690	1,470
2. Orchard (mu)			
3. Others (mu)		54	54
4. Per Capita (mu)	0.62	0.80	0.7
<b>III Economic Status</b>			
<b>A Total Incomes CNY</b>	8,320,000	6,517,000	14,837,000
1. Farms	3,790,000	3,494,000	7,284,000
2. Off-farms	4,530,000	3,023,000	7,553,000
<b>B Per Capita Income</b>	6,587	7,030	6,775

### 3.3 Sample Survey of Affected Households

61. In order to have a better understanding of APs' affected conditions, a social economic survey was carried out among the affected households, including social economic profile, mobility preferences and attitudes towards the project. The survey included a sample household survey based on collection of information from questionnaires. The questionnaire design and actual investigation included much input by ADB officers. Since many of the villagers and whole families went out to work during the course of investigation, there were many difficulties in data collection. With the help and support of owners and related agencies, the investigation finished successfully. A total of 245 questionnaires were collected from 4 affected towns and some affected work units from July to August 2013, which include Changtang Town, Baitang Subdistrict, Xingqiao Town, Hebu Town, and Vocational and Technical College of Jinggangshan University. The investigation analysis provides a base for the RP.

#### 3.3.1 Summary of Sample

62. In the sample survey, the sample size accounts for 13.4% of total affected households. In rural samples, the sample households are 227 households which account for 13% of total affected rural households (1,742 households). Among them, 48 households will be affected by

both housing demolition and land acquisition, accounting for 26.1% of total households of housing demolition and land acquisition (184 households). 179 households will be affected only by land acquisition, accounting for 10.3% of total households of land acquisition (1,742 households). In city samples, 18 households will be affected by housing demolition, accounting for 20% of total relocation households (90 households). The ratio of men to women is 154:91 in the sample. The details are shown in Table 3.6.

**Table 3.6: Type and Composition of Sample Households**

Type	Affected Area	Affected		Sample Households	Percent (%)	Gender of Samples	
		HH	Persons			Male	Female
Land Acquisition and Housing Demolition	Rural Resident	184	806	48	26.1	26	22
Land Acquisition	Rural Resident	1,742	6,789	179	10.3	118	61
Subtotal		1,742	6,789	227	13.0	144	83
Housing Demolition	Urban Resident	90	360	18	20.0	10	8
Total		1,832	6,879	245	13.4	154	91

63. According to the ratio of samples to total in the sample distribution, Baitang sub-district accounts for 47.3%, Xingqiao town accounts for 21.6%, Changtang accounts for 12.7%, Hebu town accounts for 11%, and the staff quarter of the college accounts for 7.3% of total samples. The details are shown in Table 3.7.

**Table 3.7: Distribution of Samples**

Area	Affected Households (HH)	Samples (HH)	Percent of Sample Households (%)	Percent of Total Samples (%)	Male	Female
Changtang	277	31	11.2	12.7	24	7
Baitang	948	116	12.2	47.3	73	43
Xingqiao	409	53	13.0	21.6	32	21
Hebu	209	27	12.9	11.0	15	12
Subtotal	1,843	227	12.3	92.7	144	83
Staff Quarter	90	18	20.0	7.3	10	8
Total	1,933	245	12.7	100	154	91

### 3.3.2 Basic Demographics of Samples

64. The demographics of samples include gender, age, educational background, marriage, career, etc.

#### 3.3.2.1 Gender

65. There are 154 men and 91 women in the sample, accounting for 64.7% and 35.3% of total sample respectively.



### 3.3.2.2 Age

66. For the age structure, there are large number of interviewees aged between 46 and 60, accounting for 38.8% of total sample; interviewees aged between 31 and 45 account for 30.2%; interviewees above 60 years old account for 22.9%, and interviewees under 30 years old account for 8.1% of total sample. The details are shown in Table 3.8.

**Table 3.8: Age Composition of Samples**

Age	Frequency	Percent (%)
Under 15 Years Old	2	0.8
16–30 Years Old	18	7.3
31–45Years Old	74	30.2
46–60 Years Old	95	38.8
Above 60 Years Old	56	22.9
Total	245	100

### 3.3.2.3 Educational Background

67. The interviewees with primary school and junior middle school education have the highest rate, accounting for 74.7% of total samples; the interviewees with high school education only account for 18.3%; and the interviewees without education have a relatively high rate, accounting for 6.9% of total samples. The details are shown in Table 3.9.

**Table 3.9: Education of Samples**

Education	Frequency	Percent (%)
No-education	17	6.9
Primary School	96	39.2
Junior Middle School	87	35.5
High School	36	14.7
Junior College	5	2.0
Undergraduate College and above	4	1.6
Total	241	100.0

### 3.3.2.4 Marriage

68. The married interviewees account for 94.6% of total samples, unmarried interviewees account for 2.1%, and widowed and divorced interviewees account for 3.3% of total samples.

### 3.3.2.5 Employment

69. This investigation uses one-on-one interviews, so the interviewees can reflect the real employment structure of rural left-behind persons. The result of investigation shows that the interviewees employment involve planting food grain (44.5%), planting cash crop and housework (9.4%), odd jobs (12.7%), building industry (5.3%), and commerce (4%). The details are shown in Table 3.10.

**Table 3.10: Distribution of Employment**

Career	Frequency	Percent
Food Grain	109	44.5
Cash Crop	23	9.4
Forestry	2	0.8
Livestock Farming	9	3.7
Industry	6	2.4
Building Industry	13	5.3
Carry Trade	3	1.2
Commerce	10	4
Service Industry	6	2.4
Village Management	5	2
Education and Culture	4	1.6
Technology and Health	1	0.4
Housework	23	9.4
Others	31	12.7
Total	245	100

### 3.3.3 Economic Conditions of Samples

#### 3.3.3.1 Income Composition

70. For the income composition of samples, average annual income of household is CNY65,355, the average household income of full-time work (119 households) and non-agricultural (72 households) are the highest, achieving to CNY42,540 and CNY44,463 respectively. The wage income accounts for a high percentage of interviewees incomes (126 households), and the average annual wage income of household reaching to CNY22,466. The agricultural incomes are relatively low. The average annual income of interviewees who mainly deal with agricultural products is CNY15,883. The details are shown in Table 3.11.

**Table 3.11: Total Income and Income Sources Per Household (CNY)**

Single Sample Test						
value = 0						
	t	Df	Sig. (bilateral)	Mean	95% confidence level	
					low limit	upper limit
Full-time Work Income	4.455	119	.000	42540.833	23630.964	61450.701
Wage Income	7.843	126	.000	22466.456	16797.903	28135.010
Agricultural Product Income	9.296	132	.000	15883.458	12503.641	19263.275
Forest Product Income	3.269	50	.002	6784.313	2616.404	10952.222
Animal Income	2.602	38	.013	9282.051	2059.182	16504.919
Fishery Income	2.095	40	.043	1426.829	50.284	2803.373
Other Sidelines	1.643	39	.108	7287.500	-1681.665	16256.665
Off-farms Income	6.655	72	.000	44463.013	31144.217	57781.810
Government Assistance (Pension, allowance, etc.)	3.229	51	.002	2202.403	833.061	3571.745
Other Income	2.779	51	.008	30003.076	8326.246	51679.907
Total	11.725	239	.000	65355.020	54374.651	76335.390

### 3.3.3.2 Consumption Structure

71. For the consumption structure, food expense is the main element of total household expenditure (the food expense of average household is CNY10,879/year among 189 households), followed by education, healthcare, agricultural production, giving presents as returns, debt, etc. The details are shown in Table 3.12.

**Table 3.12: Total Expenditures per Household**

<b>Single Sample Test</b>						
<b>value = 0</b>						
	<b>t</b>	<b>Df</b>	<b>Sig. (bilateral)</b>	<b>Mean</b>	<b>95% confidence level</b>	
					<b>low limit</b>	<b>upper limit</b>
Food	11.126	189	.000	10879.578	8950.734	12808.423
Water and Sewage Treatment	6.724	188	.000	656.455	463.857	849.052
Energy	9.156	189	.000	1617.915	1269.336	1966.494
Rent	1.735	175	.085	327.306	-45.078	699.692
Clothes	5.186	175	.000	2520.738	1561.413	3480.064
Transportation	3.261	170	.001	1037.192	409.265	1665.120
Telephone charges	14.278	189	.000	1286.973	1109.176	1464.771
Tuition and Education Expense	7.048	179	.000	4038.222	2907.621	5168.822
Health-care	6.254	178	.000	3127.212	2140.497	4113.926
Farm Input	3.845	179	.000	2692.000	1310.270	4073.729
Debt	2.878	175	.005	2303.409	723.620	3883.198
Makeup, Dinner	2.862	171	.005	1193.430	370.174	2016.686
Giving Presents as Returns	6.246	172	.000	2457.456	1680.796	3234.117
Others	2.176	166	.031	2667.664	246.856	5088.473
Total	5.817	238	.000	44225.313	29246.995	59203.632

### 3.3.3.3 Fixed Assets

72. According to the percentage of households' assets, the main fixed assets of households are color television set (93.9%), electric fan (90.6%), mobile phone (87.8%), refrigerator/ice cube(82.9%), water heater(61.6%), washer (57.6%), air-condition (50.6%), and motor bicycle (5.6%) in turn. (The details are shown in Table 3.13) It shows that the residents in the area have basic living facilities but the ratio of having high-grade facilities is lower which reflects the common features of suburb in central city.

**Table 3.13: Household Assets**

<b>Fixed Assets</b>	<b>Number of Households (HH)</b>	<b>Percent of Households (%)</b>
Color Television Set	230	93.9
Stereo/VCD/DVD	97	39.6
Refrigerator/Ice Cube	203	82.9
Washer	141	57.6
Microwave Oven	40	16.3
Water Heater	151	61.6
Electric Fan	222	90.6

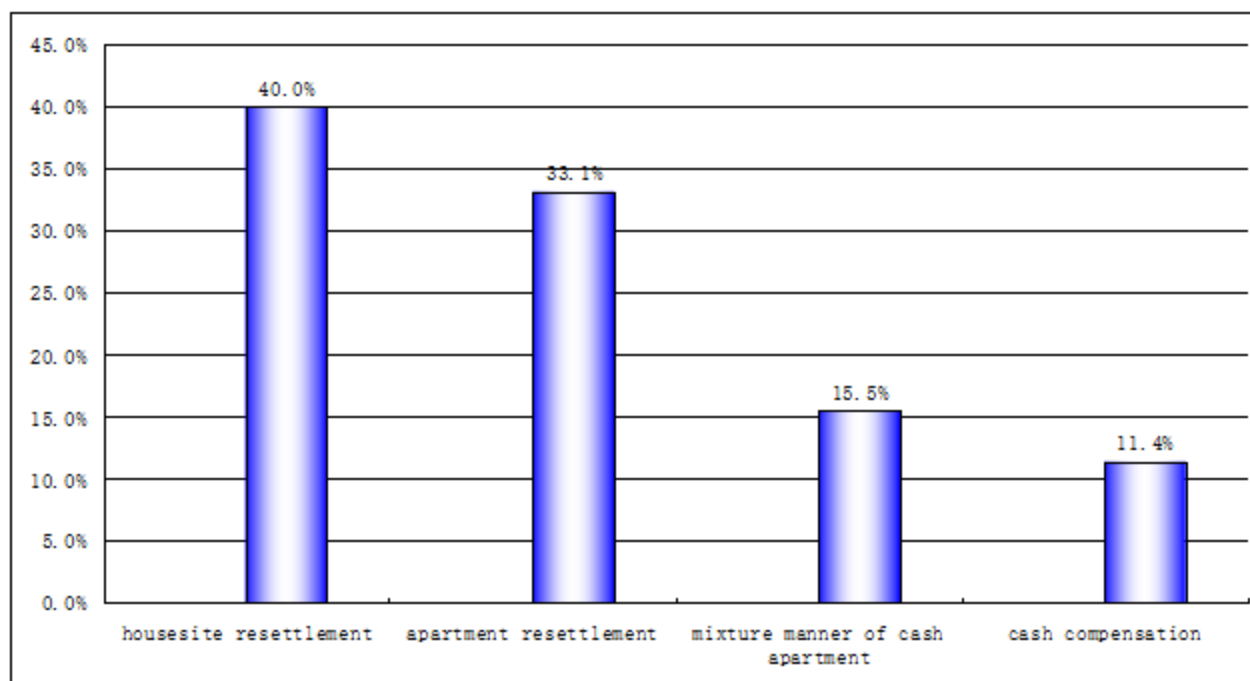
<b>Fixed Assets</b>	<b>Number of Households (HH)</b>	<b>Percent of Households (%)</b>
Air-condition	124	50.6
Water Dispenser	50	20.4
Telephone	41	16.7
Mobile Telephone	215	87.8
Computer	58	23.7
Piano	7	2.9
Car	20	8.2
Motor Bicycle	102	41.6
Truck	2	0.8
Tractor	1	0.4
Farm Machinery	25	10.2
Others	78	31.8

### 3.3.4 Opinions of APs

#### 3.3.4.1 Choice of Resettlement Method

73. For the choice of resettlement, 40% interviewees prefer relocation site resettlement, where the government provides housing sites; 33.1% interviewees prefer apartment resettlement; 15.5% interviewees prefer a resettlement mixture of money and apartment; and 11.4% interviewees prefer only money resettlement. The details are shown in Figure 3.1.

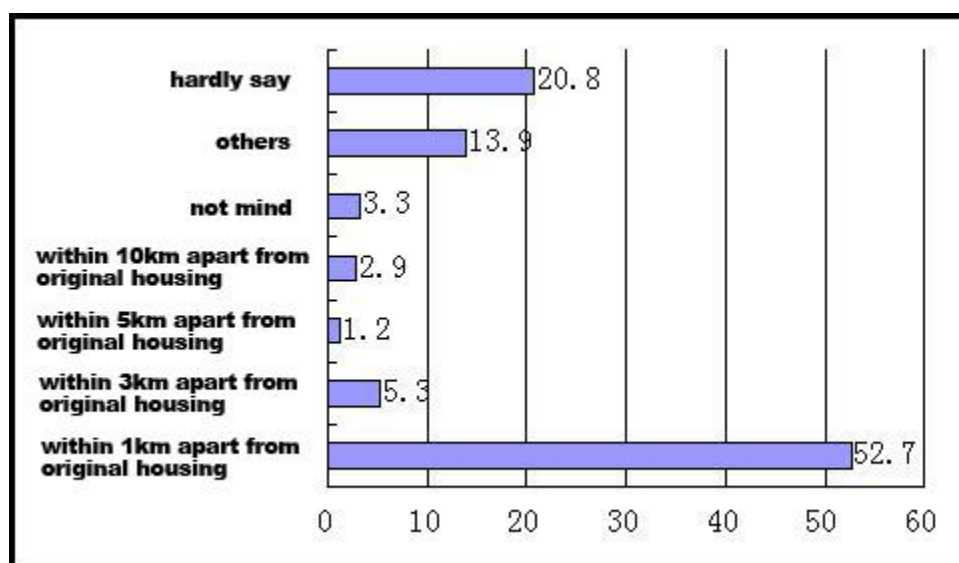
**Figure 3.1: Resettlement Way (Frequency)**



### 3.3.4.2 Resettlement Distance

74. For the distance from present living site to resettlement site, 52.7% interviewees prefer nearby resettlement where the resettlement should be within one km from their present living site. 5.3% interviewees prefer within 2km, and 3.3% interviewees do not mind the distance. But 20.8% interviewees do not know how to express their options. The details are shown in Figure 3.2.

**Figure 3.2: Resettlement Way**



### 3.3.4.3 Other Demands

75. For the service demands after land acquisition and housing demolition, 31.8% interviewees to be provided work opportunities, 14.4% interviewees need skill training, and 9.4% interviewees need job information. The details are shown in Table 3.14.

**Table 3.14: Service Demands**

Service Demand	Frequency	Percent
Special Skill Training	35	14.3
Job Information	23	9.4
Work	78	31.8
Petty Loan	27	11
Others	52	21.2
Subtotal	215	87.8
No Answer/Difficult to Say	30	12.2
Total	245	100

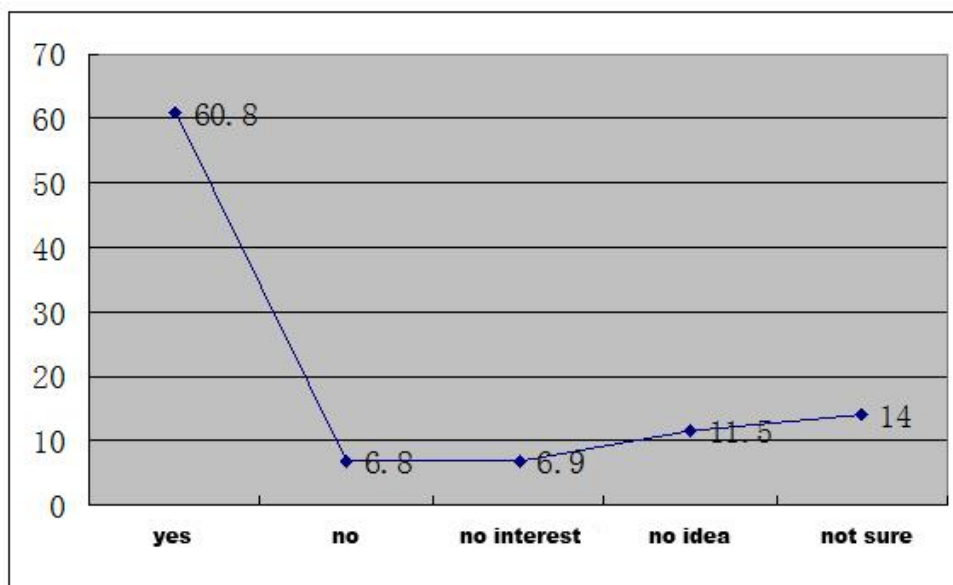
## 3.3.5 Project Assessment

### 3.3.5.1 General Attitude

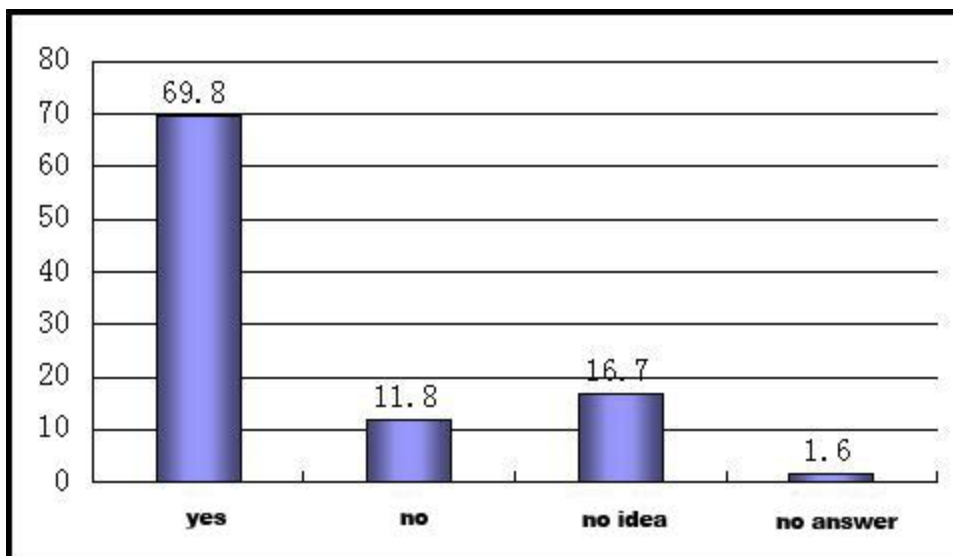
76. For the general attitude to the project, 60.8% interviewees completely agree with the project, 6.8% interviewees disagree with it, 6.9% interviewees are not interest, and 11.5 do not have any idea, and 15% do not care much about it. Generally speaking, most interviewees

agree with the project. 69.8% interviewees think the project will benefit local economy development as a whole. Such responses reflected attitudes of affected people at the beginning of preparation of this RP when the surveys were being undertaken. Following further consultations with affected communities on compensation policies and rehabilitation measures, the attitudes of affected people have improved considerably and most of them expressed support of the Project. The details are shown in Figure 3.3 and Figure 3.4.

**Figure 3.3: Whether Agree with the Project**



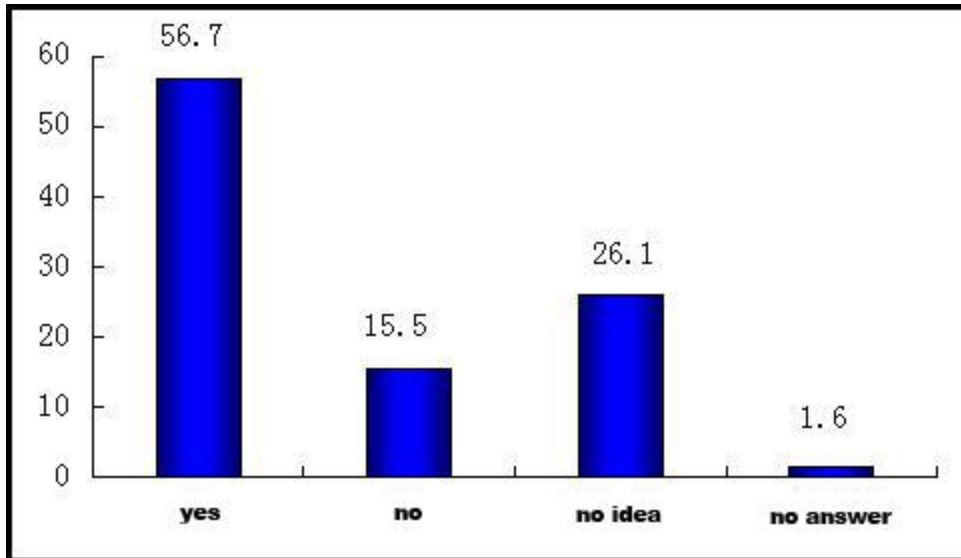
**Figure 3.4: Whether Local Economy Can be Improved by the Project**



### 3.3.5.2 Employment

77. 56.7% interviewees think the project will increase the employment chance for local residents, 15.5% interviewees disagree, and 26.1% interviewees are uncertain. The details are shown in Figure 3.5.

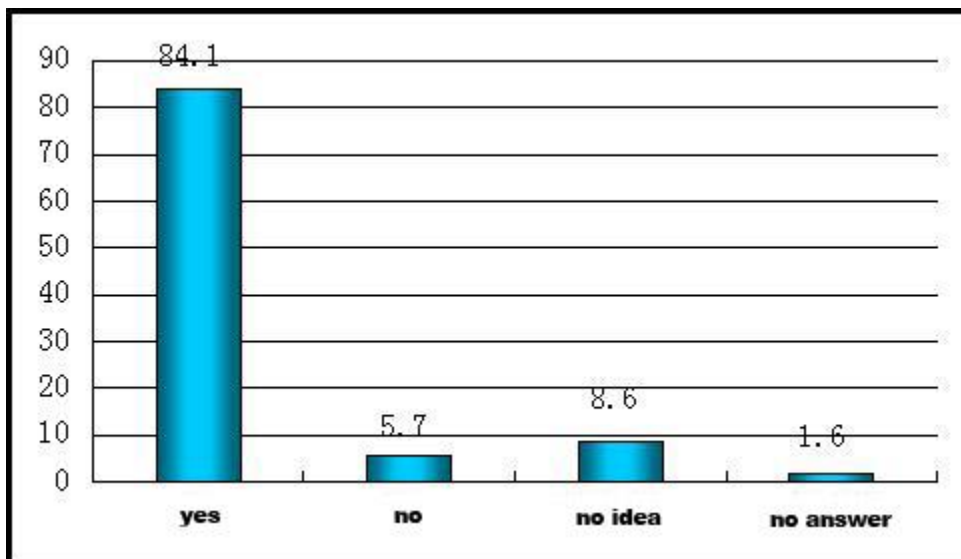
**Figure 3.5: Whether Job Opportunity Can be Improved by the Project**



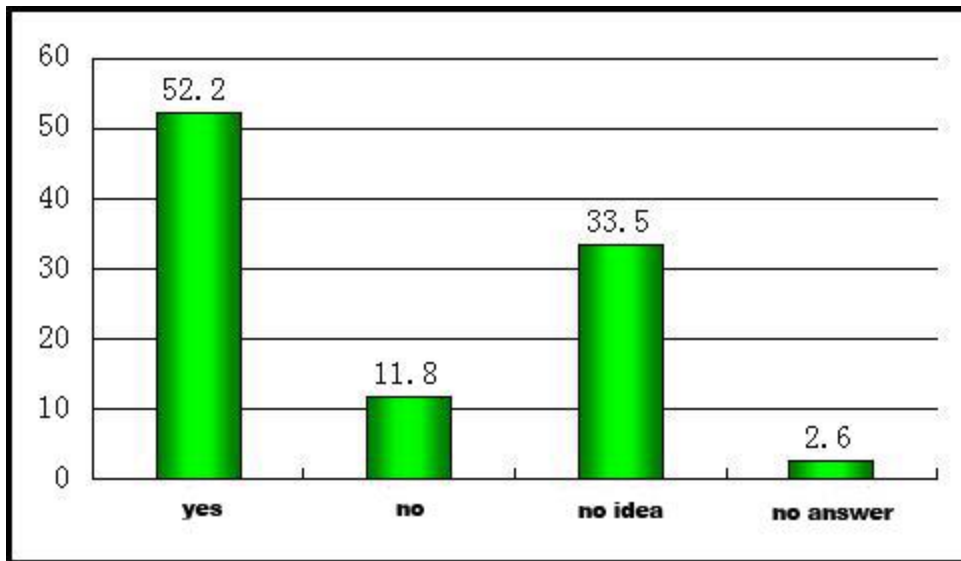
### 3.3.5.3 Environment Improvement

78. Among the interviewees, 84.1% interviewees think the project can improve local traffic, only 5.7% interviewees do not think so. 52.2% interviewees think it can improve local investment environment. The details are shown in Figure 3.6 and Figure 3.7.

**Figure 3.6: Whether Traffic Condition Can be Improved by the Project**



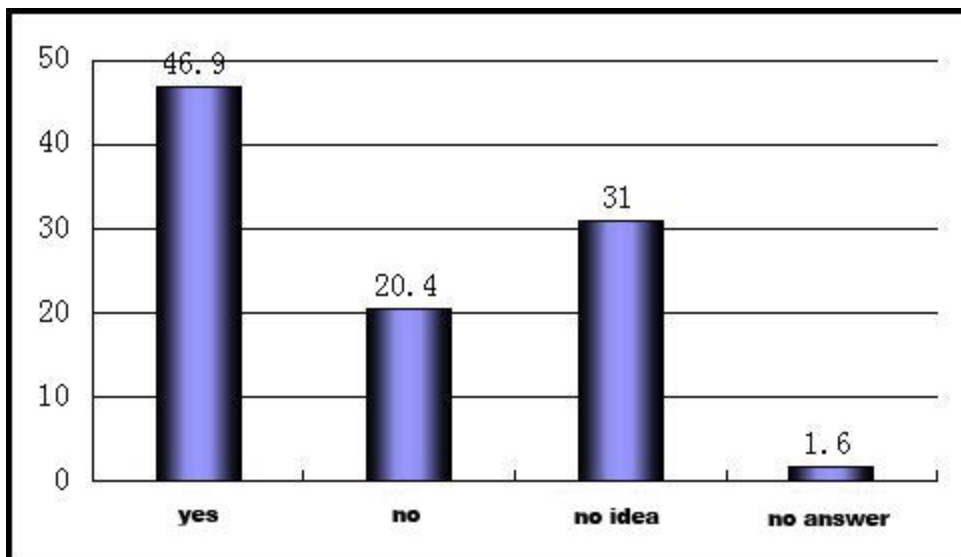
**Figure 3.7: Whether Local Investment Environment Can Be Improved by the Project**



#### **3.3.5.4 Influences on Special Groups**

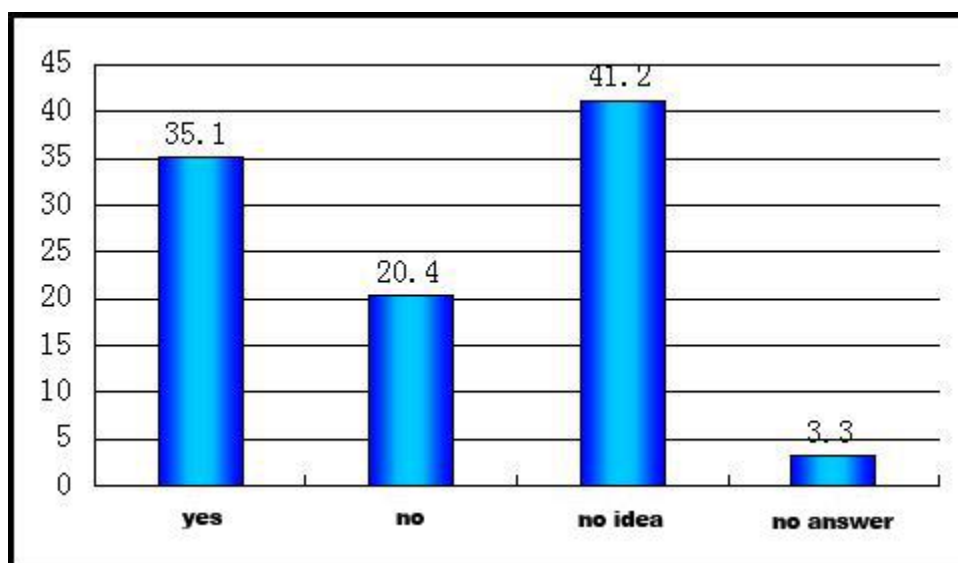
79. The result of survey shows that 46.9% interviewees think poor persons can benefit from the project, 31% interviewees are not certain about it, and 20.4% interviewees have no confidence in it. The result also shows 35.1% interviewees think women can benefit from the project, 41.2% interviewees are not certain about it, and 20.4% interviewees think women cannot benefit from it. The details are shown in Figure 3.8 and Figure 3.9.

**Figure 3.8: Whether Poor Persons Can Benefit from the Project**





**Figure 3.9: Whether Women Can Benefit from the Project**

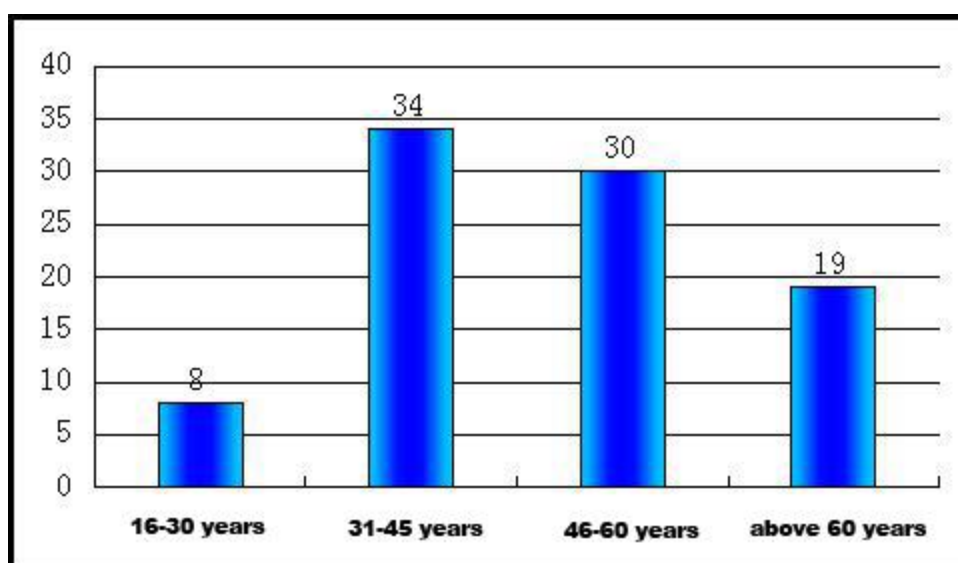


### **3.3.6 Analysis of Affected Women in the Project**

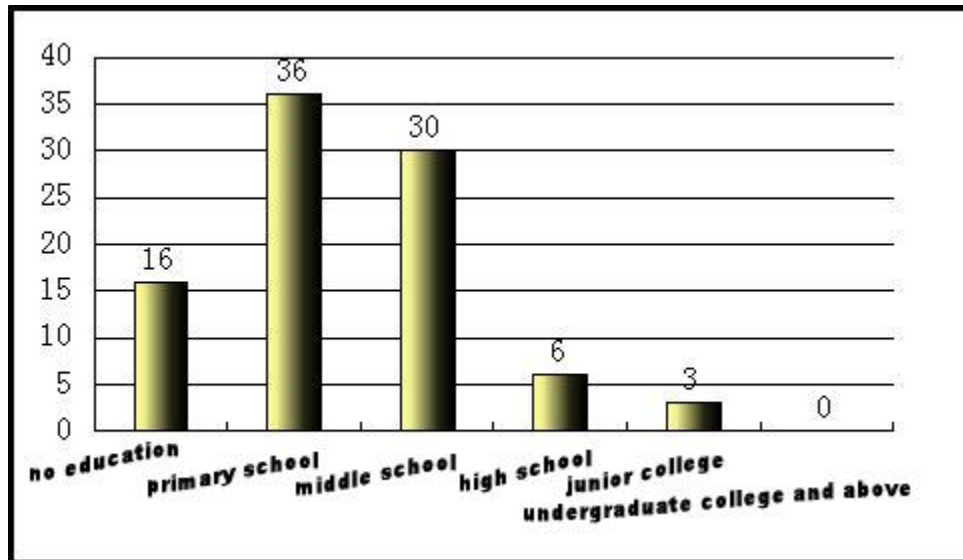
#### **3.3.6.1 Women Samples**

80. There are 91 female interviewees in the survey, accounting for 35.3% of total samples. Their age composition is 8.8% interviewees (8 women) under 30 years, 37.4% interviewees (34 women) aged between 31 and 40 years, 33% interviewees (30 women) aged between 41 and 50 years, and 20.9% interviewees (19 women) aged between 51 and 60 years. Among them, 16 women without educational background (17.6%), 36 women with primary school (39.6%), 13 women with junior middle school (14.3%), 6 women with high school (6.6%), 3 women with junior college (3.3%), and none of them have education of undergraduate college. The details are shown in Figure 3.10 and Figure 3.11.

**Figure 3.10: Women Age Structure**



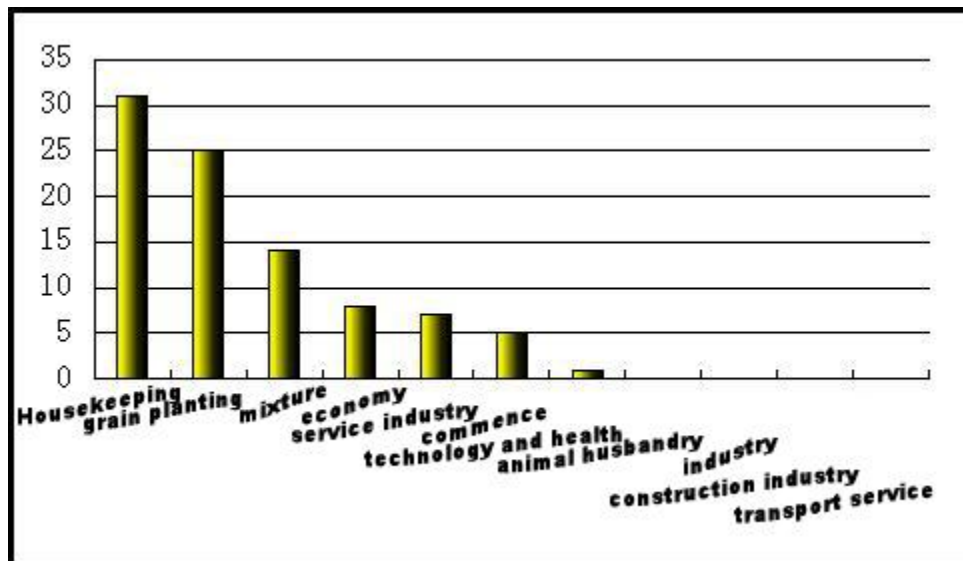
**Figure 3.11: Women Education Structure**



### 3.3.6.2 Women Employment

81. The data show that the women employment are mainly housework, planting grains, mixture work (that is complex and is not clear which work is their main work), planting cash crops, service industry, commerce, education and health in turn. The details are shown in Figure 3.12.

**Figure 3.12: Women Career Structure**



### 3.3.6.3 Women Incomes

82. The analysis of difference between social gender and economy, women contribution rate to their families is 36.5%, that is to say, in the average household income (CNY 65,355/year) of the interviewees, women average annual earnings is CNY 23,854.6/year.

### 3.3.6.4 Project Assessment of Women

83. For the project assessment, women optimism is lower than that of men, but the assessment is positive as a whole. It can improve development of local economy. The details are shown in Figure 3.13 and Figure 3.14.

Figure 3.13: By Gender

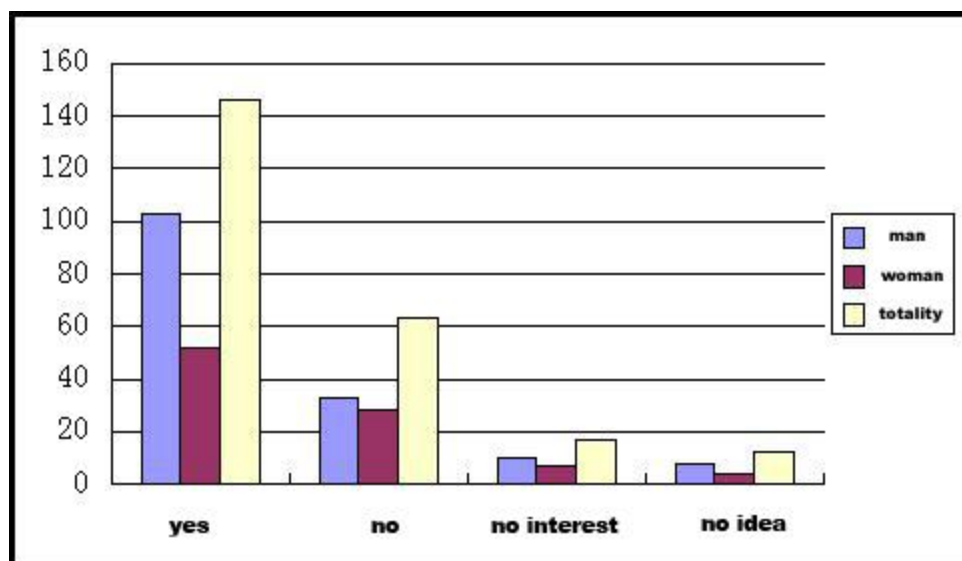
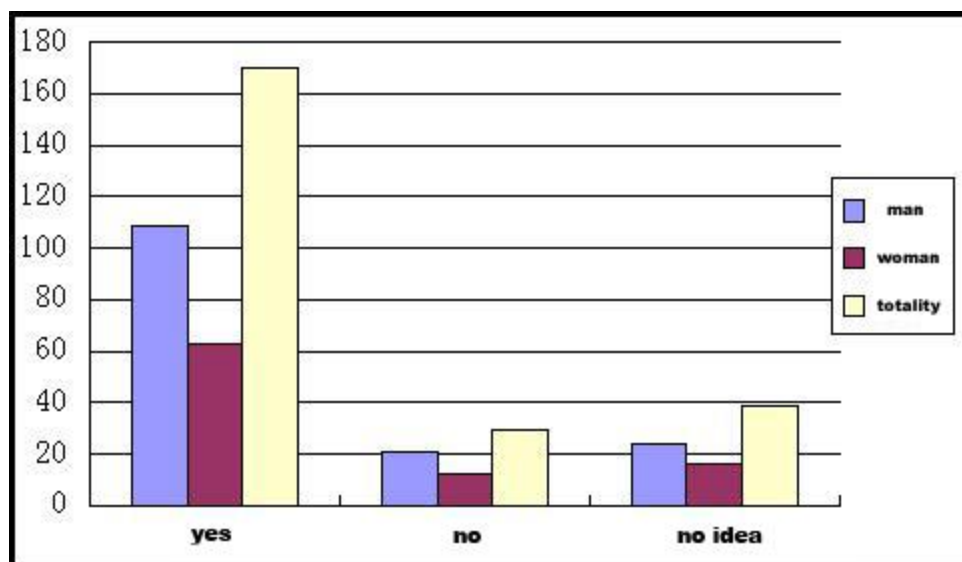


Figure 3.14: Economy Development of Different Gender



### 3.3.7 Conclusions and Thoughts

#### 3.3.7.1 Sample Properties

84. On the whole, the survey shows that the basic attributes of the sample (including age, marriage, culture, gender and occupation) reflect the real condition of rural left-behind population. Less rural young labor forces become the interviewees, it is related to a large number of rural labor forces go out for work.

### **3.3.7.2 Resettlement**

85. For the interviewees who prefer house site resettlement, it is related to rural residents' living habits. The project area belongs to the scope of urban planned area. Therefore house site resettlement is controlled by the government in order to meet land use planning requirement for the whole city development. Following community consultations, the local residents appear to understand related policies and accept apartment resettlement.

### **3.3.7.3 Project Assessment**

86. Initially during the survey stage a section of interviewees from the sample were not clear about the project, its benefits and policies and regulation relating to relocation. Subsequently, during the RP preparation additional consultations were made both by the EA resettlement team and the PPTA team. These consultations took into account the views of the APs'. The APs were further provided project and resettlement related information and consultations were held to ensure that AP views are incorporated in the RP. The preparation of RP has paid attention to residents' participation and wish fulfillment. It is clear that most residents support the project.

### **3.3.7.4 Problems and Difficulties**

87. The data shows that part of interviewees have some issues with the project, resettlement, and women benefits. This phenomenon is mainly reflected in two aspects: firstly, the interviewees have limited information about the project. Secondly, they worry about the compensations and resettlement. After gaining a better understanding of the project, publicizing related policies of ADB projects, government attaching great importance to the project, and hard work of local cadres of towns and villages, the worry and misgiving of the interviewees have been addressed through consultations and taking into account the views of the APs.

## **3.4 Affected Organization on State-owned Land**

88. A total of 14 organizations or work units will be affected by the project. Among them, 10 organizations will be affected only by land acquisition, including Ji'an Welfare House, Ji'an Bureau of Public Security, Ji'an Forestry Bureau, Jizhou District Commerce Bureau, Ji'an Department of Housing Management, Ji'an New No.1 Middle School, etc. Since their ordinary work will not be affected by the project directly due to limited amount of land acquisition, according to actual conditions, only some of organizations were investigated.

89. For the disused warehouse of Ji'an Post Bureau, there is only one person who works as porter with salary. Total 2.499 mu land and 216.25 m<sup>2</sup> building will be affected by the project.

90. The Xiyanghong Welfare House holds more than 70 old persons, 8 workers (including 1 formal staff) with salary of CNY 1,200 per month. The unit has 35.697 mu land. The project will affect land 4.705 mu and building of 2,978.5 m<sup>2</sup>. The affected building is kitchen, which was damaged before and currently is not in use. A separate kitchen is built and is in operation. Since the Project will only acquire a small portion of the land area of the Welfare House, which will not directly affect the normal operation, including wages of the staff, only cash compensation will be required. Most old persons have expressed support for the Project and agreed for the land acquisition.

91. For Vocational and Technical College of Jinggangshan University, in which 5,700 students, 174 teachers, 32 experimenters. The college occupies land 90 mu. The project will affect land 10.932 mu and building 8,703.2 m<sup>2</sup> which is part of old and abandon building. The

project will not affect normal work of the college after demolition. Certain inconvenience will be encountered by students and teachers during the process of rehabilitation and these will be addressed in consultation with the University authorities and the students.

92. Jinggang Road and Bridge Leasing Company belongs to Ji'an Road and Bridge Company and has 20 staffs. There are 4 companies in the scope of the leasing company, including machinery leasing company and 3 construction companies (The First Construction Company, The Second Construction Company, and The Third Construction Company). All 4 companies work in the leasing company with 150 formal workers including more than 30 women. The staff salary is CNY5,000 per month. There are some emergency equipment in the company. The company occupies land 25 mu and has 4950 m<sup>2</sup> building spaces, including 750 m<sup>2</sup> office, 600 m<sup>2</sup> dormitory, and 3600 m<sup>2</sup> of storages. The Project will only acquire 3.297 mu land area and affected 2,897 m<sup>2</sup> of storage building. The project will not affect normal work of the company, and affected storage could be rebuilt within the company.

93. Conclusions: all of the investigated organizations support the project, and are willing to accept compensation resettlement plan of state-owned land. The details are shown in part of resettlement and rehabilitation.

## **4 Legal Framework and Resettlement Policies**

### **4.1 The ADB Involuntary Resettlement Policies**

#### **4.1.1 Guidelines and Policies**

94. The implementation of the Project shall comply with the PRC's laws, provincial regulations and local decrees and to meet the requirement of ADB Safeguard Policy Statement, (June 2009).

#### **4.1.2 The ADB Involuntary Resettlement Policies**

95. For any ADB operation requiring involuntary resettlement, resettlement planning is an integral part of project design, to be dealt with from the earliest stages of the project cycle, taking into account the following basic principles:

- 1) Involuntary resettlement should be avoided whenever possible.
- 2) Where population displacement is unavoidable, it should be minimized by providing viable livelihood scenarios.
- 3) Replacing what is lost: If individuals or a community must lose all or part of their land, means of livelihood, or social support systems, so that a project might proceed, they will be compensated and assisted through replacement of land, housing, infrastructure, resources, income sources, and services, in cash or kind, so that their economic and social circumstances will be at least restored to the pre-project level. All compensation is based on the principle of replacement cost.
- 4) Each involuntary resettlement is conceived and executed as part of a development project or program. ADB and executing agencies or project sponsors, during project preparation, assess opportunities for APs to share project benefits. APs need to be provided with sufficient resources and opportunities to reestablish their livelihood and homes as soon as possible, with time-bound action in coordination with the civil works.
- 5) APs are to be fully informed and closely consulted. APs are to be consulted on compensation and/or resettlement scenarios, including relocation sites, and socioeconomic rehabilitation. Pertinent resettlement information is to be disclosed to the APs at key points, and specific opportunities provided for them to participate in choosing planning and implementation scenarios. Grievance redress mechanisms for APs are to be established. Where adversely APs are particularly vulnerable groups, resettlement planning decisions will be preceded by a social preparation phase to enhance their participation in negotiation, planning, and implementation.
- 6) Social and cultural Institutions: Institutions of the APs, and, where relevant, of their hosts, are to be protected and supported. APs are to be assisted to integrate economically and socially into host communities so that adverse impacts on the host communities are minimized and social harmony is promoted.
- 7) The affected communities which include Indigenous people, minority nationalities and farmers will be paid for appropriate compensations of land, houses, infrastructure and others compared to their condition now. The APs have beneficial power or habit usage right to the land or other resources of the project. It should not become an obstacle of enjoying compensation qualification that some affected groups have no informal and legal land-ownership.

- 8) The poor and vulnerable group of people: Particular attention must be paid to the needs of the poorest APs, and vulnerable groups including women that may be at high risk of impoverishment. This may include those without legal title to land or other assets, households headed by females, the elderly or disabled and other vulnerable groups, particularly indigenous peoples. Appropriate assistance must be provided to help them improve their socioeconomic status.
- 9) The full resettlement costs are to be included in the presentation of project costs and benefits. This includes costs of compensation, relocation and rehabilitation, social preparation and livelihood programs as well as the incremental benefits over the without-project situation (which is included in the presentation of project costs and benefits). The budget also includes costs for planning, management, supervision, monitoring and evaluation, land taxes, land fees, and physical and price contingencies.

## 4.2 Relevant Clauses of China Laws & Regulations and Decrees

96. This project will follow the related Chinese laws, national and provincial regulations and local by-laws and policies as well as meeting the requirements set forth by ADB's safeguards policy. The following list contains documents that form the basis for the project land acquisition, demolition and resettlement:

### 4.2.1 National Regulations

97. Table 4.1 provides related national laws and regulations.

**Table 4.1: National Regulations**

China	Jiangxi Province	Ji'an City/Jizhou District
<b>Land Acquisition &amp; House Demolition</b>		
1. <i>Evaluation Measures on the Expropriation of Buildings on State-owned Land</i> (Ministry of Housing and Urban Rural Development No.77 Decree on June 3 2011)	1. <i>Measures of Jiangxi Province on the Administration of the Demolition and Removal of Urban Houses</i> (Jiangxi Province Government No.122 Decree on Aug.21 2003); <i>Amendment to the Measures of Jiangxi Province on the Administration of the Demolition and Removal of Urban Houses</i> (Jiangxi Province Government No.173 Decree on Aug. 12 2009)	1. <i>Copy of Adjusting the Standard of Compensation for the Expropriation of Buildings on Collective Land of Central City</i> (General Office of Ji'an Municipal Government No.60 Decree on 2012)
2. <i>Regulation on the Expropriation of Buildings on State-owned Land and Compensation</i> (State Council No.590 Decree on Jan. 19 2011)		2. <i>Interim Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation</i> (Ji'an Municipal Government No.15 Decree on 2011)
3. <i>Provisions of the Supreme People's Court on Several Issues Concerning the Handling of Cases for Application to the People's Courts for Compulsory Enforcement of Decisions on Compensation for</i>	2. <i>Notice of Publicizing Jiangxi Province Unified Annual Output Values of Land Acquisition and Integrated Price on Regional Land</i> (Jiangxi Province	3. <i>Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City(Jizhou District)</i> (General Office of Ji'an Municipal Government No.62 Decree on 2011)

China	Jiangxi Province	Ji'an City/Jizhou District
<p><i>Expropriation of Buildings on State-Owned Land</i> (Supreme People's Court No.4 Decree on Mar.26 2012)</p> <p>4. <i>Urgent Circular on Further Strict Management of Land Acquisition and Effectively Safeguard People's Legitimate Rights and Interests</i> (General Office of the State Council No.15 Decree on May 15 2010)</p> <p>5. <i>Real Property Right Law of the People's Republic of China</i> (Order of the People's Republic of China No.62 Decree on Mar. 16 2007)</p> <p>6. <i>Guiding Opinions on Ministry of Agriculture Strengthening Supervision and Administration of Land Acquisition of Rural Collective Economic Organizations</i> (Ministry of Agriculture No.1 Decree on Jan.24 2005)</p> <p>7. <i>State Council's Decision on Deepening Reform and Strengthening Management of Land Acquisition and Resettlement</i> (State Council No.28 Decree on Oct.21 2004)</p> <p>8. <i>Guiding Opinions on Improving the System of Compensation for Land Acquisition and Resettlement</i> (State Land Sources Ministry No.238 Decree on Nov.3 2004)</p>	<p>Government No.126 Decree on Dec.6 2010)</p> <p>3. <i>Notice of the Implementing "Regulation on the Expropriation of Buildings on State-owned Land and Compensation"</i> (Jiangxi Province Government No.63 Decree on Apr.14 2011)</p>	<p>4. <i>Notice of Ji'an City Issuing Three Supportive Documents for the Selection of Assessment Organization of the Expropriation of Buildings on State-owned Land and Assessment Rules</i> (General Office of Ji'an Municipal Government No.20 Decree on 2011) (including ① <i>Ji'an City on the Selection of Assessment Organization of the Expropriation of Buildings on State-owned Land and Assessment Rules</i> , ② <i>Standard of Ji'an Central City on The Guidance of Expropriation and Evaluation</i>, and ③ <i>Standard of Ji'an City on Compensation, Subsidy and Reward for the Expropriation of Buildings on State-owned Land of Central City</i> )</p> <p>5. <i>Copy of Related Policies on Management of Rural Houses Demolition and Resettlement within Central City</i> (General Office of Ji'an Municipal Government No.24 Decree 2010 )</p> <p>6. <i>Notice of Defining Related Items of Compensation for Urban Residents' Private Houses Demolition and Resettlement of Central City</i> (General Office of Ji'an Municipal Government No.75 Decree 2009)</p> <p>7. <i>Notice of Further Defining Related Items of Management of Houses Demolition and Resettlement of Central City</i> (General Office of Ji'an Municipal Government No.76 Decree 2009)</p>



China	Jiangxi Province	Ji'an City/Jizhou District
		8. Notice of Issuing “Implementation of Ji'an Central City on Rural Houses Demolition and Resettlement ” (Ji'an Municipal Government No.7 Decree 2008)
<b>Security after Land Acquisition</b>		
	<i>Measures of Jiangxi Province on Coordinating and Judging Controversial Standard of Compensation for Land Acquisition and Resettlement</i> (Jiangxi Province Government No.23 Decree on Sep.14 2007)	1. Notice of the General Office of Ji'an Municipal Government Concerning Improving the Standard of Minimum Living Guarantee of Urban and Rural Residents of Jizhou District and Qingyuan District (General Office of Ji'an Municipal Government No.42 Decree on 2013)  2. Opinions of Ji'an Central City on the Security of Land-lost Farmers (General Office of Ji'an Municipal Government No.2 Decree on 2010)(including <i>Interim Measures on Basic Living Security of Land-lost Farmers in Central City of Ji'an</i> (General Office of Ji'an Municipal Government No.4 Decree on 2010)

Clause basis (1): *Regulation on the Expropriation of Buildings on State-owned Land and Compensation* (State Council No.590 Decree on Jan. 19 2011).

98. Article 17 The compensation granted to an owner by the people's government at the city or county level which makes a building expropriation decision shall include:

- (i) Compensation for the value of the building expropriated.
- (ii) Compensation for the relocation or temporary settlement resulting from the building expropriation, and
- (iii) Compensation for the production or business interruption losses resulting from the building expropriation.

99. The people's government at the city or county level shall formulate subsidization and incentive measures to give subsidies and incentives to the owners.

100. Clause basis (2): *Urgent Circular on Further Strict Management of Land Demolition and Effectively Safeguard People's Legitimate Rights and Interests* (General Office of the State Council No.15 Decree on May 15 2010).

101. Standard of compensation for land acquisition: carrying out unified annual output values of land acquisition and integrated price on regional land. The unified annual output values of land acquisition and integrated price on regional land is an important measure for improving mechanism of land acquisition compensation and realizing unified price in a place. It is also a necessary requirement of improving standard of compensation and safeguarding farmers' rights and interests. All kinds of construction project concerning rural land acquisition must execute the standard of compensation. New construction projects need to be examined strictly at preliminary examination of land use, and all costs shall be list in budget. Construction-used land lies in the same area of AOV or integrated price, the compensation for land acquisition should be same. The compensation for land acquisition is same in a place.

102. Resettlement and security of land-acquired farmers: agriculture should be give priority to resettlement. According to local conditions, different places adopt a variety of effective forms of resettlement. In the rural area, where adding farmland by land control and collective economic organizations have more reserve land, compensation should adopt priority of agriculture resettlement. The added farmland or reserved land will be distributed to land-loss farmers, the farmers can cultivated the land and maintain their basic production and income.

103. Resettlement for rural houses: compensation for rural houses demolition should be reasonable. The rural expropriated houses should be compensated reasonably in land acquisition. According to local conditions, adopting a variety of effective forms of resettlement to solve the farmers living problems. In the outer suburbs of city and rural area, the resettlement is mainly giving a piece of house site to farmers used as building their resettlement houses. The compensation for expropriation should take account of expropriated houses and expropriated house sites. The compensation for houses expropriation is on the basis of replacement cost of buildings, and the compensation for house site expropriation is on the basis of local standard of land acquisition. In the rural-urban fringe zone and village in the city, the house sites building are not permitted in principle. Monetary compensation or in-kind compensation is the main compensation. The house-expropriated farmers shall buy houses or government shall provide resettlement houses for them. The total compensations and subsidies for the farmers provided by government can ensure the farmers buying suitable houses.

#### **4.2.2 Regulations of Jiangxi Province**

104. Clause basis: *Notice of Publicizing Jiangxi Province Unified Annual Output Values of Land Acquisition and Integrated Price on Regional Land* (Jiangxi Province Government No.126 Decree on Dec. 6 2010).

105. For the few places where the original compensations are higher than the new compensations carry out the original standard of compensation, and can't reduce level of compensation because of new standard of compensation.

106. Table 4.2 and Table 4.3 provide the related regulations of Jiangxi province.

**Table 4.2: Jiangxi Standard of Subregional Unified AOV of Land Acquisition**

City	County (city\district)	Scope	Unified Annual Output Values (CNY/mu)	Compensation Ratio	Standard of Compensation (CNY/mu)
Ji'an	Jizhou District	Baitang Subdistrict	1,714	31.2	53,470
		Hebu Town	1,655	24.7	40,875
		Zhangshan Town, Changtang Town, Xingqiao Town, Qulai Village	1,403	22.1	31,010

**Table 4.3: Correction Coefficient of Compensation Calculation**

The unified AOV is appropriate to calculate the compensation for paddy field of collective farm land. For the calculation of compensation for collective construction-used land and unused land, referring to the following correction coefficient:
(1) the correction coefficients of vegetable field, orchard, tea garden, artificial high-yield oil tea garden, cotton field and fish pond keep unchangeable, not less than 1;
(2) the correction coefficients of dry land and house site are not less than 0.67;
(3) the correction coefficients of wood land and other farm land, collective construction-used land are not less than 0.35;
(4) the correction coefficient of unused land is not less than 0.2.

### 4.2.3 Regulations of Ji'an/Jizhou District

#### 4.2.3.1 Standard of Compensation for Land Acquisition

107. Clause basis: *Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City* (Jizhou District) (General Office of Ji'an Municipal Government No.62 Decree on 2011).

108. Table 4.4 provides the standard of compensation of Ji'an. These rates are based on rates set by Jiangxi Province with 22 to 31 times of AAOV. They have been applied in central urban areas in Ji'an and are considered as reasonable and adequate. The affected people are aware of these rates through consultations and distribution of resettlement information booklet.

**Table 4.4: Standard of Compensation of Ji'an**

Partial Areas of Central City(Jizhou)		Paddy, Vegetable Field, High-yield Orchard (CNY/mu)	Garden Land, Dry Land, Housesite (CNY/mu)	Woodland and Other Lands (CNY/mu)	Attachments <sup>14</sup> on Land (CNY/mu)
Un-expropriated lands nearby the phase 1 of Jizhou Avenue(borders Changgang Road to the east, Jifu Road to the south, west of Xinyizhong Road to the west, and Beimen Bridge to the north) (For villages under Baitang Sub-district use the compensations in the project )		56,800	43,000	37,000	1,500
Un-expropriated lands borders south and north of west extension of Jifu Road, north of South Ji'an Avenue, west of Gunan Avenue (Jinggangshan Avenue), east of Tianhua Hill, and south area of the phase 2 of Hou river (Hebu town use the compensations in the project)		46,000	40,000	22,000	
Un-expropriated lands of Hebu town border north of He River, south of South Ji'an Avenue, Baiwu Hill		44,000	38,000	20,000	
Areas border the south of South Ji'an Avenue, west of Baiwu Hill (opposite to the Ji'an Sports Center), north of South Ji'an Avenue, and west of Ji'an Sports Center	Un-expropriated lands of Hebu Town	41,000	28,000	16,000	
	Un-expropriated lands of Qulai Town, Xingqiao Town and Zhangshan Town (the affected villages of Xingqiao Town and Changtang Town in the project according to the standard of compensation) (Xingqiao town and Changtang town use the compensations in the project)	33,000	23,000	16,000	

#### 4.2.3.2 Building Expropriation on Collective Land and Standard of Compensation

109. The compensation for expropriated buildings on collective land is based on a series of local decrees, such as (1) Copy of Adjusting the Standard of Compensation for the Expropriation of Buildings on Collective Land of Central City (General Office of Ji'an Municipal Government No.60 Decree on 2012); (2) Notice of Issuing Implementation of Ji'an Central City on Rural Houses Demolition and Resettlement (Ji'an Municipal Government No.7 Decree 2008), which includes (1) compensation for the affected houses, (2) moving and transfer allowances, (3) compensation for various attachments, and (4) measures or subsidies for house rehabilitation.

110. Standard of compensation for expropriation:

<sup>14</sup> The attachment here refers to green crop, trees (not fruit trees), foot path, water channel, and the compensation except for green crop and trees will go to village collectives.

- (i) According to related state laws and regulations, the value of the building and attachment facilities expropriated shall be assessed by an eligible assessment institution authorized by municipal government according to the replacement cost, and be compensated by assessment price. Indicative house replacement cost is presented in the table below (Tables 4–5). In order to ensure adequate budget for relocated household purchasing replacement housing, additional CNY400/m<sup>2</sup> will be paid for the principal room area following compensation of assessed house value.

**Table 4.5: Compensation rates for Rural demolished houses (CNY/m<sup>2</sup>)**

Types of Structure								
Steel-concrete		Brick-concrete			Brick-wood			Simple
Level 1	Level 2	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
1,120	900	820	770	720	700	640	580	520

Note: House level reflect different quality of house construction, and facilities.

- (ii) Compensation for houses expropriation and others: subsidy for relocation is set at CNY5/m<sup>2</sup> according to the principal room area;<sup>15</sup> and interim transition is set at CNY5/m<sup>2</sup> month according to principal room areas from the date of signing expropriation agreement to moving into the settlement houses, the longest period of interim transition will not exceed 18 months.<sup>16</sup> APs shall be paid double the interim transition fee if the developer cannot complete settlement houses within the specified period.
- (iii) Compensation for various attachments; pipeline gas is CNY1,200/household; fixed telephone is CNY 158/set; cable television is CNY120/household; tap water is CNY200/household, electric power facilities is CNY200/household. All of the subsidies will be paid for the APs one-time after relocation. Table 4.6 provides the standard of compensation for well and other facilities.

**Table 4.6: Standard of Compensation for Facilities in Central City**

Item	Category	Standard of Compensation
Well	Concrete deep wells (above 2 meters in diameter)	CNY 5,000/well
	Concrete deep wells (below 2 meters in diameter)	CNY 5,000/well
	Pressure tunnel well	CNY 1,200/well
	Pressure well	CNY 600/well
Manure Storage (Pond)	Complete concrete structure	CNY 100/well
	Incomplete concrete structure or soil structure	CNY 60/well
Concrete Bleachery	Complete structure	CNY 30/m <sup>3</sup>
	Incomplete structure	CNY 20/m <sup>3</sup>
Methane Tank	Brick structure	CNY 1,500/set
Wall	Level 1	CNY 100/(above 2 m)
	Level 2	CNY 80/m (1.5–2 m)
	Level 3	CNY 60/m (1–1.5 m)

<sup>15</sup> The rate will offer about CNY1000 for a relocated household with 200 square meters of houses, which is considered adequate for relocated households in the project areas.

<sup>16</sup> The rate will offer about CNY 1000 for a household with 200 square meters of house and the amount is sufficient to rent a similar property in the neighborhoods. Such rental properties are available in the neighborhoods of the affected areas.

Item	Category	Standard of Compensation
	Level 4	CNY 30/m (cob brick wall)
Foundation	Ring beam foundation	CNY 80/m
	Brick foundation	CNY 40/m
Fruit Tree	Above 4 years and bearing fruits	CNY 40/tree
	Below 4 years and unbearing fruits	CNY 20/tree
Miscellaneous Tree	Above 5 years	CNY 4/tree
	Below 5 years	CNY 2/tree
Rare Tree	Compensation price by assessment	

111. For each relocated household, two options are provided for rehabilitation: monetary compensation and property exchange. For those choose monetary resettlement, additional CNY600/m<sup>2</sup> of compensation will be paid based on the principal room area. Therefore, those who opt for the monetary compensation they will receive - compensation at the rate of per square meter of type of structure (Table 4.5) + CNY600/m<sup>2</sup> + CNY 400/m<sup>2</sup>.

112. For those owners who choose exchange of titles, the people's government at the city or district level will provide a building of a multi-story apartment for exchange of titles after the owner gets compensation for buildings. These apartment buildings are developed as part of larger urban planning of the Ji'an district.

113. The principle of exchange of titles limits the total areas of exchanged buildings and is settled by the price difference between the value of the expropriated building and the value of the building provided for exchange of title according to the owner's principal room areas. The price of resettlement housing on state land in central city is set at CNY1430/m<sup>2</sup>.<sup>17</sup> For owners opting for property exchange will be resettled by expropriated areas of principal room. The areas of exchange of titles will not exceed 60 m<sup>2</sup> per person, the expropriated part in excess of the area eligible for property exchange will be paid cash compensation. For example, for a household of 3 family members with 180 m<sup>2</sup> of principle house area, chooses to have property exchange for relocation, the household is entitled to 180 m<sup>2</sup> of replacement housing. The price of affected houses will be 180 x 1220 (assuming unit price of concrete house is CNY820/m<sup>2</sup> plus CNY400/m<sup>2</sup> additional compensation). If the affected household has 250 m<sup>2</sup>, the remaining 70 square meters will be compensated at CNY1820 (820+400+600).

114. For the owners with unqualified resettlement conditions and per capital building below 30 m<sup>2</sup> will be given replacement building at 30 m<sup>2</sup> per person with agreed resettlement housing price. For those with per capita building with 30 to 60 m<sup>2</sup> of principal room area, they will be provided same amount of replacement housing as the affected principal room area. For the older person with unqualified resettlement conditions will get "Five Guarantees Supporting" in old folks' home by municipal government. The areas of resettlement buildings are less than that of expropriated buildings will be subsidized at CNY600/m<sup>2</sup> for the principal room area. The resettlement of attachment buildings will be monetary compensation but not exchange titles.

115. Adjusting incentive to the owners. According to the time of signing agreement of building expropriation and the schedule of relocation, the owners will be paid incentive of CNY100–260/m<sup>2</sup> according to their areas of expropriated principal room. The range of incentive is determined by how quickly they sign the agreements after relocation commerce.

<sup>17</sup> Such rate is less than half of the market price, and could be afford by relocated households given compensations received for affected houses (assessed replacement cost plus CNY400/m<sup>2</sup>).

#### 4.2.3.3 Building Expropriation of State Land and Standard of Compensation

116. Clause basis (1): *Standard of Ji'an Central City on The Compensation, Subsidy and Reward for The Expropriation of Buildings on State-owned Land* (General Office of Ji'an Municipal Government No. 20 Decree on 2011).

##### A. Compensation for Urban Houses

117. The compensation for urban houses on state land includes compensation for the affected houses and attachments, relocation allowance, transfer allowance and subsidy for rehabilitation. The compensation for the affected houses and attachments is based on assessed market value of affected houses, considering factors like location, structures, and decoration conditions. Here market price refers to average sale price of similar houses in the same locations. The assessed market value of affected houses is determined by qualified real estate appraisal agency following the local city or county assessment procedures. In terms of rehabilitation, the owner may choose either monetary compensation or exchange of titles.

##### (i) Monetary Compensation

118. For those who select monetary compensation, additional 10% will be provided based on the assessed market value of affected houses in accordance with article 13 of *Interim Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation* (Ji'an Municipal Government No.15 Decree on 2011).

##### (ii) Exchange of Titles

119. If an owner chooses exchange of titles, the people's government of Ji'an city will provide a building for exchange of titles, calculate and settle with the owner the difference between the value of the expropriated building and the value of the building provided for exchange of titles. The area of exchange of titles cannot exceed 10% of expropriated building. For the excess exchange area within 10% will be settled on the price of social security housing that municipal government published in the same year. For some reasons such as building plan, if the excess exchange area is in excess of 10%, it will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. If construction area of exchanged building is smaller than expropriated building, the rest area will be compensated on money.

120. If an owner's expropriated dwelling area is less than 36 m<sup>2</sup> and the expropriated house is his only house in Ji'an City, the owner shall be settled in a dwelling that does not exceed 50 m<sup>2</sup>. For this 50 m<sup>2</sup> resettlement house, the difference between the value of the expropriation building and the value of the settlement building for 36 m<sup>2</sup> will not be adjusted while the difference beyond 36 m<sup>2</sup> will get adjusted on the price of social security housing that municipal government published in the same year. That means that the first 36 m<sup>2</sup> of the resettlement building will be based on 1:1 exchange and only the area over 36 m<sup>2</sup> will be charged for at the social security housing cost. The area beyond 50 m<sup>2</sup> will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision.

121. **Relocation of Dwelling House.** Based on the assessment of relocation cost within the project areas, the owner shall be paid for relocation fees of CNY6/m<sup>2</sup> according to the structure area of expropriated building (if an owner chooses exchange of titles, the building expropriation department shall pay twice relocation fees to the owner). During relocation process, these rates

will be further discussed and consulted with the affected households. For the reason of building expropriation, the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks will be paid to the owners on the price of the date of announcement of the building expropriation decision.

**122. Resettlement of Dwelling House.** If an owner house chooses exchange titles and his building belongs to demolished urban house, the building expropriation department shall pay temporary settlement fees of CNY6/m<sup>2</sup> month to the owner according to construction area of expropriated building. For the ready house resettlement, the owner shall be compensated for three months temporary settlement fees one-time. For the resettlement housing to be completed in future, the owners settled in multi-story buildings shall be compensated for not exceeding 18 months temporary settlement fees, and the owners settled in high-rise buildings shall be compensated for not exceeding 36 months temporary settlement fees (the details are shown in compensation plan). If the interim transition delayed because of building expropriation department, the building expropriation department shall pay for double temporary settlement fees every month on the above standard to the owners from the date of exceeded time limit. If building expropriation department provides the owners with temporary dwelling, the department shall not pay temporary settlement fees to the owners.

**123. Incentive of Dwelling House.** According to the date of agreement signature (20–60 days), the owners with one household as a unit can be rewarded CNY50–200/m<sup>2</sup>; every household with one building as a unit can be rewarded 1%–3% assessment price of expropriation building; and every household with one area as a unit can be rewarded CNY10,000.

## **B. Compensation for Non-dwelling and State-owned Building**

**124. Compensation for Non-Dwelling Buildings.** The compensation will be based on the assessed market value of affected structures in accordance with article 13 of *Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation (Ji'an Municipal Government No.15 Decree on 2011)*. The compensation will be based on monetary compensation not by exchange of titles as all affected structures are non-commercial buildings. The assessed market value of affected buildings will be determined by the qualified real estate appraisal agency following the local city or county assessment procedures.

**125. Relocation Compensation:** For all non-residential buildings (except for shop or retail),<sup>18</sup> relocation compensation is based on CNY6/m<sup>2</sup>. For the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks, compensation will be paid to the owners on the price of the date of announcement of the building expropriation decision. For involved equipment relocation and installation, compensation will be determined by the appraisal agency based on relevant regulations.

**126. Subsidy of Non-dwelling and Sated-owned Building.** If an owner completes relocation within the time limit for relocation as agreed on in the compensation agreement, the owner shall be provided additional subsidy of 2% of assessment price of expropriated building.

---

<sup>18</sup> This indicates the policy. For this project there are no shops or retail businesses will be impacted by land acquisition or demolition.



127. **Incentive of Non-dwelling and Sated-owned Building.** According to the date of agreement signature (20–60 days), the owner of the non-dwelling building as a unit can be rewarded CNY10–50/ m<sup>2</sup>.

#### **4.2.3.4 Land Acquisition or House Demolition Farmers and Security**

128. Clause basis: *Opinions of Ji'an Central City on The Security of Land-lost Farmers* (General Office of Ji'an Municipal Government No.2 Decree on 2010).

129. For pension program for land-lost farmers, the farmers in center city shall be brought into new-type rural pension program system. For basic living security, the land-lost farmers who qualified the conditions of minimum living guarantee of urban and rural residents shall be brought into the guarantee and the protection is given where it is required. The land-lost farmers (women 55 years of age, men 60 years of age) without the treatment of minimum living guarantee allowances shall be paid basic living security allowance with CNY 120/person-month. The money will come from city budget and farmers will not need to contribute. For medicine security, the farmers enjoy new-type rural cooperative medical service, the rate of compensation for their hospitalization in appointed medical institutes at the village, county, city or province level and non-appointed medical institutes abroad county increase 5% respectively. For job assistance, the bureau of finance at the city and county level shall pay special funds used as assisting land-lost farmer starting a business.

### **4.3 Policy Differences between ADB and PRC**

130. ADB's safeguards policy and PRC have the same aim and principle on LAR, but difference in detailed procedure. All ADB financed projects require the APs' survey and public participation need to be prepared in the phrase of project concept design. However, the survey and public participation of projects in RPC are organized after agreement of related departments. According to the ADB's policies, the project has carried out APs survey and public participation in the earlier stage, and public opinions will be taken into the RP.

#### **4.3.1 Resettlement Plan**

131. Difference: Commonly, the infrastructure projects in the PRC do not need to prepare RPs (except for reservoir projects); however, all ADB financed projects that involve resettlement must prepare a RP. This is perhaps the biggest difference between ADB police requirements and Chinese practices.

132. Solution: This RP was prepared based on the policy requirements of ADB. This RP itself and the process of preparing it, to a great extent, bridge the various other gaps, described further in the coming sub-sections, between requirements of ADB and China. This RP: (i) was based on iterative consultation of local people and systematic surveys; (ii) has identified the APs and differentiated the level of impact; (iii) has identified the vulnerable groups and set a special support fund for them; (iv) quoted domestic and ADB policies and formulated a standard resettlement matrix to guide implementing agency to manage the whole resettlement process; (v) has formulated rehabilitation plan for severely affected HHs; and (vi) has included both internal and external monitoring.

#### **4.3.2 Compensation for Structures/Houses Loss**

133. Difference: ADB policies require compensation at replacement costs. Laws of the PRC accept reasonable depreciations and the compensation standards for old houses/structures could be lower than that for the new ones of the same structures.

134. Solution: Compensation standards are to be based on replacement costs without depreciation for the affected houses/structures of this subproject.

#### **4.3.3 Compensation for Land Loss**

135. Difference: ADB policies require that compensation should be sufficient to offset any income loss, and restore long-term income-generating potential. Chinese standards are based on average annual output value, which may be unrelated to the cost of income restoration.

136. Solution: Given that replacement land is unfeasible yet cash compensation is the preferred choice of most APs, this RP sets cash compensations for land as per recent policy. Compensation rate is high enough to enable APs to invest in income-generation activities or engage in new careers. Since it is difficult to guarantee the uses the compensation fees of APs, this RP includes and will implement various income rehabilitation measures and assistance to safeguard APs. In addition, IA and external monitor will monitor the income rehabilitation status of severely affected HHs.

#### **4.3.4 Special Assistance to Vulnerable Groups**

137. Difference: ADB requires that special assistance is granted to all vulnerable groups, especially severely affected HHs faced with impoverishment risks. Chinese policy provisions do not require social analysis and such assistances, so compensation is based only on the quantity of loss. In practice, however, various assistances are provided throughout China, as well as in the subproject affected villages.

138. Solution: Special funds are set aside in this RP to assist the vulnerable HHs.

#### **4.3.5 Consultation, Disclosure and Grievance Redress**

139. Difference: ADB policies require that the APs are aware of all relevant information, and consulted with as soon as possible. Chinese provisions have improved the transparency of disclosure and compensation. However, APs do not play a strong role in decision-making, and the disclosure period is usually too short. ADB also requires that an effective grievance redress mechanism be in place to address the concerns of APs.

140. Solution: Consultation has begun at the early stage (before and during technical assistance) and future consultations will continue as per the consultation and participation (C&P) plan of this RP. IA and EA agreed to disclose this RP and related information to APs as required by ADB.

#### **4.3.6 Legal Rights**

141. Difference: ADB policies require all demolished houses/structures, whether legal or illegal, shall be compensated for at the same standards. According to Chinese laws, people without locally registered residence may not be entitled to the same compensation as local

people. In addition, the prevailing Chinese laws stipulate that no compensation shall be provided for the acquisition of land and shanty owners, although such compensations are in places in practice.

142. Solution: This subproject does not have illegal houses/structures. During the course of implementation, any of this kind of houses will be paid fairly if it is certified.

#### **4.3.7 Monitoring and Evaluation**

143. Difference: ADB requires both internal and external resettlement monitoring. However, there is no such requirement in China, except for reservoir projects.

144. Solution: Both internal and external resettlement monitoring have been included in this RP.

#### **4.4 Entitlement Matrix**

145. A resettlement compensation entitlement matrix has been established as the basis for payment compensation, as set out in Table 4.7.

**Table 4.5: Resettlement Entitlement Matrix**

Type of Impact	Degree of Impact	Definition of Entitled Person	Compensation Policy/Standards	Implementation Issues
Permanent land acquisition	A total of 2,433 mu rural land, including paddy, dryland, garden, house site, etc.	Affected 1742 households and 6789 persons in 12 villages and 48 village groups	<p>1. The compensations are executed by Doc. No.62 JMG [2011]. The compensations will be different among different towns and villages based on their locations. They will be set at CNY33,000 to CNY56,800 per mu for paddy, fishpond and orchard; CNY23,000 to CNY43,000 per mu for garden land, dryland and housing plots, and CNY16,000 to CNY37,000 per mu for woodland and other lands. The compensation for attachments on land including green crop is set at CNY1,500 per mu.</p> <p>2. Green crop compensation will be paid to affected people, and land compensation and resettlement subsidy will be distributed evenly among affected village groups following land readjustment in affected village groups.</p> <p>3. The compensation for state-owned land was set at CNY115,000 per mu.<sup>19</sup></p>	Farmers will get recommendations/ assistance for transfer to urban status. and, if required to facilitate urban transfers and training program
	A total of 577 mu state owned land areas.	Affect 14 work units		
Loss of residential houses and properties on collective land	Affected 70681.5 m <sup>2</sup> residential housings and facilities	Affected 184 households and 806 persons	<p>1. The expropriated building will be compensated based on assessed value following replacement cost (see Table 4.5 for reference). For principal room area, an additional CNY400/m<sup>2</sup> will be provided (replacement cost+400/m<sup>2</sup>). For those who select cash compensation, additional CNY600/m<sup>2</sup> will be provided based on principal room area (replacement cost + 600/m<sup>2</sup> + 400/m<sup>2</sup>).</p> <p>2. For those selecting property exchange method of relocation, they will be provided with replacement housing based on sale price set at CNY1430/m<sup>2</sup>. The total resettlement housing shall not exceed 60 m<sup>2</sup> per capita. For the area of principal room area beyond 60 m<sup>2</sup> they will be provided subsidy at CNY600/m<sup>2</sup>. For those with existing house below 30 m<sup>2</sup> they will be provided with resettlement housing at 30 m<sup>2</sup> per capita and settling price difference. For those with house between 30-60 m2 per capita, they will be provided with resettlement house based on the</p>	<p>1. The compensations for demolition and resettlement will be paid to the APs prior to house demolition..</p> <p>2. The town government shall provide assistance to APs.</p> <p>3. The APs move into new house</p>

<sup>19</sup> The difference is mainly due to the fact that urban land has already converted into urban construction land with all taxes and fees paid. For rural land area, in addition to compensation for land areas and attachments, various fees and taxes need to be provided.

Type of Impact	Degree of Impact	Definition of Entitled Person	Compensation Policy/Standards	Implementation Issues
			<p>existing house and settling the price difference.</p> <p>3. Attached facilities include: well CNY3,500/well or CNY5,000/well, pressure well CNY600/well or CNY1,200/well, fence wall CNY30–100/m, cement sunning ground CNY20/m<sup>2</sup> or CNY30/m<sup>2</sup>, house foundation CNY40/m or CNY80/m, fruit tree CNY20/tree or CNY40/tree, miscellaneous tree CNY2/tree or CNY4/tree, rare tree is charged for separately, grave CNY1,200/piece.</p> <p>4. Relocation: CNY5/m<sup>2</sup> (area of principal room); fixed-line telephone CNY158/HH, cable television CNY120/HH, pipeline gas CNY1,200/HH, tap water CNY200/HH, power facilities CNY200/HH. For the households choosing property exchange relocation subsidy will be provided two times.</p> <p>5. Resettlement: interim transition CNY5/m<sup>2</sup> month from the date of signing agreement to the date of building resettlement houses. If the transition period exceeds 18 months these rates will be doubled.</p> <p>6.Subsidy and incentive: according to the schedule of expropriation, CNY100–260/m<sup>2</sup> of principal room areas.<sup>20</sup></p>	before house demolition cannot get interim transition fees.

<sup>20</sup> It mainly depends on the timing of completing the contract signing and demolition process.

Type of Impact	Degree of Impact	Definition of Entitled Person	Compensation Policy/Standards	Implementation Issues
Loss of residential houses and properties on state-owned land	Affected 9,177.54 m <sup>2</sup> residential housings and facilities	90 Households of 360 persons	<p>1. Compensation by the structure and area of expropriated building based on assessed market value by qualified appraisal agency in accordance with Doc. No.12 JMG [2011]. The owner could choose either monetary compensation or property exchange as rehabilitation. For those select cash compensation, additional 10% of assessed market value of affected house will be provided.</p> <p>2. Relocation: CNY6/m<sup>2</sup> (pay for twice relocation fees to APs choosing exchange of titles). Monetary compensation for movement and installation: fixed-line telephone CNY158/HH, cable television CNY120/HH, pipeline gas CNY1,200/HH, broadband networks CNY200/HH, split hanging air conditioner CNY200/HH, split vertical air conditioner CNY300/HH.</p> <p>3. Resettlement: interim transition CNY6/m<sup>2</sup> month (3–36 months). If the expropriated building department provides resettlement building, it shall not pay temporary settlement fees to the APs.</p> <p>4. Those selecting property exchange will be provided with replacement housing based on 1 for 1 principle. If an owner's expropriated dwelling area is less than 36 m<sup>2</sup> and he has only the house in Ji'an, the owner shall be settled in a dwelling that does not exceed 50 m<sup>2</sup>. Among the 50 m<sup>2</sup>, the difference between the value of the expropriation building and the value of the settlement building within 36 m<sup>2</sup> will not be adjusted, while the difference beyond 36 m<sup>2</sup> will get adjusted on the price of social security housing that municipal government published in the same year. The area beyond 50 m<sup>2</sup> will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. The owners qualified related conditions of relief and special care at the city or district level shall get priority to enjoying related reliefs and subsidies.</p> <p>5. Incentive: according to the date of agreement signature (20–60 days), the owners with one household as a unit can be rewarded CNY50–200/m<sup>2</sup>; <sup>21</sup>every household with one building as a unit can be rewarded 1%–3% assessment price of expropriation building; and every household with one area as a unit can be rewarded CNY10,000.</p>	<p>1. The compensations for demolition and resettlement should be paid to the APs in time.</p> <p>2. The district government shall provide assistance to APs.</p> <p>3. The price of decoration materials shown in Table 4.6.</p>

<sup>21</sup> It mainly depends on the timing of completing the contract signing and demolition process.

Type of Impact	Degree of Impact	Definition of Entitled Person	Compensation Policy/Standards	Implementation Issues
Loss of non-residential houses and properties	office, industrial and storage building 14,794.95 m <sup>2</sup>	Owners of affected buildings and properties	<p>1. The compensations are executed by Doc. No.12 JMG [2011] based on assessed market value of affected properties. The compensation will be made only monetary compensation and no property exchange method will be offered as all affected structures are not commercial buildings.</p> <p>2. Relocation: offices and industrial buildings CNY6/m<sup>2</sup>. The expropriated building department shall pay the owners the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks on the price of the date of announcement of the building expropriation decision.</p> <p>3. Subsidy: for monetary compensation, the owner shall be subsidized 2% of assessment price of non-commercial buildings if compensation and relocation could be completed within the timeframe.</p> <p>4.Incentive: according to the date of agreement signature (20–60 days), the owners can be rewarded CNY10–50/m<sup>2</sup>.</p>	The owners qualified related conditions of relief and special care at the city or district level shall get priority to enjoying related reliefs and subsidies.
Public Infrastructure	Bridge, power facilities, communication facilities, water facilities and gas facilities	Property owners	Monetary compensation for the owners, and the owners are responsible for the infrastructure recovery.	
Vulnerable groups	Land-lost farmers, women, and the elder	<p>a)Affected women</p> <p>b)men aged 60 years and women age 55 years</p> <p>C)the elder unqualified for government sponsored senior homes in rural</p>	<p>1. Affected women shall be given priority to be recommended work in electrics and textile factories in Jizhou Industry Zone.</p> <p>2. Yudai river improvement project will provide security and cleaning work for the elder with working ability</p> <p>3. The rural old persons who have unqualified conditions for enrolling in government sponsored senior home will be given “Five Guarantees Supporting” in old folks’ home by municipal government. The supporting standard is CNY2,460/year per</p>	

Type of Impact	Degree of Impact	Definition of Entitled Person	Compensation Policy/Standards	Implementation Issues
			person. 4. All affected vulnerable persons will be provided with additional cash support at CNY2,400 per person.	
Economic rehabilitation measures for land-lost farmers	per capita farmland below 0.3 mu after land acquisition	Land-lost farmers with per capita farmland below 0.3 mu	1. Health care security: the farmers enjoy new-type rural cooperative medical service, the rate of compensation for their hospitalization in medical institute increase 5%.  2. Job assistance: special funds used as assisting land-lost farmer starting a business, including providing priority resettlement public welfare job and subsidies; enterprise training subsidies; free training at regular intervals in appointed training institutes; free introduction of job; petty loan; reducing or remitting related tax to land-lost farmers of the individual operators; etc.	



## **5 Resettlement Scheme and Income Rehabilitation**

### **5.1 Resettlement Principles and Targets**

146. The concrete resettlement principles and targets for the project include the following:

- 1) Optimize the project design, by avoiding dense population/high buildings and minimizing the scope of impact of involuntary resettlement;
- 2) The resettlement of APs will be considered as a component of the project and sufficient funds will be made available to the resettlement process and APs will receive benefits from the Project;
- 3) Assistance will be provided to the APs during the process of removal and resettlement;
- 4) RP need to be integrated with general urban plan, and to ensure APs fully integrate into the new community in social and economy aspects.
- 5) APs will be encouraged to take part in the preparation and implementation of the RP. Their opinions should be fully respected in the RP.

### **5.2 General Resettlement Plan**

147. JIDC is responsible for the implementation of the project including land acquisition and resettlement. The affected towns, subdistricts and villages take advices from APs according to participatory working method. The LAR strategy has been guided by ADB's SPS2009 to ensure improvements in the affected peoples' living standards and livelihoods. Accordingly, the resettlement plan has been guided by taking in consideration the APs opinions and suggestion, and the actual condition of affected area. The basic rehabilitation plan is as follows:

- 1) According to the general Ji'an city plan, the project falls within the scope of the city development plan. The rural APs will be resettled mainly by exchange of titles (near the current spot) and cash compensation.
- 2) For the affected administrative village and village groups that have relatively greater land resources (per capita farmland exceeding 0.3 mu), an "equal distribution of land compensation according to agricultural population of village group, and readjusting remaining farmland according to population within the group" will be carried out. The administrative village and village groups that have less or no farmland (per capita farmland of under 0.3 mu), in principle, an "equal distribution of land compensation according to agricultural population of village group following readjustment of land holding will be carried out. Efforts will be made in skill training and job introduction so more APs could engage in non-agricultural works.
- 3) Reserving development land according to 8% of expropriated area of farmland. The profits of development land obtained by legal process are used for development of collective economy, setting up pension program for land loss farmers, and paying living subsidy of vulnerable groups, etc. The land will come from the affected villages. The policy will allow the affected villages to have some construction land for commercial development which will bring more income for the affected village. All net income from such development (after deducting cost of land acquisition and processing cost) will belong to village collective. This is considered as beneficial policy for dealing with land acquisition impacts.
- 4) The urban APs will be resettled mainly by exchange of titles and cash compensation.

- 5) The expropriation of state-owned land will be resettled by cash compensation.

### **5.3 Resettlement Plan**

#### **5.3.1 Production Resettlement and Income Rehabilitation Plan**

148. The project is situated next to Ji'an urban area, non-agricultural income is becoming the main resource of income, so the impact of land acquisition on farmers is limited as for most of the APs large share of income is coming from non-farm sources. Farmer's income relies low on land, ranging from 5% income from agricultural planting to 50%. The highest ratio of land acquisition loss is 29%, and the lowest is 0.01%. The details are shown in Table 2.17. The affected farmers' incomes mainly come from non-agricultural production (such as industry, commerce, service industry, etc.) or go out working in the project. The affected labor forces mainly work in enterprises or engage in activities of the service industry. The agricultural income mainly comes from planting rice and vegetables.

149. The aim of APs economic rehabilitation is ensuring the APs will benefit from the proposed project and improve their standard of living or at least rehabilitate their standard of living after the completion of the project. According to the socioeconomic survey, considering the geographic locations and available land resources of the affected villages and the preferences and desires of the APs, it is agreed that the rehabilitation strategy of redistributing land and compensation within village groups and guiding villagers to engage in secondary industry and the service industry will be adopted for the project. The APs will be able to recover or improve their incomes by land readjustment, employment, and off-farm training.

150. The rehabilitation strategy will adopt flexible, democratic, independent, and diversified forms in accordance with the characters of different villages. In order to mitigate adverse impacts of LAR, the project will take a series of measures to help and support APs, including:

- 1) readjusting and redistributing farmland;
- 2) payment of sufficient land compensation and guiding APs to use it reasonably;
- 3) strengthening APs skill training and non-agricultural employment;
- 4) project related income generation opportunities;
- 5) participation in pension program for land loss farmers (per capita farmland under 0.3 mu); and
- 6) developing reserve land of rural collective organizations.

151. The resettlement measures and its effect:

##### **5.3.1.1 Readjusting and Redistributing Farmland**

152. According to the survey, 39 village groups accepted redistributing remaining farmland within their own village groups as production resettlement.

153. Because these affected village groups have relatively greater land resources (per capita farmland exceeding 0.3 mu). An "equal distribution of farmland according to agricultural population of village group, in a way, can maintain the income security by farming after land acquisition. For the 8 village groups that per capita farmland under 0.3 mu (including Jinan village, Wuli village and Baitang village in Baitang subdistrict), the APs can participated endowment insurance and unemployment insurance following redistribution of remaining

farmland and readjustment of land holdings. And then if they are interested, encouraging them to contract for farming other villages land by land transfer, and guiding them to engage in employment of non-agricultural sector.

### 5.3.1.2 Payment for Sufficient Land Compensation and Guiding APs Reasonable Usage

154. The project provides preferential compensation for farmland based on most recent provincial and local decrees. The bank interest of compensation for different kinds of land in four towns (sub-districts) is higher than annual net income of land. (The details are shown in Table 5.4) The compensation for land acquisition includes land compensation, resettlement subsidy, and green crops based on discussion of Ji'an Land and Resources Bureau and related departments. According to the survey, villages' desire and habit, all the villagers agree with that the compensations for land are distributed equally according to agricultural population of village group following land readjustment in the affected village groups. Taking account of APs desire the land will continue to be under use and total land compensations will be distributed to the villages. The villagers determine freely the use of compensations.

155. The following is the comparative analysis of land loss and non-risk income of land compensation is as following:

156. Rice is the main plant in affected area. According to survey and data, the income of rice is CNY375/mu in a season, and CNY750/mu one year. The input-output analysis is shown in Table 5.1. As the following table indicates almost 60% of income from cultivation of per mu of rice is spent on inputs, making economic return from rice plantation relatively low. As a result most APs are willing to engage in various non-farm activities to earn better incomes.

**Table 5.1: Input-Output Analysis of One Mu Rice in One Season**

	Output/Quantity	Price	CNY
1. Income	450 kg <sup>22</sup>	CNY 2.4/kg	1,080
2. Input			
Seed	2.0 kg	CNY 30.00/kg	60
Urea	15.0 kg	CNY 115.00/50 kg	34.5
Compound Fertilizer	35.0 kg	CNY 140.00/50 kg	98
Muriate	10.0 kg	CNY 165.00/50 kg	33
Pesticide	3.0 once	CNY 15.00/once	45
Pesticide Application	1.5 hour	CNY 80.00/mu	120
Tractor-ploughing	1.0 mu	CNY 80.00/mu	80
Rice Transplanting	1.5 hour	CNY 80.00/day	120
Reap	1.0 mu	CNY 80.00/mu	80
Water and Electricity	1.0 mu	CNY 30.00/mu	30
Herbicide	1.0 bottle	CNY 4.00/bottle	4
Subtotal			704.5
3. Per Mu Net Income (income-input)			375.5

157. Other kinds of land can bring income to farmers aside from paddies, including dry land, garden, woodland and pond. According to the survey and related data, the annual net income of one mu dry land is about 70% of paddy. Compared with paddy, the annual net income of one mu garden and pond remains unchanged. The annual net income of woodland is about CNY136/mu. According to the *Notice of Publicizing Jiangxi Province Unified Annual Output*

<sup>22</sup> According to the Jizhou District Agricultural Bureau, 450kg per mu per season is actual situation in Ji'an. The average yield of one local place is linked with climate, soil condition and context of such locality.

*Values of Land Acquisition and Integrated Price on Regional Land* (Jiangxi Province Government No.126 Decree on Dec. 6 2010), the correction coefficient of dry land is not less than 0.67 and that of garden and pond are not less than 1. The output of woodland is based on the forestry in Jizhou district statistical yearbook.

158. The annual loss of expropriated lands category per mu in the project is shown in Table 5.2.

**Table 5.2: Annual Loss of Expropriated Land Category (CNY/mu)**

<b>Land Category</b>	<b>Paddy</b>	<b>Dry Land</b>	<b>Garden</b>	<b>Woodland</b>	<b>Pond</b>
Annual Loss	750	525	750	136	750

159. According to the regulations, the standards of compensation for different towns (subdistricts) are not same in the project. The details are shown in Table 5.3.

**Table 5.3: Standard of Compensation for Land (CNY/mu)**

<b>Land</b>	<b>Paddy</b>	<b>Dry Land</b>	<b>Garden</b>	<b>Woodland</b>	<b>Pond</b>
Changtang	33,000	23,000	33,000	16,000	33,000
Baitang	56,800	43,000	56,800	37,000	56,800
Hebu	46,000	40,000	46,000	22,000	46,000
Xingqiao	33,000	23,000	33,000	16,000	33,000

160. The annual loss of land is based on loss of per mu in Table 5.3, the calculation of non-risk profits of land compensation is based on 3.5% of fixed deposits at bank. The comparison of annual non-risk profits and loss after land acquisition are shown in Table 5.4.

**Table 5.4: Comparison of Profit and Loss of Land**

<b>Land</b>	<b>Item</b>	<b>Town/Subdistrict</b>			
		<b>Changtang</b>	<b>Baitang</b>	<b>Hebu</b>	<b>Xingqiao</b>
Paddy	Annual Loss/mu	750	750	750	750
	Compensation based Income (Annual Interest)	1,155	1,988	1,610	1,155
	<b>Annual Income - Annual Loss</b>	<b>405</b>	<b>1,238</b>	<b>860</b>	<b>405</b>
Dry Land	Annual Loss/mu	525	525	525	525
	Compensation for Income of Annual Interest	805	1,505	1,400	805
	<b>Annual Income - Annual Loss</b>	<b>280</b>	<b>980</b>	<b>875</b>	<b>280</b>
Garden	Annual Loss/mu	750	750	750	750
	Compensation for Income of Annual Interest	1,155	1,988	1,610	1,155
	<b>Annual Income - Annual Loss</b>	<b>405</b>	<b>1,238</b>	<b>860</b>	<b>405</b>
Woodland	Annual Loss/mu	136	136	136	136
	Compensation for Income of Annual Interest	560	1,295	770	560
	<b>Annual Income - Annual Loss</b>	<b>424</b>	<b>1,159</b>	<b>634</b>	<b>426</b>

Land	Item	Town/Subdistrict			
		Changtang	Baitang	Hebu	Xingqiao
	<b>Loss</b>				
Pond	Annual Loss/mu	750	750	750	750
	Compensation for Income of Annual Interest	1,155	1,988	1,610	1,155
	<b>Annual Income - Annual Loss</b>	<b>405</b>	<b>1,238</b>	<b>860</b>	<b>405</b>

161. The data show that the non-risk profit of the standards of compensation can cover the loss in the project which the project pays for enough land compensations for APs. The analysis of land compensations for village groups is shown in Table 5.5. In average each affected household will receive CNY56,351 and each affected person will receive CNY14,459 for land compensation, which is about twice of their annual net income for these villages.

**Table 5.5: Summary of Land Compensations for Village Groups**

Town/Sub-district	Village Committee	Village Goup	Acquired Land	Total Cost (CNY 10,000)	Affected Household (HH)	Affected Population (person)	Cost/HH (CNY 10,000)	Cost/per capita (CNY 10,000)
Changtang	Miaobei	Zhenxi-qiao	36.656	73.2671	176	563	0.4163	0.1301
		Luojia	0.187	0.6171	70	278	0.0088	0.0022
	Lukou	Shihu-Ling	63.548	195.9622	31	150	6.3214	1.3064
Baitang	Cheng-shang	Group1	76.756	425.14504	32	122	13.2858	3.4848
		Group2	68.472	378.2226	39	168	9.6980	2.2513
		Group3	36.702	182.44062	32	105	5.7013	1.7375
		Group4	155.554	812.9306	45	196	18.0651	4.1476
	Jinan	Group2	15.034	69.5995	16	67	4.3500	1.0388
		Group3	10.945	55.1341	25	110	2.2054	0.5012
		Group4	101.304	489.604	47	220	10.4171	2.2255
		Group5	94.604	509.1125	16	76	31.8195	6.6988
		Group6	61.018	311.4467	25	100	12.4579	3.1145
		Group7	22.943	110.0639	28	110	3.9309	1.0006
		Group8	95.997	518.3694	38	157	13.6413	3.3017
		Group9	41.725	215.7381	19	92	11.3546	2.3450
	Wuli	Group2	4.736	20.4675	52	150	0.3939	0.1365
		Group3	6.423	29.6963	45	143	0.6599	0.2077
		Group4	23.796	122.4452	42	156	2.9156	0.7850
		Group5	20.54	106.9137	35	99	3.0547	1.0799
		Group6	38.925	212.3784	42	141	5.0566	1.5062
		Group7	46.454	254.1328	45	164	5.6474	1.5496
		Group8	68.249	361.4343	27	107	13.3865	3.3779
		Group9	36.904	205.8272	27	100	7.6232	2.0583
	Baitang	Group1	7.471	33.2528	63	296	0.5278	0.1123
		Group2	52.988	251.5561	47	168	5.3523	1.4974
		Group3	26.503	141.2289	34	111	4.1538	1.2723
		Group4	12.761	55.534	51	203	1.0889	0.2736
		Group5	9.817	52.3491	25	114	2.0940	0.4592
	Nanfeng	Group5	3.73	21.1864	51	194	0.4154	0.1092
Hebu	Zengjia	Group1	3.564	15.9924	48	181	0.3332	0.0884

Town/ Sub-district	Village Committee	Village Goup	Acqui- red Land	Total Cost (CNY 10,000)	Affected House- hold (HH)	Affected Population (person)	Cost/HH (CNY 10,000)	Cost/per capita (CNY 10,000)
Xing- Qiao	Jifeng	Group3	44.021	182.8502	35	152	5.2243	1.2030
		Group6	18.455	73.157	25	85	2.9263	0.8607
	Jiangbian	Group2	0.839	2.7687	24	100	0.1154	0.0277
		Group4	214.66	606.6523	12	51	50.5544	11.8951
		Group5	0.029	0.0464	21	92	0.0022	0.0005
		Group6	113.013	353.243	24	98	14.7185	3.6045
		Group7	201.14	647.4273	31	143	20.8848	4.5275
		Group8	67.386	192.3878	31	131	6.2061	1.4686
		Renjia	78.088	242.6339	26	113	9.3321	2.1472
		Liangyuan	Group5	20.592	67.2601	12	49	5.6050
	Group6		19.402	61.6106	16	60	3.8507	1.0268
	Group7		21.417	57.7179	34	129	1.6976	0.4474
	Group9		1.208	3.7654	12	60	0.3138	0.0628
	Luotang	Group4	64.869	138.8087	34	140	4.0826	0.9915
		Group5	8.276	26.8058	16	85	1.6754	0.3154
		Group6	145.42	426.0503	56	236	7.6080	1.8053
		Group7	161.226	470.6988	25	102	18.8280	4.6147
		Group8	9.199	30.3567	35	122	0.8673	0.2488
Total			2433.54 6	9816.2895	1742	6789	5.6351 (averag e)	1.4459 (average )

162. For the use of compensations, the governments and related departments at all levels shall guide APs to reasonable use of the money and gain stable incomes by buying property according to their abilities, and dealing with service industry according to leases and running shops. Ji'an municipal government and Jizhou district government shall undertake initiatives to request that relevant agencies, including for industrial and commercial, taxation and sanitation, provide services for the APs. Preferential policies and measures including as tax reductions and exemptions alongside simplification of procedures are also important supporting measures to encourage business development. The PMO will liaise with various agencies on behalf of the affected people.

### 5.3.1.3 Strengthening APs Skill Training and Non-agricultural Employment

163. For the APs with low educational level, the PMO will provide services to the APs, including training, free employment guidance, employment recommendation, free transaction of labor registration and management, and implementing transfer and training of rural labor forces. In order to help the affected rural labors improve their employment prospects and their skill sets, the PMO will liaise with various agencies, including agriculture department, technology department, the woman's federation, and social security department, providing CNY0.68 million of special financial fund for the APs develop their skill set, especially for the labor forces directly affected by the project. A comprehensive and mixed skills training program including both farming and non-farming skills has been proposed for the APs, which cover areas of vegetable planting, rice planting, characteristic cultivation or cash crop planting with higher yield, domestic service, landscaping and factory work. The training fund will be paid for training agencies such as technical and vocational school or the woman's federation. These training activities are based on the surveys and consultations with the affected persons.

164. Aim of training: the training will help the APs' economic rehabilitation and skills improvement according to actual demand, natural environment and affected degree. The training may reduce the impact of the project possibly, and improve APs' standard of livelihood or at least restore their income levels to the pre land acquisition standards.

165. Target of training: the affected farmers who need to rehabilitate their normal living. A series of free skills training sessions will be provided for APs for at least two persons (one man and one woman) for every affected family in possible condition.

166. Content of training: the training plan is shown in Table 5.6.

**Table 5.6: Training Plan of Affected Farmers**

Number	Skill	Target person	Woman person	Budget (CNY 10,000)
1	Vegetable Planting	900	400	72
2	Rice Planting	900	400	72
3	Cash Crop Cultivation	400	150	32
4	Household Electrical Appliances, Motorcycle, Vehicle Repair	200	50	16
5	Landscaping	200	150	16
6	Domestic Service	200	200	16
7	Occupation Skill	600	200	48
Total		3,400	1,550	272

167. For the non-agriculture employment, the APs are mainly introduced to companies of Jinggangshan economic and technological development zone near the project site. The zone is national development zone with 237 completed projects and has formed three industrial sectors: electronic information, biology, food and medicine industry, and advanced manufacturing, which can employ lots of the affected farmers. The project owner and related line agencies will assist affected people to get engaged in these industries, where they will be provided with required on-job training. The zone pays high attention to the recruit worker, it has established the concept of "recruiting worker is like attracting investors." The recruitment of workers is listed into one of most important works of zone management. In order to resolve employment problems and promote employment, the zone ensures long-term work mechanism, strengthens the input support, provides services actively, gives full play to resources effect, forms work cooperation, strengthens responsibility measures. A series of measures to help and support APs, including 1) free television advertisement of employment, making and distributing SMS (short message service), wall calendars, leaflet, making outdoors bulletin board of employment in center city, square of railway station, triangle pond, and area of the zone; 2) setting up temporary employment booth at railway station and bus station, organizing companies take part in all kinds of job fair on-the-spot in order to support companies in recruiting land-loss farmers. Only during the spring festival in 2013, total 3,800 job applicants reached employment intension with the companies in the zone, among them, 1,600 applicants worked in the companies.

168. For the land-loss farmers especially men aged over 50 years old and women aged over 40 years old, efforts will be made to guide them into social service work such as landscaping, road sanitation and cleaning, estate management, and house-keeping, so that they could find non-farm jobs nearby. Enterprises applying for participation in bidding on urban landscape

maintenance, road cleaning and property management in the new towns and districts shall employ at least 40% local farmer-workers. In addition, the relevant government departments shall also try to create more public welfare labor posts and create more new employment channels to provide jobs preferentially to the land-loss farmers especially to men aged over 50 years old and women aged over 40 years old. For the self-employed farmer will be provided micro loan to help them developing production. For the micro loan, first, the farmers can apply for it through loan agency according to their development needs. Then, the loan agency will assess and approve the loan with more favor conditions than common business loan (such as lower rates) to support farmers' project.

#### **5.3.1.4 Project Related Income Generation Opportunities**

169. During the project construction stage, APs living near the project can seek income-generating opportunities, mainly providing services related to construction. For instance, APs could rent spare houses (if available) for construction contractors as a temporary office or as residence for construction workers, operate small groceries and provide food, cigarettes and beer/spirits for the construction workers. This could provide temporary employment for certain land loss farmers as well as increases household cash income as a part of an integrated rehabilitation process with the construction program. Because the replacement apartments are well-located and easily accessible, some relocated households could choose the replacement apartments as compensation can rent their spare houses to get fixed and long-term income.

170. Project implementation agency will give priority to the APs for hiring them as non-skill laborers. The IA will provide job opportunities for the APs, including levelling land, landscaping works, and so on. Although these works are temporary, the APs who are employed from such work will earn approximately CNY 2,000 per month. The temporary income resources will facilitate the improvement of APs' living standard and restore their incomes at least in the short term. During the course of project implementation, IA can provide about 800 temporary jobs, including 100 transport jobs, 150 greening jobs, 200 earthwork jobs, and other 300–500 unskilled labors according to the related projects experiences. **The civil contract will include provision for hiring local unskilled labor, and PMO will monitored the contract through internal monitoring and evaluation.**

#### **5.3.1.5 Participation in Pension Program for Land-lost Farmers**

171. According to regulations of the *Opinions Ji'an Central City on The Security of Land-loss Farmers* (General Office of Ji'an Municipal Government No. 2 Decree on 2010), for pension program of land-loss farmers, the farmers in center city shall be brought into new-type rural social pension program. For basic living security, the land-loss farmers who qualified the conditions of minimum living guarantee of urban and rural residents shall be brought into the guarantee and the protection is given where it is required. The land-loss farmers (women 55 years of age, men 60 years of age) without the treatment of country subsistence allowances shall be paid basic living security allowance with CNY 120/person-month. The allowance will be financed by municipal government, and affected people will not need to pay for receiving such allowance. For job assistance, the bureau of finance at the city and county level shall pay special funds used as assisting land-loss farmer starting a business.

172. On the basis of all of the measures meet with the demands of affected groups, it will be coordinated by PMO under the leadership of town government, participation of village committees, and periodic supervision of monitoring agency.



173. The project provides various resettlement measures for land-expropriated farmers, all of measures cover all the land loss APs, the measures are shown in Table 5.7.

Table 5.7: Measures of APs' Living Rehabilitation

Town/ Subdistrict	Village Committee	Village Group	Affected House- hold (HH)	Affected Population (person)	Coverage of Various Measures of Living Rehabilitation(HH)					
					Money Compensation	Farmland Redistribution	Skill Training	Off-farm Job	Micro Loan	Social Security
Changtang	Miaobei	Zhenxiqiao	176	563	176	176	176	55	4	176
		Luoja	70	278	70	70	70	35	2	70
	Lukou	Shihuling	31	150	31	31	31	10	1	31
Baitang	Chengshang	Group 1	32	122	32	32	32	11	1	32
		Group 2	39	168	39	39	39	13	1	39
		Group 3	32	105	32	32	32	8	1	32
		Group 4	45	196	45	45	45	23	1	45
		Group 2	16	67	16	0	16	16	1	16
	Jinan	Group 3	25	110	25	25	25	13	1	25
		Group 4	47	220	47	47	47	24	1	47
		Group 5	16	76	16	16	16	8	1	16
		Group 6	25	100	25	25	25	13	1	25
		Group 7	28	110	28	28	28	9	1	28
		Group 8	38	157	38	38	38	19	1	38
		Group 9	19	92	19	19	19	10	1	19
	Wuli	Group 2	52	150	52	0	52	52	2	52
		Group 3	45	143	45	0	45	45	2	45
		Group 4	42	156	42	0	42	42	2	42
		Group 5	35	99	35	0	35	35	1	35
		Group 6	42	141	42	0	42	42	2	42
		Group 7	45	164	45	0	45	45	2	45
		Group 8	27	107	27	0	27	27	1	27
		Group 9	27	100	27	27	27	14	1	27
	Baitang	Group 1	63	296	63	0	63	63	3	63
		Group 2	47	168	47	47	47	24	2	47
		Group 3	34	111	34	34	34	17	1	34
		Group 4	51	203	51	51	51	26	2	51
		Group 5	25	114	25	25	25	8	1	25
	Nanfeng	Group 5	51	194	51	0	51	5	0	51
Hebu	Zengjia	Group 1	48	181	48	48	48	24	1	48
		Group 3	35	152	35	35	35	18	1	35
	Jifeng	Group 6	25	85	25	25	25	13	1	25
Xingqiao	Jiangbian	Group 2	24	100	24	0	24	2	0	24

Town/ Subdistrict	Village Committee	Village Group	Affected House- hold (HH)	Affected Population (person)	Coverage of Various Measures of Living Rehabilitation(HH)					
					Money Compensation	Farmland Redistribution	Skill Training	Off-farm Job	Micro Loan	Social Security
		Group 4	12	51	12	12	12	4	1	12
		Group 5	21	92	21	0	21	2	0	21
		Group 6	24	98	24	24	24	6	1	24
		Group 7	31	143	31	31	31	16	1	31
		Group 8	31	131	31	31	31	10	1	31
		Renjia	26	113	26	26	26	9	1	26
	Liangyuan	Group 5	12	49	12	12	12	3	1	12
		Group 6	16	60	16	16	16	4	1	16
		Group 7	34	129	34	34	34	9	1	34
		Group 9	12	60	12	12	12	3	1	12
	Luotang	Group 4	34	140	34	34	34	9	1	34
		Group 5	16	85	16	16	16	5	1	16
		Group 6	56	236	56	56	56	18	1	56
		Group 7	25	102	25	25	25	13		25
		Group 8	35	122	35	35	35	9	1	35
		Total	1742	6789	1742	1279	1742	889	58	1742
		Coverage	100%	100%	100%	73.42%	100%	51.03%	3.33%	100%

174. Overall, the measures can make up for the loss of land acquisition. The land compensation and resettlement subsidy for APs may be used to developing their business or they may work in companies. The various measures safeguard the APs' living rehabilitation. The rehabilitation plan of seriously affected village groups which land acquisition exceeding 50% of total land is shown in section 5.7. The rehabilitation plan for those village groups with land loss over 10% will be developed later and included as annex of the RP.

### **5.3.2 Residential Housing Resettlement Plan**

175. During the impact survey and social economic survey, 3 groups of housing investigation and 1 group of land investigation were set up by Ji'an municipal government from June to July 2013. For the resettlement choice, higher frequencies of interviewees prefer to house site resettlement. Since the new resettlement policy will no longer provide house site in urban planned area, these part of interviewees agree to accept apartment resettlement after the policy explanation. The specific proportion of resettlement choices are 73.1% interviewees choose apartment resettlement, 15.5% interviewees choose cash and apartment resettlement, and 11.4% interviewees choose cash resettlement.

176. According to actual conditions of affected area and APs desire, the project provided two resettlement options, including one-time cash compensation and exchange of titles. Before making such choice, three steps are involved. First, determine the scope of house demolition on collective-owned land areas. Second, to provide assessment value of expropriated houses based on qualified property assessment agency selected by the government. Third, select choice of rehabilitation by the relocated households. For those choose cash compensation, in addition to the assessed value of lost houses, additional cash subsidy of CNY600/m<sup>2</sup> for principal house will be provided. For those selected exchange of titles, they will follow the principle of control of total area and settle with price difference. Each relocated household will be provided resettlement house according to their principal houses but the maximum does not exceed 60 square meters per capita. The price of resettlement house is based on price set by the government at CNY1,430/m<sup>2</sup>. The exceed area will be resettled by monetary compensation at CNY600/ m<sup>2</sup> on top of replacement cost and CNY400/ m<sup>2</sup> for principal room areas under both options. For the APs who do not meet the resettlement conditions and their per capita residential area are less than 30 square meters, they will be resettled according to per capita resettlement area of 30 square meters, and settle the price difference based on assessed value of expropriated house and resettlement house price. The EA and IA of the project will sign a resettlement agreement with APs concerning compensation way, compensation amount, area of resettlement housing, resettlement sites, time limit of relocation, way of interim transition, etc.

177. There are four resettlement sites being selected, and development plans for these four sites had been approved in 2013. One of them is under construction and three of them are under approval process, and will begin construction by the end of 2014. It is expected that relocation and rehabilitation will be carried out prior to the end of 2016. They include:

- 1) West City Planned Community: occupy a total of 10.01 ha of land area with 260,000 square meters of buildings with 2600 units of resettlement apartments. There are 333 apartment units (average 100 square meter per unit) could be used for the Project. The area will begin construction in July 2014 and expect completion by Dec. 2016. The APs of Jiangbian village committee in Xingqiao town, and the APs of Chengshang village committee and Jinan village committee in Baitang sub-district shall be resettled in this resettlement community.

- 2) Hengrui Garden covers 11.3382 ha plan area and 300,000 m<sup>2</sup> construction area with 2,100 apartment units (the average construction area of every apartment unit is 150 m<sup>2</sup>, and the community is under construction right now). Among them, there are 408 apartment units could be used for resettlement for the project (the average construction area of apartment unit is 100 m<sup>2</sup>). The APs of Jifeng village committee in Hebu town, the APs of Baitang village committee in Baitang subdistrict and the urban APs shall be resettled in Hengrui Garden on Jifu Road.
- 3) Wulikeng Resettlement Community. The community covers 77,900 m<sup>2</sup> plan area, and 155,800 m<sup>2</sup> construction area with 1,600 apartment units (the average construction area of each apartment unit is 100 m<sup>2</sup>) and 5,600 persons. Among them, there are 104 apartment units could be used for resettlement for the project. The APs of Luotang village committee in Xingqiao town shall be resettled in Wulikeng resettlement community.
- 4) Wuli Resettlement Community covers 32,900 m<sup>2</sup> plan area and 65,800 m<sup>2</sup> construction area with 658 apartment units (the average construction area of each apartment is 100 m<sup>2</sup>) and 2,303 persons. Among them, there 100 apartment units could be used for resettlement of the project. The APs of Wuli village committee in Baitang subdistrict shall be resettled in the community.
- 5) There is only one affected household of Miaobie village committee in Changtang town which shall be resettled by cash compensation or buying commercial residential building.

178. The housing resettlement plan is shown in Table 5.8.

**Table 5.8: Plan of APs' Housing Resettlement**

<b>Town/ Subdistrict</b>	<b>Village</b>	<b>Affected Household (HH)</b>	<b>Affected Population (person)</b>	<b>Resettlement Site</b>	<b>Resettlement Household (HH)</b>	<b>Resettlement Community Plan</b>
Xingqiao	Jiang-bian	2	10	West City Resettlement Community	2	Land use: 10.01 ha Construction area: 260,000 m <sup>2</sup> Houses: 2,600
	Luo-tang	22	95	Wunikeng Resettlement Community	22	Land use: 77,900 m <sup>2</sup> , Construction area:155,800 m <sup>2</sup> , Houses:1,600
Baitang	Cheng-shang	68	290	West City Resettlement Community	68	Land use: 10.01 ha Construction area: 260,000 m <sup>2</sup> Houses: 2,600
	Baitang	28	130	Hengrui Garden	28	Land use: 11.3382 ha Construction area: 300,000 m <sup>2</sup> Houses: 2,100
	Wuli	22	106	Wuli Resettlement Community	22	Land use: 32,900 m <sup>2</sup> Construction area: 65,800 m <sup>2</sup>

Town/ Subdistrict	Village	Affected Household (HH)	Affected Population (person)	Resettlement Site	Resettlement Household (HH)	Resettlement Community Plan
	Jinan	16	82	West City Resettlement Community	16	Houses: 658 Land use: 10.01 ha Construction area: 260,000 m <sup>2</sup> Houses: 2,600
Hebu	Jifeng	64	221	Hengrui Garden	64	Land use: 11.3382 ha Construction area: 300,000 m <sup>2</sup> Houses: 2,100
Chang- tang	Miaobei	1	4	Cash Resettlement or Buying Commercial Residential Building	1	
Urban House	Jifu Road/ Cheng- nan	90	360	Hengrui Garden	90	Land use: 11.3382 ha Construction area: 300,000 m <sup>2</sup> Houses: 2,100
Total		313	1,298		313	

179. The APs in the resettlement districts enjoy the same policies like the project. JIDC shall in charge of the approval of land after the project receive the approval. The project also meets with Ji'an urban plan. The districts construction will be approved at June, 2014, and will be finished at December, 2016.

### 5.3.3 Affected Work Units Resettlement and Rehabilitation Plan

#### 5.3.3.1 Disused Warehouse of Ji'an Post Bureau

180. Total of 2.429 mu land and 216.25 m<sup>2</sup> building of the disused warehouse will be affected by the project. The warehouse is leased to a private business man without any productive activities. There is only one person works as porter with salary of CNY800 per month. The owner, Ji'an Post Bureau, agrees with cash compensation based on consultation. The total compensation for the affected assets would be CNY279,335. The operation of work unit will not be affected since the removed assets are not being used at present.

#### 5.3.3.2 Jizhou District Welfare House

181. The welfare house was built in 2005, in which more than 70 old persons, 8 staffs (including 1 formal staff) with salary of CNY1,200 per month. The welfare house occupies an area of 35.697 mu land. The project will affect land area of 4.705 mu and building area of 2,978.5 m<sup>2</sup>. The affected building is kitchen, which was damaged before and current not in use. A separate kitchen is built and in operation. Since the Project will only acquire a small portion of the land area of the Welfare House, which will not direct affect the normal operation, including wages of the staff, only cash compensation will be required. Most old persons have expressed support for the Project and agreed for the land acquisition. In addition, the Welfare Bureau has another facility, which could provide accommodation in case some rehabilitation work is required.

Following local regulation, the welfare bureau will receive CNY541,075 compensation, which will be used to restore the affected facilities.

#### **5.3.3.3 Vocational and Technical College of Jinggangshan University**

182. The college occupies land 90 mu with 39,000 m<sup>2</sup> construction area. The project will affect 10.932 mu land and 8,703.2 m<sup>2</sup> building. The college has 5,700 students, 174 teachers, 32 technicians. The college will continue to run after land acquisition and housing demolition. After consultation, the college agrees with cash compensation resettlement by related regulations. A total of CNY1.25 million will be received by the affected college. The college used to be a medical vocational school before merging with Jinggangshan University, Jinggangshan University has a large campus in Qingyuan District, which could accommodate any future development of the collage.

#### **5.3.3.4 Jinggang Road and Bridge Leasing Company**

183. The company belongs to Ji'an Road and Bridge Company has 300 staffs), and average salary is CNY5,000/month. Total 3.297 mu land and 2,897 m<sup>2</sup> building will be affected by the project. The affected structures are mainly storage areas, and only some emergency equipment are placed, and there are no operation activities in there. So the ordinary work and staff incomes will not affected by the project. The company agrees with cash compensation resettlement after consultation. The total compensation will be CNY379,155.

#### **5.3.3.5 Ji'an Bureau of Police Security**

184. Ji'an Bureau of Police Security and its prison and special police detachment will be affected by the project with 73.99 mu land acquisition. Its ordinary work will not be affected. It also agrees with cash compensation resettlement after consultation. It will not involve any house demolition and the operation will not be affected. The total compensation will be CNY8.5 million.

### **5.4 Vulnerable Groups Resettlement**

185. The PMO will pay special attention to the resettlement of vulnerable groups during the APs relocation. According to the survey, total 303 rural persons are identified as vulnerable people. These persons will be given additional cash support and special help during the resettlement and rehabilitation.

186. The project involves only one She nationality household in Baitang subdistrict, 83 years old, primary school education, and cultivating farmland. The man has 3 sons, 4 grandchildren and 3 great-grandsons. One of his grandchildren is league secretary of village committee. Only his land will be affected by the project and his ordinary living will not be affected. He will be compensated and resettled according to the resettlement plan.

187. For these vulnerable groups, including the elderly living alone, disabled people, rural households in which the woman heads the household and poor rural households, the IA will give them special help in addition to the rehabilitation for their living resettlement and production rehabilitation according to project implementation plan. The related measures are as follow:

- 1) Basic Living Security: According to the Notice of the General Office of Ji'an Municipal Government Concerning Improving the Standard of Minimum Living Guarantee of Urban and Rural Residents of Jizhou District and Qingyuan District (General Office of Ji'an Municipal Government No.42 Decree on 2013), the standard of minimum living guarantee increases from CNY170/month-person to CNY200/month-person

from January 1st 2013 on the decision of the 29th Executive Meeting of the Fifth Municipal Government.

- 2) To give priority support and help in training, employment, and social security to rehabilitate and improve their income and living as well as priority of obtaining proper size and location of resettlement housing.
- 3) To give priority to vulnerable people in obtaining loans from the local credit unions and receiving guarantees from the local village collective after project implementation.
- 4) During the course of project implementation, the local village collective will provide priority to the elderly living alone, disabled people, and women headed households choosing house site and organizing labor forces to help them relocation.
- 5) To provide one-time resettlement subsidy CNY2,400/person for the vulnerable groups.
- 6) To help their children attending school. For the primary and middle school compulsory students with registered permanent residence, the school should not charge them sponsor fee or tack on fee for other things. For the high school students of land-loss farmer, the students of poor family will have priority in financial difficulties allowance. To encourage the children, who cannot reach the admission score line of high school, receive vocational education. The secondary vocational school shall exempt the students of agricultural subjects from tuition fee. For the poor students, the school shall exempt them tuition and provide living allowance.

## **5.5 Gender Issues during Resettlement and Income Restoration**

188. Gender issues will be paid attention in the project. Compensation entitlements will be equal for both genders, including compensation, employment and training.

189. However, women aged over 40 years old may have more difficulty in accessing employment opportunities. Therefore to address this constraint for women, the local township and villages have decided to directly incorporate training for women into the local government training program, called the “4050” program. The purpose of this training program is to help those laborers (both men and women) over the age of 40 in finding a job through training.

190. To help women employment. The role of domestic helper employment opportunities for women is also important. Currently the minimum wage for a domestic helper is CNY 12/hour, therefore, if a trained female laborer can work 8 hours per day, 20 days per month, she will earn a monthly wage of CNY 1,920. This actually equates to almost one year's net income from farming. In Ji'an city, the demand for domestic helpers is soaring and associated wages are attractive. The women can easily find suitable domestic helpers work as they please. Furthermore, the public transportation system of Ji'an city provides excellent accessibility to the project area. The transportation in place for the women to commute to the Ji'an city is both convenient and affordable. The most important thing need to be paid attention is the employment by training after land acquisition and housing demolition. With a well-organized re-employment program is in place for livelihood restoration and improving living standards for both men and women within 1–2 years. In addition the companies in Jinggangshan economic and technological development zone need lots of women workers. The land-lost women will be employed firstly. Women average monthly wage was CNY1,786 in 2012. The landscaping work



for the Project will also need a lot of temporary and permanent workers and most of them are suitable for women, which can earn CNY100 per day for women workers.

191. To provide help for women during the project. The women shall be resettled at suitable works during the project construction and operation, such as buying vegetables and foods, maintaining order, traffic assistant, handyman and other support services. Especially, in order to reduce women mood of anxiety caused by relocation, the project shall finish resettlement housing buildings ahead of time, or organize women visiting under construction resettlement housing, and disclose the construction schedule and final finish time to affected women in time.

## 5.6 Rehabilitation Plan for Selected Village Groups

192. The villages with percentage of land acquisition exceeding 50% of total land involve 4 village committees and 9 village groups. The following are the affected village groups outlining details of RP implementation.

### 5.6.1.1 Village Group 5 and 8 of Jinan Village Committee in Baitang Subdistrict

193. A total of 16 households with 76 persons in the group 5 of Jinan village committee. It has 109 mu farmland before land acquisition and 30 mu farmland after land acquisition. The percentage of land acquisition is 72.55% in the project. The per capita farmland is 1.43 mu before the project and 0.39 mu after the project. It is a serious land-loss village group. The per capita net income is CNY7,200/year in the village group, including 40% agricultural income and 60% other income. There is only one five guarantees family in the group.

194. A total of 38 households with 157 persons in group 8 of Jinan village committee. It has 156.7 mu farmland before land acquisition and 74.7 mu farmland after land acquisition. The percentage of land acquisition is 52.36% in the project. The per capita farmland is 1 mu before the project and 0.48 mu after the project. It is a serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 40% agricultural income and 60% other income. The farmers of the group mainly plant rice and vegetables, and it is the vegetable base in Ji'an city. Many villagers of every village group affiliated to Jinan village committee deal with vegetable business.

195. The employment measures for the APs of Jina village with 50% expropriated land are shown in Table 5.9, and the analysis of the APs' income after resettlement is shown in Table 5.10.

**Table 5.9: Employment Measures for the APs**

Village	Village Group	Household (HH)	Rice (mu)	Vegetable (mu)	Company (person)	Vegetable Business (Individual Household) (HH)	House-keeping (person)	Land-scaping (person)	Service Industry (person)
Jinan	Group 5	16	15	15	16	1	3	1	10
	Group 8	38	35	40	38	4	5	2	25
<b>Total</b>		<b>54</b>	<b>50</b>	<b>55</b>	<b>54</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>35</b>

**Table 5.10: Analysis of the APs' Income**

Village	Village Group	Household (HH)	Annual Per Capita Loss of Farmland Acquisition (CNY)	Annual Per Capita Additional Job Income (CNY)	Annual Per Capita Interest of Compensation Deposit (CNY)	Per Capita Additional Income (CNY)	Difference of Annual Per Capita Income (CNY)
Jinan	Group 5	16	2,088	2,605	2,344	4,949	2,861
	Group 8	38	1,466	2,790	1,156	3,946	2,480

**5.6.1.2 Village Group 5, 6, 7 and 8 of Wuli Village Committee in Baitang Subdistrict**

196. A total of 35 households with 99 persons in the group 5 of Wuli village committee. It has 24.3 mu farmland before land acquisition and 9.3 mu farmland after land acquisition. The percentage of land acquisition is 61.65% in the project. The per capita farmland is 0.25 mu before the project and 0.09 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,080/year in the village group, including 10% agricultural income and 90% other income.

197. A total of 42 households with 141 persons in the group 6 of Wuli village committee. It has 37.1 mu farmland before land acquisition and 4.1 mu farmland after land acquisition. The percentage of land acquisition is 88.9% in the project. The per capita farmland is 0.26 mu before the project and 0.03 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,100/year in the village group, including 10% agricultural income and 90% other income.

198. A total of 45 households with 164 persons in the group 7 of Wuli village committee. It has 42.85 mu farmland before land acquisition and 3.59 mu farmland after land acquisition. The percentage of land acquisition is 91.62% in the project. The per capita farmland is 0.26 mu before the project and 0.02 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,000/year in the village group, including 10% agricultural income and 90% other income.

199. A total of 27 households with 107 persons in the group 8 of Wuli village committee. It has 52.1 mu farmland before land acquisition and 1.48 mu farmland after land acquisition. The percentage of land acquisition is 97.16% in the project. The per capita farmland is 0.49 mu before the project and 0.01 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,085/year in the village group, including 10% agricultural income and 90% other income.

200. The employment measures for the APs of Wuli village with 50% expropriated land are shown in Table 5.11, and the analysis of the APs income after resettlement is shown in Table 5.12.

**Table 5.11: Employment Measures for the APs**

Village	Village Group	Household	Rice	Vegetable	Working in Enterprise	Vegetable Business (Individual Household)	House-keeping	Land-scaping	Service Industry
		(HH)	(mu)	(mu)	(person)	(HH)	(person)	(person)	(person)
Wuli	Group 5	35	0	9	35	2	3	2	22
	Group 6	42	0	4	42	3	4	2	28
	Group 7	45	0	4	45	3	5	3	30
	Group 8	27	0	1	27	2	3	1	18
<b>Total</b>		<b>149</b>	<b>0</b>	<b>18</b>	<b>149</b>	<b>10</b>	<b>15</b>	<b>8</b>	<b>98</b>

**Table 5.12: Analysis of the APs' Income**

Village	Village Group	Household	Annual Per Capita Loss of Farmland Acquisition	Annual Per Capita Additional Job Income	Annual Per Capita Interest of Compensation Deposit	Per Capita Additional Income	Difference of Annual Per Capita Income
		(HH)	(CNY)	(CNY)	(CNY)	(CNY)	(CNY)
Wuli	Group 5	35	498	3,636	378	4,014	3,516
	Group 6	42	720	3,574	527	4,101	3,381
	Group 7	45	733	3,293	542	3,835	3,102
	Group 8	27	782	3,028	1,182	4,210	3,428

### 5.6.1.3 Village Group 4 and 7 of Jiangbian Village Committee in Xingqiao Village Committee

201. A total of 12 households with 51 persons in the group 4 of Jiangbian village committee. It has 194 mu farmland before land acquisition and 62.829 mu farmland after land acquisition. The percentage of land acquisition is 67.61% in the project. The per capita farmland is 3.8 mu before the project and 1.23 mu after the project. It is a more serious land-lost village group. The per capita net income is CNY7,000/year in the village group, including 30% agricultural income and 70% other income.

202. A total of 31 households with 143 persons in the group 7 of Jinangbian village committee. It has 269 mu farmland before land acquisition and 89.871 mu farmland after land acquisition. The percentage of land acquisition is 66.59% in the project. The per capita farmland is 1.88 mu before the project and 0.63 mu after the project. It is a more serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 30% agricultural income and 70% other income.

203. The employment measures for the APs of Jiangbian village with 50% expropriated land are shown in Table 5.13, and the analysis of the APs income after resettlement is shown in Table 5.14.

**Table 5.13: Employment Measures for the APs**

Village	Village Group	Household	Rice	Vegetable	Company	Vegetable Business (Individual Household)	House-keeping	Land-scaping	Service Industry
		(HH)	(mu)	(mu)	(person)	(HH)	(person)	(person)	(person)
Jiang-bian	Group 4	12	33	30	8	1	1	1	8
	Group 7	31	50	40	31	2	2	2	20
<b>Total</b>		<b>43</b>	<b>83</b>	<b>70</b>	<b>39</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>28</b>

**Table 5.14: Analysis of the APs' Income**

Village	Village Group	Household	Annual Per Capita Loss of Farmland Acquisition	Annual Per Capita Additional Job Income	Annual Per Capita Interest of Compensation Deposit	Per Capita Additional Income	Difference of Annual Per Capita Income
		(HH)	(CNY)	(CNY)	(CNY)	(CNY)	(CNY)
Jiang-bian	Group 4	12	1,420	1,882	4,163	6,045	4,625
	Group 7	31	1,398	1,734	1,585	3,319	1,921

**5.6.1.4 Village Group 7 of Luotang Village Committee in Xingqiao Village Committee**

204. There are a total of 25 households with 102 persons in the group 7 of Luotang village committee. It has 211 mu farmland before land acquisition and 99.224 mu farmland after land acquisition. The percentage of land acquisition is 52.97% in the project. The per capita farmland is 2.07 mu before the project and 0.97 mu after the project. It is a more serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 20% agricultural income and 80% other income. The farmers of the group mainly plant rice and vegetables, and part of farmers plant watermelon. But all of them are small farmers with the plant area of average households under 50 mu. The village has small private enterprises and a private driving school but no enterprises in township. Most of villagers go to look for work as mason and woodworker in Guangdong province, and the villagers are more widely dispersed in other places.

205. The employment measures for the APs of Luotang village with 50% expropriated land are shown in Table 5.15, and the analysis of the APs income after resettlement is shown in Table 5.16.

**Table 5.15: Employment Measures for the APs**

Village	Village Group	Household	Rice	Vegetable	Company	Vegetable Business (Individual Household)	House-keeping	Land-scaping	Service Industry
		(HH)	(mu)	(mu)	(person)	(HH)	(person)	(person)	(person)
Luotang	Group 7	25	60	40	26	1	2	1	16
<b>Total</b>		<b>25</b>	<b>60</b>	<b>40</b>	<b>26</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>16</b>

**Table 5.16: Analysis of the APs' Income**

Village	Village Group	Household	Annual Per Capita Loss of Farmland Acquisition	Annual Per Capita Additional Job Income	Annual Per Capita Interest of Compensation Deposit	Per Capita Additional Income	Difference of Annual Per Capita Income
		(HH)	(CNY)	(CNY)	(CNY)	(CNY)	(CNY)
Luotang	Group 7	25	742	1,961	1,615	3,576	2,834

206. As the analysis of 9 village groups shows, the agriculture is main rice and vegetables planting according to the characteristics of industry in the place where the project is located, more villagers deal with vegetable business in Beijing, and villagers go to look for work mostly in Guangdong province. Jinggangshan economic and technological development zone has formed three industrial structures: electronic information, biology, food and medicine industry, and advanced manufacturing, which can be employed lots of the land-expropriated farmers. The local demand for domestic helpers is soaring and associated wages are attractive. Through the efforts of guiding farmers to deal with non-agricultural work and paying enough land compensations for the APs, their income can be increased.

## 6 Public Participation and Consultation

207. Public participation and consultation are an important part of the integrated rehabilitation and resettlement strategy for the project and will help ensure its success. According to relevant resettlement policy, the project sponsor should formulate resettlement policies and detailed rehabilitation measures in order to safeguard legal rights and interests of APs and affected organizations, and to reduce disagreement and complaints. So, during the course of project plan, design and implementation, the MPO, JIDC, the organization of feasibility study report, the organization of environment impact evaluation report, and organization of APs socioeconomic survey take the change of socioeconomic survey, social impact evaluation survey and various ways to introduce the basic condition of the project, ask for all APs' opinions, and consult with APs on questions of common concern. The results of public participation and consultation are the base of improvement and perfection of APs resettlement plan.

### 6.1 Public Participation and Consultation Activities

208. For the important issues in the phase of resettlement planning, the office of leading group of the project organized design institute and consulting teams, basic level government to consult with affected groups by various way of consultation and information sharing. The main information sharing and consultation activities had been conducted until recently are shown in Table 6.1.

**Table 6.1: Resettlement Informations Publicity and Main Negotiation Activities**

Time	Site	Participant	Woman	Issue	Conclusion	Note
June 28, 2013	Meeting room in Hebu Township Government	Hebu Township Government (3 persons), villager representatives ( 4 persons), ADB expert (2 persons), JIDC (1 person), Jiangxi Academy of Social Sciences (2 persons)	3 persons	Project cognition and opinions of Hebu township and affected villages	The project will benefit to the development of Hebu township with support of general public	
June 28, 2013	Meeting room in Xinqiao Town Government	Xinqiao Town Government (3 persons), villager representatives ( 4 persons), ADB expert (2 persons), JIDC (1 person), Jiangxi Academy of Social Sciences (2 persons)	3persons	Project cognition and opinions of Xinqiao town and affected villages	The project will benefit to the development of Xinqiao town with support of general public	
July 4, 2013	Staff quarter of Vocational	Survey Team of Jiangxi Academy of	6persons	Project cognition and resettlement wish of college	Supporting the project and hoping	

Time	Site	Participant	Woman	Issue	Conclusion	Note
	and Technological College of Jinggangshan University	Social Sciences (8 persons)		staff	resettlement nearby	
July 5, 2013	Administrative supervision room in Jinggang Road and Bridge Leasing Company	Jinggang Road and Bridge Leasing Company (1 person), Jiangxi Academy of Social Sciences (2 persons)	1 person	Project cognition and opinions of the company	The project will benefit to popularity gathering, urban development with support to the project; agree to cash compensation	Total of 5 women staff work as statistics, warehouse, and financial accountant
July 6-11, 2013	Affected village groups	Interviewees (457 persons), ADB expert (1 person), Jiangxi Academy of Social Sciences (5 persons), investigator (14 persons)	91 persons	APs' project cognition and resettlement wish	Most APs support the project and agree to cash compensation for land, cash compensation and exchange titles for housing	Most APs' opinions are providing work
July 5, 2013	Office in Miaobei village committee, Changtang Town Government	Village Committee (3 persons), village groups (4 persons), survey team (3 persons)	2 persons	Opinions on the project, standard of resettlement compensation and resettlement sites	Supporting the project and wishing resettlement nearby	
July 5, 2013	Warehouse of Ji'an Post Bureau	Warehouse porter (1 person), ADB expert (1 person), Jiangxi Academy of Social Sciences (2 persons)		Project cognition and opinions of the warehouse	The warehouse is disused	
July 6, 2013	Office in Lukou village committee, Changtang Town	Village Committee (2 persons), village groups (3 persons), survey team (3 persons)	1 person	Opinions on the project, standard of resettlement compensation and resettlement sites	Supporting the project and wishing resettlement nearby	
July 8, 2013	Office in Chengshang village committee, Baitang	Village Committee (2 persons), village groups (5 persons),	2 persons	Opinions on the project, standard of resettlement compensation and resettlement	Supporting the project and wishing resettlement nearby	

Time	Site	Participant	Woman	Issue	Conclusion	Note
	Subdistrict	survey team (4 persons)		sites		
July 8, 2013	Office in Jinan village committee, Baitang Subdistrict	Village Committee (2 persons), village groups (6 persons), survey team (3 persons)	2 persons	Opinions on the project, standard of resettlement compensation and resettlement sites	The project will benefit to environment improvement and wishing to get the resettlement plan as quickly as possible	
July 9, 2013	Office in Wuli village committee, Baitang Subdistrict	Village Committee (3 persons), village groups (8 persons), survey team (4 persons)	3 persons	Opinions on the project, standard of resettlement compensation and resettlement sites	Supporting the project, developing the development of collective economy, and solving job problem	
July 9, 2013	Office in Baitang village committee, Baitang Subdistrict	Village Committee (3 persons), village groups (5 persons), survey team (2 persons)	1 person	Opinions on the project, standard of resettlement compensation and resettlement sites	Supporting the project, reducing house demolition, and solving job problem	
July 10, 2013	Office in Jifeng village committee, Hebu Township	Village committee (2 persons), village groups (6 persons), and survey team (3 persons)	2 persons	Opinions on the project, standard of resettlement compensation and resettlement sites	The project will benefit traffic improvement, supporting the project and wishing resettlement nearby	
July 11, 2013	Office in Jiangbian village committee, Xingqiao Town	Village committee (3 persons), village groups (7 persons) and survey team (4 persons)	2 persons	Opinions on the project, standard of resettlement compensation and resettlement sites	The project will benefit to environment improvement and wishing to get the resettlement plan as quickly as possible	
July 11, 2013	Office in Luotang village committee, Xingqiao Town	village committee (3 persons), village groups (5 persons), and survey team (3 persons)	1 person	Opinions on the project, standard of resettlement compensation and resettlement sites	The project will benefit to environment improvement, and wishing to resettlement nearby	
July 11, 2013	Jizhou District Welfare	Welfare House (2 persons), ADB expert (1 person), Jiangxi Academy of Social Sciences	1 person	Project opinions and resettlement wish of the welfare house	It supports the project and agrees to cash compensation being small impact on	



Time	Site	Participant	Woman	Issue	Conclusion	Note
		(3 persons)			normal work of the welfare house	
July 12, 2013	President Office in Jinggangshan University	Jinggangshan University (5 persons), ADB expert (1 person), JIDC (1 person)		Project opinions and resettlement wish of Jinggangshan University	It supports the project and partly agree to cash compensation; the compensation for staff quarter needs to ask for the opinions of staff	The staff quarter gained certificate of title
July 24, 2013	4th floor, Meeting room in Baitang Subdistrict	ADB experts (6 persons), JIDC (2 persons), Academy of Social Sciences (3 persons), village representatives (12 persons)	6 persons	Project cognition and resettlement wish of subdistrict, village, and villager	The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby	ADB experts listen to the opinions of village cadres and villager
Aug 5 2013	Meeting room in JIDC	JIDC (3 persons) and village representatives from 4 towns (25 persons)	8 persons	Explain policies and rehabilitation options	The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby	
Sept 23 2013	Meeting room in JIDC	JIDC (2 persons) and village representatives from 4 towns (21 persons)	7 persons	Explain policies and rehabilitation options	The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby	
Sept.25 , 2013	Jinan village, Baitang Subdistrict	JIDC (1 person), Baitang Subdistrict (2 persons), villager representatives (9 persons), Academy of Social Sciences (2 persons)	3 persons	Project policies and resettlement plan	The representatives support the project and accept and ADB immigration policies	

Time	Site	Participant	Woman	Issue	Conclusion	Note
Sept.26 , 2013	Jiangbian village, Xingqiao Town	JIDC (1 person), town government (1 person), villager representatives (8 persons), Academy of Social Sciences (2 persons)	2 persons	Project policies and resettlement plan	The representatives support the project and accept and ADB immigration policies	APs wish to be resettled in a community
Nov. 11, 2013	Hebu Township Government	JIDC (1 person), town government (3 persons), villager representatives (6 persons), Academy of Social Sciences (2 persons)	3 persons	Project policies and resettlement plan	The representatives support the project, accept and ADB immigration policies and satisfy with the resettlement sites	
March 2014	PMO and local line agencies	All affected people		Distribution of project policies	All the affected people are aware of the project resettlement and rehabilitation policies	

209. The project contents were identified by ADB's PPTA in May 2013. Various communication activities were hold by ADB's experts, domestic social experts, Jiangxi Academy of Social Sciences, and JIDC consulted with related departments and affected groups, including group meeting, discussion, interview, household survey. The conclusions from communication are as follow:

- 1) The interviewees set a high value of the project and a high anticipation of the various positive influence introduced by the project. Most interviewees think the project can increase chance of employment, improve local environment quality, promote the development of local economy and tourism, improve local investment environment, benefit to local women and improve their living. They also think government should speed up the project schedule.
- 2) According to the consultations, the APs pay attention to compensation and resettlement especially the standard of compensation and resettlement policy. The house demolition households pay more attention to the site of resettlement housing and resettlement policy. They hope to be resettled in vicinity and in a concentrated manner.

210. For the conditions mentioned above, during the course of project preparation and implementation, IA and related departments had consulted the project affected people by various ways including mobilization meeting, open letters to the APs, discussion meeting, department interview, household survey, etc. To get the resettlement policies implemented, IA

and related departments will continue to introduce the project, explain state policies of land acquisition and housing demolition, introduce Ji'an, concrete measures of implementation of the state policies, publish related information of the project by issuing resettlement information booklet, publishing policies of land acquisition and housing demolition, holding villagers congress, etc.

## 6.2 Feedback of Public Participation and Consultation Opinion

211. A socioeconomic survey of affected groups has been hold by international and domestic social experts of ADB, Jiangxi Academy of Social Sciences, and JIDC in May and August 2013. The opinions and suggestions of affected groups were concluded and feedback to design department of the project. All of these opinions and suggestions are taken into resettlement preparation. Table 6.2 summarizes the feedback of public participation and consultation opinion so far.

**Table 6.2: Feedback of Public Participation and Consultation**

Item	Problems	Reasons and Results	Improvement Measures
Land Acquisition	Some residents' houses will be occupied by road construction and river improvement	Part of residents shall lost their original houses. Among them, small number of households would lose their recently completed houses with enormous effort and resources.	The project will try to avoid dense residential area and reduce the quantity of land acquisition as possible during the project design.
	Resettlement site and approach	Residents hope to be resettled in vicinity and centralization to maintain present social relationship, and coordinate interim transition and farming of surplus land.	Planning scientifically resettlement sites as quickly as possible and giving consideration to residents' reasonable demands.
	Planned rehabilitation plan for affected work units	Certain affected work units need normal operation during resettlement, such as Jizhou District Welfare House, Vocational and Technological College of Jinggangshan University. Without proper planning, their normal operation will be affected.	Preparing resettlement and interim transition of affected organizations before consultation.
Compensation Cost	Affected groups are concerned with compensation amount and delivery	Compensation Payment is key for APs to restore their income and livelihood after land acquisition and hosing demolition.	Resettlement department should publish related standard of compensation before the project construction so that APs know it fairly well.
	Compensation payment way	Parts of residents worry about the insufficient payment or interception of compensation	Carrying out strict system and finance disclosure such as standard of compensation, measure quantity, assessment grade, etc. Once the compensation cost was identified it will be published and supervised by affected groups. The

Item	Problems	Reasons and Results	Improvement Measures
			compensation should be paid for affected groups directly in the form of deposit in the bank.
Public Facilities and Environment	Irrigation function maintenance in course of the subproject of Yudai river improvement	The implementation of Yudai river improvement will affect original agricultural function such as irrigation in the period of interim transition.	Try to best to avoid destroying original irrigation facilities. It need to set up temporary facilities to maintain original function if it cannot avoid the destruction.
	Noisy Pollution	The noise caused by construction will affect the normal living of residents nearby roads.	Green belt construction nearby roads should be taken into account in the project design and implementation. Soundproof wall should be installed to reduce noise in special roads.
Auxiliary Facilities	Setting up some convenient and auxiliary facilities	Providing traffic facilities for the convenience of pedestrians cross over the road.	Adding pioneer roads in thickly populated district or school for pedestrians.
Public Participation	Affected groups take part in every part of the project	To enable affected groups to enjoy the project profit and increase the activity of local government at all level and public .	Giving out resettlement information booklet and setting up channel of opinion complaint and feedback. Setting up consultation system. Holding discussions among MPO, subdistrict, village committee representatives and affected groups to consult the measures of problems.

### 6.3 Next Step Consultation Plan with Affected Groups

212. With the progress of preparation work of the project, further consultation activities will be organized by JIDC and related departments, including:

- 1) Concrete opinions of affected groups on project design
  - All subproject organizations will tell the project design and concrete influence to affected groups before project implementation. JIDC will optimize project design according the APs' opinions.
- 2) Compensation for affected households and payment process arrangement.
- 3) Measures of avoiding negative influence and rehabilitation to affected organizations.
- 4) Rehabilitation of power and water supply during implementation.
- 5) Other problems that the APs concerned.

213. The time arrangement of consultation between IA and APs in next step is shown in Table 6.3. According to the work arrangement of JIDC, the district, subdistrict, town and village (community) can hold public consultation meeting regularly on the problems need to be consulted and present it in a report to JIDC. In addition to participating consultation activities organized by JIDC, the monitoring department will consult independently with the APs on other problems and collect the APs' complaints and suggestions to provide monitoring information to land acquisition department at every level.

**Table 6.3: Time Arrangement of Consultation with APs****Table 6.4: C&P Plan during RP Implementation**

Purpose	Mode	Date	Participants	Topics
Disclosure of final RP	Township and subdistrict, Village, subvillages,	Nov 2014	IA, PMO and resettlement offices	Disclosure of final RP and explanation of changes (different from the RIB, if any)
Land acquisition and resettlement	Village and subvillage meetings, visiting individual HHs	Jan 2014- April 2015	IA, PMO, resettlement offices, villages and subvillages, APs	i) Agreement on affected land and non-land assets ii) Negotiation and agreement on compensation standards and mode of payments
Determination and implementation of income rehabilitation plan	Sub-village meeting (many times)	Nov 2014–Dec 2016	As above	Discussion of the final income rehabilitation plan and the plan for use of compensation fees
Training	Subvillage meetings	Jan 2014–Dec 2016	PMO, Municipal Labor Bureau, Municipal Agricultural Bureau, township government, etc.	Discussion of training needs and establishment of scheme Carrying out training
Monitoring	Village, subvillage and APs' participation	March 2014~ Dec. 2017	External Monitor, ROs of various levels, village officials, APs	i) resettlement progress and impacts ii) compensation disbursement iii) information disclosure iv) livelihood restoration and housing relocation

## 6.4 Method of Participation and Consultation during RP Implementation

### 6.4.1.1 Direct Way

#### a.) APs Discussion

214. Discussion with APs, central problems and APs concerns and their opinions will be collected. It will ask for the suggestions of local government and resettlement department will be consulted to deal with these problems.

#### b.) Advisory Meeting of Land Acquisition and Housing Demolition at Township Level

215. The meeting will be co-organized and held in sections by every subproject or town resettlement office. The APs will be organized to visit resettlement sites, understand the resettlement sites, including various facilities and present conditions. This can benefit to APs making choice, asking for APs' opinion, and improving RP. When the meeting finished, the staff will visit APs and negotiate with them before signature of resettlement agreement.

### 6.4.1.2 Indirect Way

216. The mass can express their complaints, opinions and suggestions according to village committee, department of land acquisition and housing demolition, and monitoring department at every level. The resettlement office will report back the outcomes of resolutions.

## 6.5 Disclosure of Resettlement Policy and Resettlement Information Booklet

217. In order to let all affected groups understand the resettlement policies and implementation rules of the project timely and completely, and achieve open, fair and transparent operation, the resettlement departments at every level shall adopt the following measure to ensure open policies of resettlement.

- 1) To publish the policies and resettlement standard of the project on Jinggangshan Daily or other media before March 31 2014.
- 2) To disclose the scope of impacts, compensation standard, resettlement policies, and grievance procedures among all affected communities.
- 3) The Resettlement Plan (RP) will be put in JIDC or other public places before April 30, 2014 so that all APs can look up it at any time.
- 4) The Resettlement Information Booklet (RIB) will be distributed to every affected household.
- 5) The RIB will list the adopted resettlement policies, compensation standards, project implementation schedule, and grievance procedures for the Project. The RIB will be distributed to APs after the RP is ratified by ADB and Ji'an municipal government. The format pattern is shown in Appendix 2. The RP will be published on ADB website after it is ratified by Ji'an municipal government and ADB assessment.

## **7 Grievance Redress Mechanisms**

218. The public participation is always encouraged in the process of preparing and implementing of the RP. There will be always some unforeseeable problems occurring in the process of RP implementation. In order to solve problems effectively and ensure the project construction and land requisition are carried out successfully, a transparent and effective grievance and appeal channel has been set up.

### **7.1 Grievance Channels**

- 1) The report of local resettlement office including public grievance, schedule, work measures, existed problem.
- 2) Implementation daily record by contractor, which will indicate any issue concerned with affected people in obstructing the construction activities;
- 3) The problems in land acquisition and resettlement identified by supervision of project site conducted by project sponsor.
- 4) Related information reported by external monitoring agency.
- 5) Letters and visits of affected persons.
- 6) Information reported by working stations which branch organs set by stakeholder construction agency.
- 7) Related questions reported by auditing department, discipline inspection department, etc.
- 8) Expense details of compensations for land acquisition and house demolition from special account set in the bank.
- 9) Investigation on internal monitoring.
- 10) Representation (written or verbal) by affected persons.

### **7.2 Grievance Procedures**

219. Stage 1: If APs have any dissatisfaction with RP or implementation, they may directly report to the community or local resettlement offices for negotiated resolution or put forward oral or written grievance. The resettlement office will record the complaints and resolve the problems within two weeks after the receipt of the complaints. The resettlement offices need to report to the superior resettlement office within two weeks and get its opinions if the grievance involves major matters.

220. Stage 2: If the APs who lodge a complaint are not satisfied with the results of Stage 1, they may lodge grievance to project team of land acquisition and houses demolition (located in Land Department of JIDC) within one month after receiving the decision. The latter will make a resolution within three weeks.

221. Stage 3: If a complainant is still not satisfied with the decision given in Stage 2, after receiving the decision they may take their complaint to the leading team of land acquisition and houses demolition (located in Office of ADB Loan Project) for arbitration within one month. The latter will make an arbitration decision within four weeks.

222. The complainant is free to appeal to civil court at any time.

223. The APs can complain any aspect of resettlement including the standard of compensation and price. Relative departments should sort out APs' opinions and suggestions, resettlement office and Jian project management office shall effectively deal with it in time.

These departments freely receive APs' grievance and complaints, the reasonable cost resulting from grievance will list in to budget of resettlement.

224. The APs can also put forward grievance to external monitoring and evaluation agency, the external agency reports it to project management office. Or the APs can put forward grievance to project team of ADB for negotiated resolution. If good faith efforts are still unsuccessful and if there are grievances that stem from non-compliance with ADB's safeguard policy, the affected person may submit a complaint to ADB's Office of Special Project Facility or Office of Compliance Review in accordance with ADB's Accountability Mechanism (2012).<sup>23</sup>

### **7.3 Principle of Grievance Treatment**

225. Resettlement offices at all levels will investigate grievances, consult with the APs and the community, and put forward corrective measures according to state laws and regulations and principles and standards of RP. For those cases that could not reach agreement, the responsible department should report to superior resettlement institution in a timely manner and assist the investigation of the issues and provide help.

226. The complainant has right to appeal to a court at any time.

227. The affected women may have theirs special grievance and complaint during the course of resettlement. The project office will employ at least one woman to treat women's grievance. Local government and non-government organization such Department of Civil Affairs, women's federation will monitor resettlement activities, and safeguard women's rights.

### **7.4 Reply to Grievance**

- 1) Outline of complainant's dissatisfaction.
- 2) Result of investigation.
- 3) State regulations, principles and standards of RP.
- 4) Corrective measures and concrete base.
- 5) Complainants have right to appeal to superior resettlement department and civil court, and the legal cost will be afforded by the PMO.

228. Manners of Reply to Grievance:

- 1) For individual grievance, the reply will be given to the complainant directly in writing.
- 2) For greater grievance, the reply will be conveyed to the complainant through villager (or residential) meeting or other information dissemination to complainant's community.

229. Each manner must deliver the reply to resettlement department in charge of complainant's affairs.

### **7.5 Record and Feedback of Grievance**

230. During the implementation of RP, the department of acquisition and demolition will record and manage information of grievance (both written and oral) and treatment, and put forward written information to the land department of JIDC every month. The land department will take a periodic check on the corrective information of grievance.

---

<sup>23</sup> For further information, see <http://www.adb.org/Accountability-Mechanism/default.asp>.



231. In order to record APs' grievance and the correcting of related problems, the land department of JIDC formulated registration form of grievance. The form is shown in Table 7.1.

**Table 7.1: Complaint and Grievance**

Unit:		Time:		Place:	
Name	Content	Requirement	Solution	Treatment	
Complainant (signature)			Recorder (signature)		
Note: 1. Grievance content and requirement. 2. No disturbance and obstacle in grievance. 3. Solutions should be replied to complainant in set time.					

232. The main content of this chapter will be published to affected groups, and information dissemination will be conveyed publicly to every affected household before implementation of RP.

## 7.6 Contact Information

233. The resettlement office of IA will arrange main principals in charge of APs dissatisfaction and grievance.

Cao Guanghui	Tel:07968935290 13197897082	Minister of Land Department of Jian Urban Investment Development Company
Peng Xiaoming	Tel:07968935290 13879609387	Vice Minister of Land Department of Jian Urban Investment Development Company
Ouyang Minghua	Tel:07968935307 13979638855	Staff Member of Land Department of Jian Urban Investment Development Company
Chen Kai	Tel:07968935325 15907961150	Assistance Engineer of Project Management Office

## **8 Institution and Responsibilities**

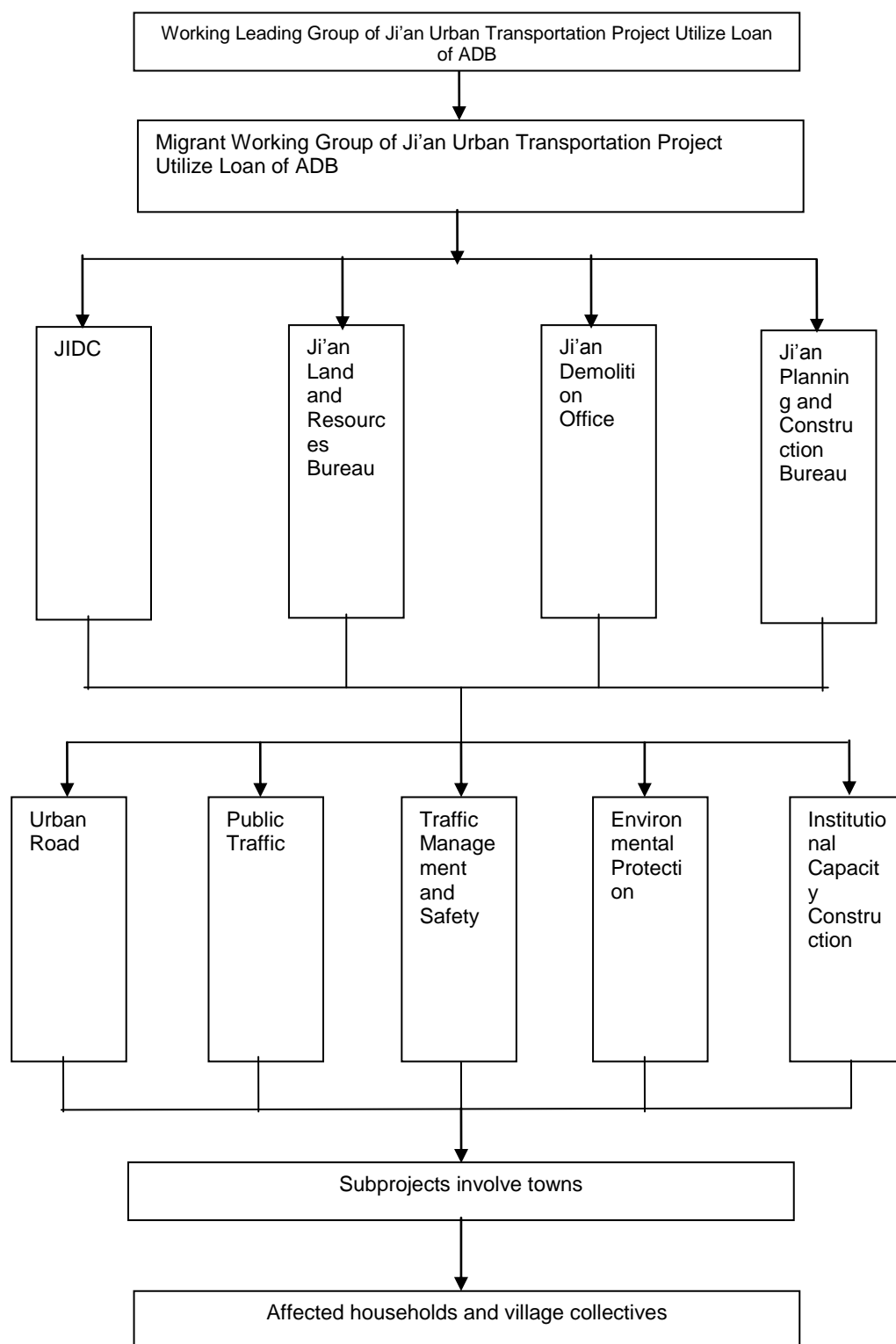
### **8.1 Institution Setup**

234. The main institutional setup for land acquisition and resettlement include:

- 1) Resettlement Leading Group of ADB Loan;
- 2) Ji'an Urban Investment and Development Company, Ltd.;
- 3) Ji'an Land and Resources Bureau;
- 4) Resettlement Implementation Institution (a team made of staff from JIDC, Ji'an Housing Demolition Office, Ji'an Construction Bureau, and Ji'an Land and Resources Bureau);
- 5) Town or Sub-district government;
- 6) Village (resident) committee;
- 7) External monitoring agency of resettlement.

235. The resettlement institutions are shown in Figure 8.1.

**Figure 8.1 Resettlement Institutions**



## **8.2 Institutions and Responsibilities**

### **8.2.1 Resettlement Leading Group of ADB Loan**

236. The leading group is responsible for determination and construction work in the project. Since resettlement work is a government act with wide social impact, the members of the group are mainly composed by the staff transferred from related departments of Ji'an municipal government. The details see Appendix 2.

### **8.2.2 Ji'an Urban Investment and Development Company, Ltd.**

- 1) To entrust resettlement consulting team for preparing RP.
- 2) To be responsible for coordination between consulting team and other agencies during preparation.
- 3) To coordinate schedule of construction and RP.
- 4) To report resettlement fund plan to Ji'an Finance Bureau and supervise the fund payment.
- 5) To coordinate work of related organizations.
- 6) To be responsible for raising capital of resettlement.
- 7) To be responsible for payment of resettlement fund.
- 8) To be responsible for concrete resettlement implementation.
- 9) To supervise resettlement fund appropriated in place.
- 10) To deal with APs' grievance and complaint during resettlement.
- 11) To coordinate the work of external monitoring agency.
- 12) To collect and sort out various information that the report of internal monitoring need.
- 13) To manage resettlement files of the project.
- 14) To provide training for the directors of every subproject.
- 15) To apply for certificate of land use planning and certificate of land use construction to related departments.

### **8.2.3 Ji'an Land and Resources Bureau**

- 1) To coordinate related departments for preparing every resettlement policy.
- 2) To be responsible for whole affairs of land acquisition, including DMS, signing agreement of land acquisition, providing related social security data of land-loss farmers, etc.

### **8.2.4 Resettlement Implementation Institution (Combined by Jizhou District Government, JIDC, Ji'an Housing Demolition Office, Ji'an Planning and Construction Bureau, and Ji'an Land and Resources Bureau)**

- 1) To implement preparation work of resettlement with the advisory agencies.
- 2) To prepare every concrete implementation policy of RP.
- 3) To report implementation schedule of resettlement to Ji'an municipal government;
- 4) To coordinate and communicate with other departments work in the course of reporting the schedule to the government.
- 5) To report the resettlement fund plan to Ji'an municipal government and supervise the fund payment.
- 6) To manage the files of resettlement information.
- 7) To be responsible for the internal monitoring work of resettlement.
- 8) To coordinate with ADB's experts of resettlement in the course of preparation and implementation.
- 9) To deal with APs' grievance and complaint in the course of resettlement.

- 10) To communicate with external monitoring agency in the course of resettlement implementation.
- 11) To be responsible for construction of resettlement sites.
- 12) To implement the measures of APs job.

#### **8.2.5 Town Government (Changtang Town, Baitang Subdistrict, Xiangqiao Town and Hebu Town)**

- 1) To participate the DMS.
- 2) To participate the calculation of APs' compensation.
- 3) To be responsible for the payment of APs' compensation.
- 4) To be responsible for the design and construction of resettlement housing.
- 5) To prepare the measures of resettlement housing distribution.
- 6) To deal with APs' grievance and complaint in the course of resettlement.
- 7) To be responsible for distribution of resettlement housing.
- 8) To provide skill training for APs.
- 9) To implement the measures of APs job.

#### **8.2.6 Village (Residents') Committee (Affected Administrative Village)**

- 1) To participate the DMS.
- 2) To participate the calculation of APs' compensation.
- 3) To be responsible for the payment of APs' compensation.
- 4) To be responsible for the design and construction of resettlement housing.
- 5) To prepare the measures of resettlement housing distribution.
- 6) To deal with APs' grievance and complaint in the course of resettlement.
- 7) To be responsible for distribution of resettlement housing.
- 8) To provide skill training for APs.
- 9) To implement the measures of APs job.

### **8.3 Monitoring Agency**

237. JIDC has set up resettlement management office of resettlement implementation as the project management agency. It will manage and checkup internal monitoring activities, prepare report of resettlement schedule, regularly report process of resettlement implementation, problems and treatment suggestions with provincial PMO, coordinate other departments work, know well conditions in the course of resettlement implementation at any time. Meanwhile, PMO will invite qualified and independent external monitoring agency to monitor and assess land acquisition and APs resettlement. The independent monitoring agency provides technical advice of internal monitoring and management to Project Resettlement Team, whole implementation information to municipal PMO, and report implementation process, problems and treatment suggestions to municipal PMO.

### **8.4 Resettlement Management System**

238. The proprietor responsibility system, project supervision system, project bidding system and contract management system will be adopted in the RP implementation management process.

239. Ji'an municipal government and Jizhou district government affiliated to JIDC undertakes the responsibility to manage the RP implementation activities, including tendering and bidding of

resettlement housing and infrastructure construction; engages the independent agency to conduct external resettlement monitoring on the RP implementation.

240. In addition, a computerized resettlement information system that connects with all the resettlement management offices is required to be developed to properly manage all the resettlement data and records.

## **8.5 Staffing and Facility Provision for Resettlement Organizations**

### **8.5.1 Staffing**

241. To ensure smooth implementation of the RP, all the resettlement implementing agencies and management agencies will be staffed with competent and qualified personnel, which will help facilitate and improve information flows among the resettlement agencies. The staff will be administrative clerks and professionals with management qualifications and work experience of resettlement.

### **8.5.2 Provisions of Equipment Facilities**

242. The equipment facilities refer to the offices of the resettlement agencies that will be equipped with offices, vehicles, office facilities and equipment, communication equipment, etc. The costs to purchase the equipment and facilities are planned by resettlement agency and incorporated into the preliminary expenses of resettlement cost estimates.

## **8.6 Training Plan**

243. The training program for APs and management staff at the resettlement agencies will be formulated and carried out to ensure that the RP can be implemented effectively. The training programs include: resettlement management staff training and APs production skill training.

### **8.6.1 Resettlement Management Staff Training**

244. Ji'an City Urban Investment Company will be the project IA has over 10 years of experience in implementing projects involving land acquisition and relocation, though this will be the first time it will be involved in dealing with a multilateral funding agency. The IA also has excellent coordination with other local government agencies involved in the LAR and the project EA, Ji'an Municipal Government will provide the necessary oversight. In the PRC there are established mechanisms for LAR and the local agencies responsible are well versed in these. To ensure that the IA and other staff are trained in the ADB's social safeguards requirements, during PPTA, ADB's social safeguards specialist has provided training to the relevant staff. Additionally, a safeguards capacity building expert will be procured under the ADB's consultancy services to build the IA and other relevant agencies' capacity to effectively implement the resettlement plan.

245. The resettlement personnel training and human resource development system for the agencies of various levels from the municipal level down to the village/CR will be developed. Various training methods can be adopted including leader/expert lectures, technical seminars/workshops, visiting and studying the similar resettlement works in other areas, and on-spot trainings for the technicians and staffs. The scale of training personnel is determined by APs and theirs will, more than 200 persons for training will be provided for the staff involved in resettlement and rehabilitation for the project. The content of training include:

- 1) Resettlement principles and policies;
- 2) Resettlement planning and implementation management;
- 3) Resettlement implementation planning design;
- 4) Resettlement schedule management;
- 5) Resettlement finance management;
- 6) Resettlement project quality control;
- 7) Management information system;
- 8) Resettlement monitoring and evaluation; and
- 9) Resettlement project management.

## **8.7 Measures for Organization Improvement**

- 1) At each level the resettlement agency will define its responsibilities and scope of official duties and also strengthen its supervision and management roles.
- 2) The forces of various resettlement agencies will be strengthened gradually, particularly professional and technical forces. Staff at all levels should have a level of professional standards and management quality, and their technical equipment, such as computers, testing equipment and vehicles, will be improved.
- 3) Staff should be selected carefully and their professional skill will be strengthened. Various staff and technicians will be trained to improve their professional ability and management standards.
- 4) Women cadre should be allocated their tasks properly to play their important role in the course of resettlement implementation.
- 5) Databases will be set up to strengthen information feedback, where the information is open and the important problems are solved by the leading group of resettlement.
- 6) The report system and internal M&E will be strengthened.
- 7) The external resettlement monitoring and early alarm mechanism will be fully developed.

## **9 Monitoring and Evaluation**

246. The project will regularly monitor and evaluate the implementation of the LAR activities in order to ensure that the resettlement work is implemented successfully and it achieves the target of appropriate livelihood restoration for the APs in accordance with the requirements of ADB. The monitoring plan will comprise of two key components: internal monitoring and external monitoring detailed in the following sections.

### **9.1 Internal Monitoring**

#### **9.1.1 Organization of Internal Monitoring**

247. Internal resettlement monitoring activities will be undertaken by the Land Acquisition and Immigration Department of ADB Resettlement Office, which has a full-time staff, taking charge of the project. The staff in charge should have experience of resettlement so that he/she can effectively coordinate all departments in resettlement work. The organization should have enough staff with the knowledge to deal with resettlement work and social concerns.

#### **9.1.2 Objectives of Internal Monitoring**

248. The aim of internal monitoring is to ensure supervision responsibility of the resettlement organs as specified in the RP during implementation, and ensure that the project is implemented smoothly and the APs' legal rights are not compromised.

#### **9.1.3 Elements of Internal Monitoring**

- 1) APs relocation, distribution of housing sites and housing rebuilding;
- 2) APs participation and consultation degree in the course of implementation;
- 3) APs compensation payment, usage and reaching the designated position;
- 4) Investigation, coordination and suggestion of main problems existed in APs and implementation agency in the course of implementation;
- 5) Schedule and quality of APs projects of production development;
- 6) APs income rehabilitation status after relocation;
- 7) Rehabilitation conditions of vulnerable groups;
- 8) APs training and its effect;
- 9) Organizations, training, work time and efficiency of local MPO.

#### **9.1.4 Responsibilities of Internal Monitoring**

- 1) To coordinate between IA, local government authorities and the external monitoring agency.
- 2) To formulate relevant formats according to the monitoring contents and require IA to prepare a monthly progress report to the authorities and PMO of ADB.
- 3) To examine and investigate project work site once a month, participate completion acceptance of immigration project.
- 4) To supervise the implementation of the annual working plan, fund use and the annual fund audit.
- 5) To report project implementation progress to PMO of ADB on a semiannual basis included in QPR to ADB and be able to consult with authorities anytime matching the desired need.
- 6) To submit internal M&E reports regularly and attach to the project progress report to the PMO and ADB every year in March and August.



## **9.2 External Monitoring**

### **9.2.1 Independent Monitoring and Evaluation Agency**

249. The aim of external monitoring and evaluation (M&E) undertaken by an institution independent from the IA is to monitor and evaluate whether the resettlement objectives are realized. Through the process, evaluation opinions and recommendations will be put forward on the resettlement, housing relocation and restoration of the APs' living standards, and to provide a predictive warning as early as possible to the project management.

250. The external monitoring institution will report independently to the Project Lead Group for Resettlement, the PMO and ADB. It will conduct follow-up investigations, monitoring and evaluation of the resettlement activities and socioeconomic rehabilitation objectives according to the RP and provide advice for decision-making and mitigation measures.

251. The independent agency will follow the project activities and evaluate the resettlement work assessing:

- 1) Whether the relevant state policy of LAR is being carrying out;
- 2) Whether the resettlement policy of ADB is being met; and
- 3) Whether APs' living conditions and livelihoods are improving.

252. The independent agency will provide overall implementation information to PMO, provide a resettlement schedule, problems and treatment suggestions to PMO, so that the problems will be solved quickly during the implementation process. The external monitoring agency for the project will conduct baseline survey, and put forward gender disaggregated survey data. External monitoring agency needs to record major activities during RP implementation and provided related forms to track the changes.

253. The external monitoring agency will set up the team for Ji'an urban traffic project monitoring and evaluation on the base of actual condition of the project. The independent agency will provide technical assistance on the resettlement survey and APs' living standard survey to PMO and implement all monitoring and evaluation. The monitors are composed by experts and professionals with rich experiences in resettlement plan design, implementation management, monitoring and supervision.

### **9.2.2 Effects and Responsibilities of External Monitoring Agency**

254. Monitoring and evaluation is one of the most effective tools in the resettlement project management program. The objectives of the independent M&E is to provide the evaluation to resettlement work with an overarching view point and to evaluate whether the objectives of resettlement are being achieved, in terms of delivery of all entitlements included in the RP, implementation of all required mitigation and rehabilitation measures agreed in the RP, and whether the income and livelihood of affected people have been restored or improved through resettlement and rehabilitation. The independent agency will trace the resettlement activities, provide evaluation opinions and suggestions over whole course of resettlement and APs' rehabilitation of living and production, and provide the option channel for APs. It will also ensure that the plan and implementation of resettlement meet the state law and regulation requirements and ensure that project achieves its objectives.

255. The objectives of external monitoring agency including:

- 1) Checking the result of internal monitoring;

- 2) Evaluation resettlement aim especially the rehabilitation or improvement of APs living standard;
- 3) Evaluating the efficiency, effectiveness, influence and sustainability of resettlement, and drawing lessons from settlement; and
- 4) Checking APs rights whether meet the requirement of aims or not which these aims whether suit for APs' conditions.

### **9.2.3 The Content of External Monitoring and Evaluation**

256. The independent agency will confirm 1) whether APs have received the entitlements specified in the RP; and 2) whether their income and livelihood have been restored or improved through implementation of land acquisition and resettlement.

257. The contents of external monitoring will also include (i) readiness and capacity of resettlement institutions; (ii) implementation schedule of resettlement program; (iii) compensation policies and rehabilitation measures for land acquisition and housing demolition; and (iv) follow-up survey and analysis of changes of income and livelihood of affected people.

258. The details of external monitoring are as follows:

- 1) The monitoring and evaluation during the resettlement implementation: including public consultation and the APs' participation during resettlement, especially participation of women and other vulnerable groups, complaints and appeals.
- 2) To assess the provisions of APs right and interests: including APs understanding of their rights and interests during resettlement; implementation of standard of compensation for land acquisition; distribution of land compensation; implementation of standard of compensation for housing; construction of resettlement housing; distribution of resettlement housing; and implementation of RP.
- 3) Rehabilitation of production and living resettlement: including APs' production resettlement; usage of land compensation; APs' skill training; APs' participation into endowment insurance of land-loss farmers; APs' employment assistance; APs' employment condition, etc.
- 4) Tracking survey of APs' standard of production and living: evaluating change of APs' living quality according to contrasting main indexes of living between pre-resettlement and post-resettlement.
- 5) Assessment of IA operation: APs' satisfaction with RP; problems existed in the course of resettlement; experience and lesson conclusion.

259. During the monitoring, vulnerable groups should be monitored carefully including change of status, effect and condition of women in the community; the difficulties of the poor households, the disabled, the elderly and other vulnerable groups during resettlement and post resettlement.

### **9.2.4 Independent Monitoring and Evaluation Methods**

260. Monitoring and evaluation will be performed on the basis of analysis of the existing survey data provided by survey design institution and resettlement implementation institutions. The methods of sample survey and comprehensive review will be used in the survey. The resettlement schedule, fund, organization and management will reply on comprehensive review. Random sampling method was used in the sampling survey. The typical sample households will

be monitored regularly and analyzed through tracking investigation. The rate of sampling was 5% of affected households.

261. Table survey, discussion and document method were used in the whole survey.

### **9.2.5 Independent Monitoring and Evaluation Steps**

262. The independent monitoring and evaluation steps include:

- 1) Establishing the project, and defining M&E objectives, contents and requirements.
- 2) Formulating detailed M&E.
- 3) Formulating the survey outline and tables.
- 4) Designing the survey plan and defining sample households.
- 5) Baseline and the first survey.
- 6) Establishing an M&E information system.
- 7) Local socioeconomic survey.
- 8) IA Monitoring.
- 9) Sample household monitoring.
- 10) Sorting monitoring information and establishing a database.
- 11) Analysis of survey data.
- 12) Preparing the M&E report and submitting it to PMO and ADB.

### **9.2.6 Monitoring and Evaluation Periods, Frequencies and Standards**

- 1) Monitoring periods: independent monitoring agency worktable includes project construction period plus two years after the project end date.
- 2) Monitoring frequencies: it is based on the arrangement of resettlement implementation schedule and strength. The M&E agency will provide M&E reports to PMO and ADB at least twice a year during the peak hours of RP implementation period and once a year in other years. Total M&E are two years.
- 3) Monitoring standards: including the sample standards of independent M&E at 5% of population will be affected by land acquisition and housing demolition; 20% of villages will be affected by land acquisition; 20% of organizations will be affected by land acquisition.
- 4) Report time: the independent evaluator should prepare and submit the external M&E reports to PMO and ADB twice in March and August every year during the RR implementation period and once in March every year in other years until resettlement is completed satisfactorily. Total M&E are four years.

## **9.3 Post Assessment of the Resettlement**

263. After resettlement implementation, on the basis of monitoring and evaluation, a post-assessment of the resettlement plan will be conducted, which will be the final external monitoring report. The assessment will sum up the successful experience and the lessons learned in the LAR activities regarding land acquisition, housing demolition, production restoration of enterprises and income rehabilitation, which will provide referenced experience for future resettlement activities and projects. The assessment agency undertakes the post assessment of resettlement will prepare evaluation outline, assessment index system, socioeconomic analysis survey, and report "Post-assessment Report on Resettlement of Ji'an Sustainable Urban Transportation Project Utilize Loan of ADB" to PMO and ADB.

## 10 Resettlement Budget and Finance Plan

### 10.1 Composition of Resettlement Fund

264. The resettlement cost in the project mainly includes: 1) land compensation; 2) housing compensation; 3) work cost; 4) other related cost; 5) related tax; and 6) reserve fund.

#### 10.1.1 Land Compensation

##### A. Compensation for Land Use in the Project

##### 10.1.1.1 Compensation for Collective Land

265. According to ***Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)*** (General Office of Ji'an Municipal Government No.62 Decree on 2011), the standard of compensation of every town is different. The details are shown in Table 10.1. The standard compensation for all kinds of land includes land compensation, resettlement subsidy and green crops allowance. Total compensation for collective land is CNY98.16 million after calculation, including compensation for green crops is CNY2.26 million by CNY1,000/mu.

Table 10.1: Compensation for Collective Land

Town/ Subdistrict	Unit	Paddy	Dry Land	Garden	Woodland	Pond	Ditch	Grave	Resident Site	Road	Total (CNY 10,000)
Changtang	Quantity (mu)	54.536	4.646	0	31.866	7.532	0.054	0	0.516	1.241	100.391
	Unit-price (CNY 10,000)	3.3	2.3	3.3	1.6	3.3	3.3	1.6	2.3	1.6	
	Subtotal (CNY 10,000)	179.9688	10.6858	0	50.9856	24.8556	0.1782	0	1.1868	1.9856	269.8464
Baitang	Quantity (mu)	732.509	134.119	4.074	108.823	69.194	8.907	2.652	55.609	24.464	1140.351
	Unit-price (CNY 10,000)	5.68	4.3	5.68	3.7	5.68	5.68	3.7	4.3	3.7	
	Subtotal (CNY 10,000)	4160.6511	576.7117	23.14032	402.6451	393.02192	50.59176	9.8124	239.1187	90.5168	5946.2098
Hebu	Quantity (mu)	17.094	2.439	0	1.585	4.616	0.395	0	38.483	1.428	66.04
	Unit-price (CNY 10,000)	4.6	4	0	2.2	4.6	4.6	2.2	4	2.2	
	Subtotal (CNY 10,000)	230.5612	66.968	0	5.544	106.0162	3.1234	0	218.196	6.919	271.9996
Xiangqiao	Quantity (mu)	743.41	56.377	0	160.752	58.715	55.193	0.311	40.724	11.282	1126.764
	Unit-price (CNY 10,000)	3.3	2.3	3.3	1.6	3.3	3.3	1.6	2.3	1.6	
	Subtotal (CNY 10,000)	2453.253	129.6671	0	257.2032	193.7595	182.1369	0.4976	93.6652	18.0512	3328.2337
Total											9816.2895

### 10.1.1.2 Compensation for Attachments of Collective Land

266. According to **Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)** (General Office of Ji'an Municipal Government No.62 Decree on 2011), the standard of compensation for attachments on land is CNY1,500/mu. Total compensation for attachments is CNY3.65 million after calculation.

### 10.1.1.3 Compensation for State-owned Land

267. According to regulations of Ji'an, the standard of state-owned land is CNY115,000/mu, the compensation for state-owned land is CNY52.64 million after calculation.

## 10.1.2 Compensation for Housing Demolition

### 10.1.2.1 Compensation for Urban Housing Demolition on State-owned Land

268. The compensation for urban housing demolition on state-owned land include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost, including plot reward, building reward and region reward of housing demolition on state-owned land in Ji'an.
- (iii) Relocation and interim transition cost.
- (iv) Compensation for housing decoration. The compensation for urban housing demolition on state-owned land is CNY37.82 million after calculation.

269. The details are shown in Table 10.2.

**Table 10.2: Compensation for Housing Demolition on State-owned Land**

	Item	Unit	Standard	Quantity	Cost (CNY 10,000)
Urban Residents ' Housing	Brick-cement	m <sup>2</sup>	CNY 3,500/m <sup>2</sup>	9,177.54	3,212.139
	Plot Reward		CNY 200/m <sup>2</sup>	9,177.54	183.5508
	Building Reward		CNY 35,00/m <sup>2</sup> *3%	9,177.54	96.36417
	Region Reward	HH	CMY 10,000/HH	90	90
	Relocation Cost	m <sup>2</sup>	CNY 6/m <sup>2</sup> *2	9,177.54	11.013048
	Transition Cost	m <sup>2</sup>	CNY 6 /m <sup>2</sup> *18	9,177.54	99.117432
	Housing Decoration	HH	CNY 10,000/HH	90	90
	Total				3,782.1845

### 10.1.2.2 Compensation for Rural Housing

270. The compensation for rural housing demolition include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost.
- (iii) Relocation and interim transition.
- (iv) Compensation for housing demolition.
- (v) Attached facilities of rural housing.

A total of CNY 92.7 million will compensated for rural housing demolition after calculation.

271. The details are shown in Table 10.3.

**Table 10.3: Compensation for Rural Housing Demolition**

	Item	Unit	Standard (CNY)	Quantity	Cost (CNY 10,000)
Rural Residents' Housing	Frame	m <sup>2</sup>	896	0.00	0
	Brick-cement	m <sup>2</sup>	656	60751	3985.2656
	Brick-wood	m <sup>2</sup>	560	9334.5	522.732
	Simple	m <sup>2</sup>	416	596	24.7936
	Additional Subsidy	m	400	58965	2358.6
	Reward	m <sup>2</sup>	260	58965	1533.09
	Relocation	m <sup>2</sup>	5*2	58965	58.965
	Transition	m <sup>2</sup>	5*18	58965	530.685
	Housing Decoration	HH	8000	184	147.2
	Attached Facilities				108.8776
	Total				9270.2088

**10.1.2.3 Compensation for Attached Facilities of Rural Housing**

272. According to the standard of Ji'an, the compensation for attached facilities of rural housing is CNY1.09 million after calculation. The details are shown in Table 10.4.

**Table 10.4: Compensation for Attached Facilities of Rural Housing**

Item	Category	Quantity	Standard	Subtotal(CNY 10,000)
Well	Concrete deep wells(above 2 meters in diameter)	5	CNY 5,000/well	2.5
	Concrete deep wells(below 2 meters in diameter)	36	CNY 5,000/well	12.6
	Pressure tunnel well	40	CNY 1,200/well	4.8
	Pressure well	67	CNY 600/well	4.02
Methane Tank	Concrete structure	31	CNY 1,500/set	4.65
Water		183	200	3.66
Electric		183	200	3.66
Wire Television		192	120	2.304
Telephone		93	158	1.4694
Broadband		123	200	2.46
Air Conditioner	split hanging air conditioner	176	CNY 200	3.52
	split vertical air conditioner	8	CNY 300	0.24
Concrete Bleachery	Complete structure	0	CNY 30/m <sup>3</sup>	0
	Incomplete structure	0	CNY 20/m <sup>3</sup>	0
Iron Gate		159	CNY 200/set	3.18
Wall	Level 1(above 2m)	3780	CNY 100/m	37.8
Manure Storage (Pond)	Complete concrete structure	75	CNY 100/well	0.75
	Incomplete concrete structure or soil structure	2	CNY 60/well	0.012
Fruit Tree	Above 4 years and bearing fruits	234	CNY 40/m	0.936
	Below 4 years and unbearing fruits	201	CNY 20/tree	0.402
Miscellaneous Tree	Above 5 years	275	CNY 4/tree	0.11
	Below 5 years	21	CNY 2/tree	0.0042
Grave	Gravestone	165	CNY 1,200/piece	19.8
	No Gravestone			
Total				108.8776

#### **10.1.2.4 Organizations Housing Demolition**

273. The compensation for organizations housing demolition include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost.
- (iii) Relocation and interim transition. A total of CNY45.1 million will be compensated for organizations housing demolition after calculation.

#### **10.1.3 Subsidy for Vulnerable Groups**

274. The total of subsidiary for vulnerable groups is CNY0.7272 million with CNY2,400 per person in one time subsidy.

#### **10.1.4 Management Fees**

275. The management fees refer to every expenses for running the organizations related to land acquisition and housing demolition, which include cost for coordination, internal monitoring, official business, post training, reward for the schedule of land acquisition and housing demolition. Information collection and publish, preparation work, payment for offices, renting temporary offices, staff wage and welfare, payment and usage of vehicle, vehicle repair, communication, daily management, etc. It is calculated as 2% of sum of land compensation, housing compensation and work cost.

#### **10.1.5 Other Related Cost**

276. It refers to the expenses for resettlement preparation and implementation, including prospecting and design, monitoring and evaluation, skill training. The cost of prospecting design is calculated as 1.5% of sum of land compensation, housing compensation and work cost, and the cost of M&E and skill training are calculated as 1% of that sum.

#### **10.1.6 Related Taxes**

277. It mainly include farmland reclamation fee, land use fee for the newly increased construction-used land, farmland use tax, land acquisition management fee, etc.

#### **10.1.7 Reserve Fund**

278. The reserve fund is calculated as 10% of basic fee.

#### **10.1.8 General Budget**

279. The general budget of resettlement is shown in Table 10.5.



Table 10.5: General Budget of Resettlement

		Standard (CNY)	Quantity	Junhua Avenue (CNY 10,000)	Bo'an Avenue (CNY 10,000)	West Zhongshang Road (CNY 10,000)	West Yangming Road (CNY 10,000)	West Shaoshan Road (CNY 10,000)	Yudai River (CNY 10,000)	Subtotal (CNY 10,000)
1. Land Compensation										
1.1 Collective				1298.32	605.97	329.25	784.60	613.46	6184.67	9816.28
1.2 Attached Facilities		CNY 15,000/mu	2433.54	46.11	28.29	17.36	23.84	21.60	227.81	365.03
1.3 State-owned Land		CNY 115,000/mu	457.74	3635.41	0	666.08	0	184.50	778.03	5264.03
Sub-total				4979.84	634.26	1012.69	808.45	819.57	7190.52	15445.35
2. Housing Compensation										
2.1 Urban Residents' Housing 124	Brick-cement	CNY 3,500/m <sup>2</sup>	9177.54	3212.13						3212.13
	Plot Reward	CNY 200/m <sup>2</sup>	9177.54	183.55						183.55
	Building Reward	CNY 3,500*3%	9,177.54	96.36						96.36
	Region Reward	CNY 10,000/HH	90.00	90.00						90.00
	Relocation	CNY 6/m <sup>2</sup> *2	9,177.54	11.01						11.01
	Transition	CNY 6/m <sup>2</sup> *18	9,177.54	99.11						99.11
	Hosing Decoration	CNY 10,000/HH	90.00	90.00						90.00
	subtotal				3,782.18					3,782.18
2.2 Rural Residents' Housing	Frame	CNY 896/m <sup>2</sup>	0							0
	Brick-cement	CNY 656/m <sup>2</sup>	60751.00	903.31	1022.11	519.5	842.96	480.19	217.13	3985.26
	Brick-wood	CNY 560/m <sup>2</sup>	9334.50	104.38	51.10	0	202.16	62.44	102.64	522.73
	Simple	CNY 416/m <sup>2</sup>	596.00	14.14	2.32	0	8.32	0	0	24.79
	Subsidy	CNY 400/m <sup>2</sup>	58965.00	508.10	513.00	316.80	526.40	332.00	161.60	2358.60
	Reward	CNY 260/m <sup>2</sup>	58965.00	330.72	333.45	205.92	342.16	215.80	105.04	1533.09
	Relocation	CNY 5/m <sup>2</sup> *2	58965.00	12.72	12.82	7.92	13.16	8.30	4.04	58.96
	Transition	CNY	58965.00	114.48	115.42	71.28	118.44	74.70	36.36	530.68

		Standard (CNY)	Quantity	Junhua Avenue (CNY 10,000)	Bo'an Avenue (CNY 10,000)	West Zhongshang Road (CNY 10,000)	West Yangming Road (CNY 10,000)	West Shaoshan Road (CNY 10,000)	Yudai River (CNY 10,000)	Subtotal (CNY 10,000)
		5/m <sup>2</sup> *18								
	Housing Decoration	CNY 8,000/HH	184.00	32.00	37.60	21.60	30.40	16.80	8.80	147.20
	Attached Facilities			31.09	24.63	13.32	20.31	13.95	5.54	108.87
	Subtotal			2051.65	2112.47	1156.39	2104.31	1204.19	641.17	9270.20
2.3	Brick- cement	CNY 3,000/m <sup>2</sup>	12,84	3,853.20						3,853.20
Organization	Brick- wood	CNY 2,500/m <sup>2</sup>	1,950.95	487.73						487.73
Housing	Reward of Brick- cement	CNY 60/m <sup>2</sup>	12,844.00	77.06						77.06
125	Reward of Brick- wood	CNY 50/m <sup>2</sup>	1,950.95	9.75						9.75
	Plot Reward	CNY 50/m <sup>2</sup>	14,794.95	73.97						73.97
	Relocation	CNY 6/m <sup>2</sup>	14,794.95	8.87						8.87
	Subtotal			4,510.60						4,510.60
3. Subsidy for Vulnerable Groups		CNY 2,400/person	303	12.24	7.56	7.56	15.12	7.56	22.68	72.72
Subtotal(1-3)				15336.54	2754.29	2176.64	2927.89	2031.32	7854.37	33081.07
4. Management Fee		2%	33081.07	306.73	55.08	43.53	58.55	40.62	157.08	661.62
5. Other Cost										
5.1 Prospecting and Design,	1.50%		33081.07	230.04	41.31	32.64	43.91	30.46	117.81	496.21
5.2 Monitoring and Evaluation	1.00%		33081.07	153.36	27.54	21.76	29.27	20.31	78.54	330.81
5.3 Skill Raining	1.00%		33081.07	153.36	27.54	21.76	29.27	20.31	78.54	330.81
Subtotal				536.77	96.40	76.18	102.47	71.09	274.90	1157.83
6. Related Taxes										
6.1 Farmland Reclamation Fee		CNY 15,000/mu	1745.13	280.84	161.87	75.81	173.44	148.19	1777.52	2617.69

	Standard (CNY)	Quantity	Junhua Avenue (CNY 10,000)	Bo'an Avenue (CNY 10,000)	West Zhongshang Road (CNY 10,000)	West Yangming Road (CNY 10,000)	West Shaoshan Road (CNY 10,000)	Yudai River (CNY 10,000)	Subtotal (CNY 10,000)
6.2 Land Use Fee for the Newly Increased Construction-used Land	CNY 28/m <sup>2</sup>	2433.546*66	573.83	352.09	216.03	296.77	268.88	2834.99	4542.61
6.3 Flood Control and Security Fund	CNY 1,000/mu	2433.546*66	30.74	18.86	11.57	15.89	14.40	151.87	243.35
6.4 Farmland Use Tax	CNY 22.5/m <sup>2</sup>	1745.13*666.70	280.84	161.87	75.81	173.44	148.19	1777.52	2617.6
6.5 Management Fee of Land Acquisition	4%	15445.35	199.19	25.37	40.50	32.33	32.78	287.62	617.81
6.6 Approval Cost of Land Acquisition	CNY 1,000/mu	2990.96	64.619	19.13	19.41	16.50	17.21	162.20	299.09
Subtotal			1430.08	739.20	439.16	708.40	629.67	6991.73	10938.27
Subtotal(1-6)			17610.13	3644.98	2735.52	3797.33	2772.72	15278.10	45838.80
7. Reserve Fund									
7.1 Basic Reserve Fund	10%	45838.80	1761.01	364.49	273.55	379.73	277.27	1527.81	4583.88
8. General Total Budget			19371.14	4009.48	3009.07	4177.06	3049.99	16805.91	50422.69

### 10.1.9 Yearly Investment Plan

280. The details of yearly investment plan are shown in Table 10.6.

**Table 10.6: Yearly Investment Plan**

Year	2014	2015	2016	2017	2018	Total
Ratio	0.05	0.65	0.15	0.1	0.05	1
Money (CNY10,000)	2521.13	32774.74	7563.40	5042.26	2521.13	50422.69

## 10.2 Objectives of Resettlement Fund Distribution and Fund Flow

### 10.2.1.1 Objectives of Resettlement Fund Distribution

281. The fund will be distributed to different objectives according to the ownership of different affected projects. The details are shown in Table 10.7. In order to ensure the compensations payment are sufficiently and timely, the external monitoring agency, internal monitoring agency and state auditing offices will play their role and responsibilities on one hand. On the other hand, in intermediate links shall be reduced as possible and the resettlement fund shall be paid directly to individuals and organizations in simple manner.

**Table 10.7: Objectives of Resettlement Fund Distribution**

Objective	Cost Category
Village Collective	Compensation fee for collective facilities refers to land compensation fee in the price of land region.
Household (Organization)	Land compensation fee, compensation fee for attachments on the land, compensation fee for green crops (only to the households with green crops), relocation fee, and interim transition fee. Among them, the land compensation is the resettlement subsidy in the price of land region.
Other Departments	All kinds of taxes of land Acquisition

### 10.2.1.2 Source of Resettlement Fund and Flow

282. According to principal of territorial management, the resettlement fund will be in charge of local government where the project is located. Each related municipal functional department shall do well the resettlement work coordinated with other department according to its responsibility. The standard of compensation for land acquisition and housing demolition is implemented by jurisdiction government on the basis of related regulations of state, province and city. The fee will be paid by construction organizations according to the standard of compensation, and any shortage of fund will be paid by jurisdiction government. The fund will be paid directly to compensative objects by special account in the course of resettlement.

## 10.3 Payment, Management and Monitoring of Resettlement Fund

### 10.3.1.1 Payment of Resettlement Fund

283. The payment of resettlement fund will follow the principals in the project:

- (i) All cost related to land acquisition and housing demolition will be calculated into general budget of the project. The compensation fee will be paid directly for related functional

departments of jurisdiction government by JIDC according to special account, and shortage of fund will be paid by the government.

(ii) For the various compensation fee for private households will be paid directly for the affected households according to special account.

(iii) Land compensation fee will be paid before land acquisition.

### 10.3.1.2 Management and Monitoring of Resettlement Fund

284. The expenditure of resettlement fund must be implemented strictly according to related regulations of state land acquisition and housing demolition and the policies of RP, which is not less than the standard of compensation and scope determined by RP.

285. The office of implementation agency should report monthly schedule plan of implementation to JIDC every month. The office is responsible for examining payment report which is signed by directors of IA, and reporting to JIDC for applying fund payment.

286. The compensations of the project, which including land compensation fee, housing compensation fee, attachments compensation fee, relocation compensation fee (inside plant), relocation fee, interim transition fee, relocation reward, will be examined by the IA.

287. Special advisory agency invited by the office of JIDC will carry out regular internal examination of the resettlement fund usage of resettlement office.

288. Ji'an finance bureau and auditing department have the right to monitor and audit the usage of the special fund.

289. The external monitoring agency of the project will carry out special tracking monitoring to the fund implementation of affected households and organizations in the course of external monitoring.

**Table 10.8: Resettlement Schedule**

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	State and Additional Deadlines
<b>1.</b>	<b>Disclosure</b>				
1.1	Resettlement Information Booklet	1947 copies	IA	July. 2014	
1.2	Resettlement plan distribution to resettlement offices/villages/APs	50 copies	IA	July 2014	
1.3	RP placed on ADB website		ADB	July 2014	
<b>2.</b>	<b>Detailed Measurement Survey (DMS)<sup>24</sup></b>				
2.1	Final RP based on DMS and distribution to resettlement offices/villages/APs		IA	Nov 2014	
<b>3.</b>	<b>Detailed Rehabilitation Plan</b>				

<sup>24</sup> The impact assessment for the draft RP is based on the preliminary design, which is very detailed. The impacts are assessed based on the 'red-line' which is unlikely to change when the design is finalized for technical purposes. If there are any changes in the final design, the RP will be updated based on those changes, otherwise this RP can be treated as the final RP.

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	State and Additional Deadlines
3.1	Primary village rehabilitation plan (applicable)	50 villages	IA	August 2014 onwards	
3.2	Improving village rehabilitation plan (applicable)	50 villages	IA	August 2014 onwards	
3.3	Land adjustment agreement (applicable)	50 villages		November 2014 onwards	
3.4	Assistance of the vulnerable groups	303 persons	IA	December 2014 onwards	
3.5	APs skill training plan	1,843 persons	Related Township/ Related Village	December 2014 onwards	
<b>4.</b>	<b>Resettlement Plan and Budget</b>				
4.1	Complete redline survey (map)		JPCB, LRB,IA	July 2013	Finished
4.2	Approval of RP & budget		Ji'an Finance Bureau	August 2014	
4.3	Approval of compensation rates		Ji'an Municipal Government	August 2014	
4.4	Stake Holder Survey		IA	July 2013	Finished
<b>5.</b>	<b>Compensation Agreement</b>				
5.1	Village agreement	50 copies	IA	December 2014 onwards	
5.2	Organization agreement	14 copies		December 2014 onwards	
5.3	Rural households agreement	223 copies	IA	December 2014 onwards	
<b>6.</b>	<b>Implementation Capacity</b>				
6.1	District resettlement staff	8 persons	IA	August 2014 onwards	
6.2	Designated village representatives	50 persons	IA, related town and village	August 2014 onwards	
6.3	Staff training		IA	August 2014 onwards	
6.4	Setting up grievance committees		JDO,IA	July 2014	
<b>7.</b>	<b>Monitoring and Evaluation</b>				
7.1	Baseline survey		EM	November/December 2014	
7.2	Set-up internal monitoring agency		JMG,IA	Jan 2015	
7.3	Contract external monitoring agency		JMG,IA	October 2014	
7.4	Internal monitoring reports		PMO	November 2014	

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	State and Additional Deadlines
7.5	External monitoring reports		Monitoring agency	February 2015	
7.6	Evaluation reports (tracer surveys)		External Monitor	July. 2015	
7.7	Resettlement Completion Report		EA	Dec 2017	
8.	<b>Documentation of Consultation</b>		PMO	August 2014 onwards	
9.	<b>Documentation of Grievances</b>		PMO	July 2014 onwards	
10.	<b>Flow of Funds/Compensation</b>		PMG	August 2014 onwards	
10.3	Affected households	1,933 HHs	Related township, and village, IA	Nov.2014	
11.	<b>Commence Resettlement</b>				
11.1	Resettlement sites determination and facilities arrangement	4	JDO, LMB,IA, related township and village	August 2014	
11.2	Land acquisition		JDO, LMB,IA, related township and village	Dec. 2014 onwards	
11.3	Housing demolition		JDO, LMB,IA, related township and village	Feb 2015 onwards	

## Appendix 1: Resettlement Information Booklet

1. The Ji'an Sustainable Urban Transportation Project utilize loan of ADB project includes six components: (i) urban road construction (Junhua Avenue, Bo'an Avenue, west extension of West Shaoshan Road, west extension of West Yangming Road, and west extension of West Zhongshan Road), (ii) public transportation, (iii) BTR construction; (iv) transportation management and safety, (v) environment protection, and (vi) institutional capacity construction. The resettlement area belongs to Jiazhou district (at the county level), Ji'an city in the project. The concrete area is in Changtang town, Baitang town, Xingqiao town and Hebu township in Jizhou district. The project construction, in a manner, will affect the seat of your family. The booklet will benefit for you to understand basic condition of the project, related polies of state land acquisition and resettlement and the effect to your family.

### 1) Affected Area and Quantity

2. According to land use arrangement of ***Control Detailed Planing in West District of Ji'an Central City (2011–2030)***, the land use arrangement will be located in west district of Ji'an central city in the project, which it borders North Ji'an Avenue to the north, South Ji'an Avenue the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. A total of 2990.966 mu land will be expropriated. Among them, the total length of West Yangming Road and periphery network project (including Junhua Avenue, Bo'an Avenue, West Shaoshan Road, West Yangming Road and West Zhongshan Road) are 19.32 km with 1368.964 mu land. Environment protection project will expropriate 1,622.002 mu land. The project will directly affect 4 towns, 12 villages and 48 village groups. A total of 1368.964 m<sup>2</sup> of rural housing will be demolished, which directly affect 8 villages and 26 village groups with 184 households and 806 persons; and 9,177.54 m<sup>2</sup> urban housing will be demolished, which directly affect 90 households and 360 persons. A total of 14 organizations will be affected, which directly affect 457.742 mu land, 14,794.95 m<sup>2</sup> housing and 188 workers.

### 2) Resettlement Compensation

3. Based on adequate survey, the policy of LAR is formulated in accordance with ADB' policy and requirement, national laws and regulations, as well as with the resettlement policy of Jiangxi province and Ji'an city. The aim is to ensure living rehabilitation and improvement of affected groups in shout time after resettlement.

#### (i) Compensation for Land Acquisition

4. The standard of land compensation is formulated on the base of state rules and regulations, as well as with related provincial and municipal polies. According to regulation of ***Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)***(General Office of Jian Municipal Government No.62 Decree on 2011), different towns and villages have different compensation standards, for permanent land acquisition, the compensations of Baitang Town, Hebu Town, Xingqiao Town, and Changtang Town, including land compensation, resettlement subsidy, and green crop subsidy, were set at CNY56,800/mu, CNY46,000/mu, CNY33,000/mu and CNY33,000 respectively for farmland, paddy field, fishpond and orchard; CNY43,000/mu, CNY40,000/mu, CNY23,000/mu and CNY23,000/mu respectively for garden land, dry land and housesite; and CNY37,000/mu, CNY22,000/mu, CNY16,000/mu and CNY16,000/mu for woodland and other lands. The compensation for attachments on land was set at CNY1,500/mu, and for state-owned land was set at CNY115,000/mu.



## **(ii) Compensation for Housing and Attached Facilities**

5. Based on consultation with the local governments and APs, the IA formulated a set of resettlement principles and prepared an entitlement matrix for the project. The compensation for housing demolition prepared by Ji'an resettlement department in accordance with related rules and regulations of stated, Jiangxi province and Ji'an city, housing replacement price, and APs' reception.

6. Compensation for farm housing: in accordance with related state rules and regulation, the housing replacement price will be assessed by qualified evaluation agency entrusted by the government, the demolished houses and attached facilities will be compensated truthfully by evaluation price. An owner may choose either monetary compensation or exchange of titles. For the exchange of titles, an owner may choose either apartment on collected land or apartment on state-owned land. The standard of compensation includes houses demolition, incentive, decoration, relocation and interim transition. The compensation for farm housing is set by its structures and the areas. According to the area of principal room, relocation fee is CNY 5/m<sup>2</sup>, interim transition fee is CNY5/m<sup>2</sup>•month, and incentive payment is CNY100–260/m<sup>2</sup> (according to the schedule of demolition).

7. Compensation for urban housing: it will be compensated according to the value of expropriated housing. The compensation for the value of expropriated housing should not below the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. The value of expropriated housing will be evaluated by qualified evaluation agency of real estate price. An owner may choose either monetary compensation or exchange of titles. The compensation for urban housing is set by its structures and the areas. The relocation fee is CNY6/m<sup>2</sup> (for choose exchange of titles, the owner will be paid for twice relocation fee), interim transition fee is CNY6/m<sup>2</sup>•month (3–36 month). If building expropriation department provides the owners with temporary dwelling, the department shall not pay temporary settlement fees to the owners. The owners can be paid plot reward, building reward and region reward according to different date of agreement signature.

8. Organization resettlement: it will be compensated according to the value of expropriated housing. The owners will be paid for relocation fee (business building CNY15/m<sup>2</sup>, non-business building CNY6/m<sup>2</sup>), loss compensation for production and business stop (3‰ expropriated building value to shop, 2‰ expropriated building value to non-business building every month). The compensation for equipment handling and installation will be paid according to evaluation.

9. The compensation for land, housing and attached facilities will be paid directly for affected villages and persons. The compensation for land acquisition includes land compensation, resettlement subsidy, crops and tree. The compensation for housing and attachments, housesite and other relocation subsidy will be paid for all of relocation households. According to recent regulations, the compensation for land acquisition will be paid directly for affected village groups in manner of cash. The compensation for crops, trees, other facilities, and temporary influence will be paid directly for APs. The income loss resulted by the project will be paid for cash as compensation.

### 3) Estimated Time of the Implementation

**Table A.1: Proposed Schedule of Key Activities**

Item	Time
Consultation of land acquisition and housing demolition	August 2013
Issuing notice of land acquisition and relocation	March - July 2014
Compensation payment	July - October 2014
Land acquisition and relocation	August - December 2014

### 4) Rights and Obligations of the APs

#### (i) Rights of Affected Objects

10. The affected people will be provided with all kinds of compensation in accordance with the above compensation rates indicated in the RP. They could reflect opinions and suggestions to project resettlement offices of village committees, township, district progressively step by step. Such opinions and suggestions could include base number of compensation quantity, compensation rate, time of compensation payment, house relocation, etc. Different resettlement officials must reply to complaints of APs complaints and problems, and the subordinate resettlement office reflects within 7 days.

#### (ii) Obligation of Affected Persons

- Actively cooperate with the implementation of state project.
- New buildings shall not be constructed within the scope of the resettlement survey; otherwise the compensation fee will be canceled.
- Demolish buildings within the red-line/blue-line scope of project planning.

### 5) Assistance for the Vulnerable Groups

11. Vulnerable groups are defined as poor families, disabled people, the elderly, and rural households in which the woman heads the household. A total of 303 poor persons in the project, accounting for 4.46% of all APs. During the course of resettlement implementation, the project proponent will give prior support and help in training, job seeking, and social security to rehabilitate and improve these vulnerable persons' economy and living.

### 6) Grievance Procedures

12. Stage 1: If APs have any dissatisfaction with RP or implementation, they may directly report to the community or local resettlement offices for negotiated resolution or put forward oral or written grievance. The resettlement office will record the complaints and resolve the problems within two weeks after the receipt of the complaints if the grievance has been communication orally. The resettlement offices need to report to the superior resettlement office within two weeks and get its opinions if the grievance involves major matters.

13. Stage 2: If the APs who lodge a complaint are not satisfied with the results of Stage 1, they may lodge grievance to project promotion team of land acquisition and houses demolition (located in Land Department of JIDC) after receiving the decision within one month. The latter will make a resolution within three weeks.

14. Stage 3: If a complainant is still not satisfied with the decision given in Stage 2, after receiving the decision they may take their complaint to the leading team of land acquisition and

houses demolition (located in Office of ADB Loan Project) for arbitration within one month. The latter will make an arbitration decision within four weeks.

15. Stage 4: If a complainant is still dissatisfied with the decision given to them in Stage 3, they may appeal to civil court at any time.

16. The APs can also put forward grievance to external monitoring and evaluation agency, the external agency reports it to project management office. Or the APs can put forward grievance to project team of ADB for negotiated resolution. If good faith efforts are still unsuccessful and if there are grievances that stem from non-compliance with ADB's safeguard policy, the affected person may submit a complaint to ADB's Office of Special Project Facility or Office of Compliance Review in accordance with ADB's Accountability Mechanism (2012).<sup>1</sup>

## **7) Organizations of Land Acquisition and Resettlement**

17. The resettlement office of IA will arrange main principals in charge of APs dissatisfaction and grievance.

Cao Guanghui	Tel:0796-8935290 13197897082	Minister of Land Department of Jian Urban Investment Development Company
Peng Xiaoming	Tel:0796-8935290 13879609387	Vice Minister of Land Department of Jian Urban Investment Development Company
Ouyang Minghua	Tel:0796-8935290 13979638855	Staff Member of Land Department of Jian Urban Investment Development Company
Chen Kai	Tel:0796-8935325 15907961150	Assistance Engineer of Project Management Office

## **8) Right of Interpretation of the Booklet**

18. The right of interpretation of the booklet belongs to JIDC and Ji'an PMO.

---

<sup>1</sup> For further information, see <http://www.adb.org/Accountability-Mechanism/default.asp>.

## **Appendix 2: Resettlement Working Group for Ji'an Urban Transportation Project Utilize Loan of ADB**

1. The resettlement leading group is responsible for determination and construction work in the project. Since resettlement work is a government act with wide social impact, the members of the group are mainly composed by the staff transferred from related departments of Ji'an municipal government (the details see Document No.79 [2013] decreed by General Office of Ji'an Municipal Government), including:

Team Leader:

Yuyangchun, Ji'an Municipal Standing Committee, vice mayor

Deputy Team Leaders:

Peng Xuekai, Director of Ji'an Municipal Development and Reform Commission

Liu Weiguo: Director of Ji'an Finance Bureau

Xiao Xin: Director of New Luling District Management Committee, President of JIDC

Guo Housheng: Vice Director of Ji'an Municipal Government Office

2. Team Members: the main leaders or directors of Ji'an municipal government, ministry of organization, planning and construction bureau, land and resources bureau, environment protection administration, statistics bureau, traffic office, department of housing administration, finance bureau, development and reform commission, department of civil affairs, bureau of public security, JIDC, etc.

3. The leading group sets up office where is located in JIDC. For the staff, Xiao Xin is the director of the office; Liu Dapeng, Luo Shuigen, Yang Xiaoyong, Li Zhigui, He Zhihai are the vice director of the office; Zhu Xiaobing (JIDC), Liu Wensheng (municipal planning and construction bureau), Yuan Shuisheng (municipal finance bureau), Liu Longhua (municipal finance bureau), Luo Chunlin (municipal development and reform commission), Wang Yunhai (JIDC), Yang Yana(JIDC), Chen Kai (JIDC) and Zhang Zhihong (JIDC) are the office workers.

## **Appendix 3: Background for Ji'an West City Plan Area**

### **Present Situation**

1. Ji'an west city plan area is situated at the northwest of Ji'an central city, which west to Jizhang carriageway, east to Junhua avenue, south to He river, and north to North Ji'an avenue. It stretches 500 meters from east to west and 800 meters from north to south, and covers an area of over 49.6 square kilometers. The whole area is long and narrow strip. The area belongs to Jizhou district.

### **Administrative Units**

2. The west city plan area includes Xingqiao town, Changtang town, Baitang sub-district, Hebu township and part of Qulai township. The affiliated village committees include Tiandong village committee and Luojiatang village committee in Qulai Township; Baitang village committee, Nanfeng village committee, Luochuan village committee, Chengshang village committee, Jinan village committee and Wuli village committee in Baitang sub-district; Huxi village committee, Luotang village committee, Liangyuan village committee and Jiangbian village committee in Xingqiao town; Putang village committee, Jifeng village committee and Zengjia village committee in Hebu township; and Lukou village committee and Miaobei village committee in Changtang town. In total, there are 16 villages and 5 towns (township or sub-district) to be involved.

### **Total Land Areas**

3. Among the affected towns, there are 763 hectare of land areas in Baitang Sub-district, 914 hectare of land area in Hebu Town, 1503 hectare of land area in Xingqiao Town, 1,164 hectare of land area in Changtang Town, and 617 hectare of Land area in Qulai Township. There are about 30,000 people living in these areas and most of them are rural residents.

### **Current Land Uses**

4. At present, most of land area in the West City Plan Area is rural, including 3960 hectare of farmland and woodland (79.82%), 126 hectare of water area (2.55%), 874 hectare of construction land (17.63%). The construction land is mainly used for urban and rural resident settlements, regional traffic facilities and special land. The urban construction land area is 242 hectare, accounting for 4.88% of total land area. The village construction land area is 459 hectare, accounting for 9.25% of total land area. The regional traffic facilities land is mainly road facilities land with 148 hectare accounting for 2.97% of total land area which used for a regional traffic road of Jizhang expressway and two toll stations of Jizhang expressway. The regional public facilities land is mainly funeral facilities that a cemetery lied in north of Jifu road with 7.61 hectare, 0.15% of total land area. The special use land is a prison with 18.41 hectare, accounting for 0.37% of total land area. The urban construction land also includes commercial facilities land, industrial land, logistic and warehousing land, road and traffic facilities and public facilities land.

5. There are 11 land parcels having been leased or allocated for different work units with a total of 795.82 hectares, including Jinggangshan higher vocational technological college, Ji'an party school, Ji'an sports park, logistics park of agricultural products, Heng'an resettlement site, medicine logistics area, frozen storage and logistics area, and comprehensive developmental zone of South China City.

## Development Plan for West City Plan Area

6. The development of Nanchang and Ganzhou intercity high speed railway line with a station at Ji'an city will bring a new chance to the development of Ji'an. Relying on the construction of high speed railway, Ji'an central city west area plan (2013-2030) has been developed and projects the city into a comprehensive sub-center of Ji'an, with collection traffic hub, commercial finance, culture entertainment, market and logistic, dwelling and living, etc. with multiple and compound traffic advantage, environment character of lake views and the balanced new urban area. The total planned population for the new urban area is 302,000.

7. The general plan structure of the west city plan area includes two development axels, one belt, eight zones and multiple joint positions.

- (1) Two axels: traffic space axis based on Nanchang and Ganzhou high-speed railway, and urban development axels from northwest to southeast along with West Yangming Road.
- (2) One belt: urban landscape leisure belt runs through the whole planning area based on Yudai water system.
- (3) Eight zones: refer to traffic hub zone, sub-center of the city zone, sports leisure zone, culture and education zone, urban living zone, industry development zone, ecological conservation zone and development reserve zone in Ji'an city.
- (4) Multiple joint positions: include traffic hub, comprehensive service of railway station, urban comprehensive service, and multiple community service centers.

8. The total area of planned west area is 4,962 hectare, including 4,893 hectare of construction land, and 68.6 hectare of non-construction land. The construction land covers urban and rural dwelling land, regional traffic facilities land, and regional public facilities land and special use land. Among them, the urban construction land area is 4,406 hectare, regional traffic facilities land area is 435 hectare which mainly used for the alignment of Zhang-Ji expressway, toll station of the expressway and land area for Nanchang and Ganzhou high speed railway line. The regional public facilities land area is 34 hectare mainly used for regional funeral facilities. The special use land area is 18 hectare mainly used for security. The non-construction land area mainly is water area with 68.6 hectare.

9. The area of dwelling land in the urban construction land is 999 hectare, accounting for 22.68% of total area of planning land, including service facilities land area is 58 hectare. The total residential population will be 302,000, and the gross residential density is 303 persons per hectare, and the per capita area of dwelling is 33.04 square meters. The total dwelling land is organized into 9 dwelling groups, including north avenue dwelling group, Zhenjun mountain dwelling group, south station dwelling groups, north station dwelling group, Huanan city dwelling group, north market dwelling group, sports park dwelling group, southwest dwelling group and college teachers' dwelling group.

10. The public management and public service facilities land area is 313 hectare, accounting for 7.11% of construction land area. Among them, the administrative office land area is 7.7 hectare accounting for 0.17% of construction land area. Cultural facilities land area is 12.3 hectare accounting for 0.28% of construction land area, which is used for book exhibition at district level and cultural activities. The cultural facilities are located along West Yangming road and central green space to form a good city space and public activities space. The education and study land area is 142 hectare, accounting for 3.22% of construction land area, which is used for high school, secondary specialized school, middle and primary school, and special

education school. The sports land area is 117 hectare, accounting for 2.66% of construction land area, which is used for sports park and located at intersection of South Yingbin avenue and Dongtang avenue. The medicine and health land area is 26 hectare, accounting for 0.59% of construction land area. The land combines the layout characteristics of dwelling land which is used for 3 general hospitals and 4 community health service center and these medicine facilities are unevenly distributed in the planning area. The social welfare land area is 7.6 hectare, accounting for 0.17% of construction land area. The social welfare land mainly refers to 2 welfare houses distributed in intersection of Tianhua Avenue and south Zhenjunshan Road, and south area of west Jixiang Road. The social welfare land is combined urban public green land and dwelling service facilities.

11. The commercial service industry land area is 390 hectare, accounting for 8.85% of urban construction land. The logistic warehousing land area is 75.8 hectare, accounting for 1.72% of urban construction land, which is used for one kind of logistic warehousing. The land is combined wholesale market land, which is located at north and south of south Yingbi Avenue, nearing to passageway of expressway. Road and traffic land area is 771 hectare, accounting for 17.51% of urban construction land. Public facilities land area is 34.89 hectare, accounting for 0.79% of urban construction land. Green land and square area is 1230.48 hectare, accounting for 27.93% of urban construction land. Development reserve land area is 592.12 hectare, accounting for 13.44% of urban construction land.

## **Appendix 4: Due Diligence Report of Resettlement communities for Ji'an Sustainable Urban Transport Project**

The people affected by house demolition will be resettled in four resettlement communities in accordance with the **Ji'an West City Development Plan (Appendix 3)**. The four resettlement sites are: West Area resettlement community in Xingqiao Town, Hengrui Garden resettlement Community in Jifu Road, Wunikeng resettlement community in Xingqiao Town, and Wuli resettlement community in Baitang Sub-District. These four resettlement communities are determined according to the urban development plans in the western area. The affected people under the Project, as part of development of each district, will be relocated to those resettlement communities provided by the district government.

### **1. Background**

#### **1.1 West City Resettlement Community in Xingqiao Town**

The West City Resettlement Community is located in Xingqiao Town. At present, the community is at early plan and design stage. The West City Resettlement Community: occupy a total of 10.01 ha of land area with 260,000 square meters of buildings with 2600 units of resettlement apartments. There are 333 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Jiangbian village committee in Xingqiao town, and the APs of Chengshang village committee and Jinan village committee in Baitang sub-district shall be resettled in this resettlement community.

The development of this community require land acquisition of 150 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

#### **1.2. Hengrui Garden Resettlement Community**

The Hengrui Garden Resettlement Community is located in Hebu Town. At present, the community is at early plan and design stage. It will occupy a total of 11.3 ha of land area with 300,000 square meters of buildings with 2100 units of apartments. Among them, about 410 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Jifeng village committee in Hebu town, and the urban APs shall be resettled in Hengrui Garden on Jifu Road.



The development of this community require land acquisition of about 190 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

### **1.3. Wulikeng Resettlement Community**

The Wulikeng Resettlement Community is located in Xingqiao Town. At present, the community is at early plan and design stage. It will occupy a total of 7.8 ha of land area with 155,800 square meters of buildings with 1600 units of apartments. Among them, about 104 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Luotang village committee in Xingqiao town shall be resettled in Wulikeng resettlement community.

The development of this community require land acquisition of about 165 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

### **1.4. Wuli Resettlement Community**

The Wuli Resettlement Community is located in Beitang Sub-district. At present, the community is at early plan and design stage. It will occupy a total of 3.3 ha of land area with 65,800 square meters of buildings with 658 units of apartments. Among them, about 100 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Wuli Village from Baitang Sub-district could all be resettled in the community.

## **2 Resettlement Impacts**

Among all four resettlement communities, only Hengrui Resettlement Community at Jifu Road had completed land acquisition and resettlement. The Hengrui Resettlement Community is located in Jifeng Village of Hebu Town. A total of 192 mu of land areas had been acquired in the end of 2012 as urban development reserved land, which was later allocated for the construction of Hengrui Garden resettlement community. Among them, 93 mu were rural collectives land from No. 1 and 2 groups of Jifeng Village, and

99 mu from state owned land involving a number of work units, including Hongwei State Farm, Ji'an City Trade Company Storage, Ji'an City Drive School, and China Petro Gas Station. Along with land acquisition a total of 16,000 of buildings are demolished, including about 10,000 square meters of rural houses and 6,000 square meters of buildings on state owned land. They affect 37 rural households, 16 urban households, and 4 work units. According to officials of Ji'an City, by early June 2014, both land acquisition and house demolition had completed for Hengrui Resettlement Site.

### **3 Resettlement Policy and Compensation Standards**

For the collectively owned land acquisition for Jifeng Village, following the provincial regulation and Ji'an City decree, the compensation is set at CNY33,000 per mu for paddy, vegetable land, and fish pond; for dryland, garden land and house plots, the compensation is set at CNY23,000 per mu. For woodland and other land, the compensation is set at CNY16,000 per mu. The attachment on land is set at CNY1500 per mu. For state owned land, the compensation is set at CNY115,000 per mu. Such compensation is the same in the resettlement plan for Ji'an Sustainable Urban Transport Project.

In terms of compensations for affected structures, they also following the same compensation rates and rehabilitation provisions in the RP. Specifically, for rural houses, they will include compensation for affected buildings based on assessed replacement cost, plus CNY400 per square meter; compensation for various attachments, moving cost, transfer allowance, and incentive for moving according to the agreed schedule. In terms of rehabilitation, the affected household could choose monetary compensation or exchange of property. For monetary compensation, additional CNY600 per square meter will be provided based on the principal room areas. For those who select property exchange, the replacement housing will be based on amount of affected principal room areas, but not exceeding 60 square meters per capita. The resettlement housing is set at CNY1,430 per square meter. For those with per capita housing below 30 square meter, they could be provided resettlement housing at 30 square meters per capita.

For urban houses, the compensation will be based on assessed market value of affected houses, plus compensation for affected attachments, moving cost, transfer allowance, and incentive for early moving. In terms of rehabilitation, the affected household could choose monetary compensation or exchange of property. For monetary compensation, additional 10% over the assessed value will be provided. For property exchange, they will receive resettlement housing based on 1 for 1 principle and need to settle the price difference. Usually the market price of assessed building is often higher than the market price of resettlement housing. For those with total housing below 36 square meters, they could be provided with 50 square meters of replacement housing. But they need to pay spaces between 36 square meters and 50 square meters at price of economic housing. For affected non-residential buildings, the compensation will be based on assessed market value of affected structures plus various allowances set in the local regulations.

#### **4 Resettlement and Restoration**

According to the investigation, compensation agreements on land acquisition had been signed between project office and affected village groups, and all land compensation had been delivered to affected villages. Following delivery of land compensation, land readjustment had been conducted in the affected village groups following distributing land compensation equally among all members of village groups.

In addition, the affected people have access to skill training and job introduction services provided by local government. For those who are above retirement age and not included in low income status will be provide with supplement living allowance at CNY120 per capita per month as indicated in the RP.

#### **5 Conclusion**

Based on investigation, for the implemented land acquisition and house demolition for Hengrui Garden Resettlement Community, all agreements with affected entities had been signed, and all compensation for land acquisition and house compensation had been delivered, and no problems reported.