Social Monitoring Report

Semi-Annual Report
31 July 2015

PRC: Jiangxi Fuzhou Urban Integrated Infrastructure Improvement Project

Jiangxi Fuzhou Urban Integrated Infrastructure Improvement Project

External Monitoring Report on Land Acquisition and Resettlement

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July 2015
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<th>Description</th>
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<tr>
<td>ADB</td>
<td>Asian Development Bank</td>
</tr>
<tr>
<td>APs</td>
<td>affected persons</td>
</tr>
<tr>
<td>BRT</td>
<td>bus rapid transit</td>
</tr>
<tr>
<td>CNY</td>
<td>Chinese Yuan</td>
</tr>
<tr>
<td>C&amp;P</td>
<td>consultation &amp; participation</td>
</tr>
<tr>
<td>FIDC</td>
<td>Fuzhou Investment Development Co., Ltd.</td>
</tr>
<tr>
<td>HH</td>
<td>Household</td>
</tr>
<tr>
<td>IA</td>
<td>implementing agency</td>
</tr>
<tr>
<td>LAR</td>
<td>land acquisition and resettlement</td>
</tr>
<tr>
<td>M&amp;E</td>
<td>monitoring and evaluation</td>
</tr>
<tr>
<td>MOU</td>
<td>Memorandum of Understanding</td>
</tr>
<tr>
<td>PMO</td>
<td>project management office</td>
</tr>
<tr>
<td>PRC</td>
<td>People’s Republic of China</td>
</tr>
<tr>
<td>RO</td>
<td>resettlement office</td>
</tr>
<tr>
<td>RP</td>
<td>resettlement plan</td>
</tr>
</tbody>
</table>
Figure 1: Project Components

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1. Introduction

1.1 The Project

1. Jiangxi Province is situated in southeastern People’s Republic of China (PRC) and south of the middle and lower reaches of the Yangtze River. To the southeast is Fujian Province, to the east is Zhejiang Province, to the south is Guangdong Province, to the west is Hunan Province, and to the north are Hubei and Anhui Provinces. The total area of Jiangxi Province is 166,900 km², and the total population was 45.1 million in 2013.

2. Fuzhou, one of the 11 municipalities, had applied for an ADB loan to implement Fuzhou urban infrastructure improvement project. The project will be implemented to support Fuzhou railway station and its neighborhood area; the station started its operation in October 2013. As the southern gate of Fuzhou, the railway station and its neighborhood area is planned as an important functional new urban block of Fuzhou. Based on the Fuzhou Municipality Master Plan, an area of about 9.5 km² in front of the railway station (named as Zhanqian New Urban Area) is defined to include a Fuzhou transportation hub and logistics center, a new residential district, and an important urban block in the future (see Figure 1). The Zhanqian New Urban Area, once urbanized, will be the core urban block of JXFZ Hi-Tech Industrial Development Zone. The Hi-Tech Zone will be the future driving force of economic development.

3. Fuzhou Municipality is located in eastern Jiangxi Province. It is at a distance of 90 km from Nanchang Municipality. The total area of Fuzhou is 18,816.92 km², the total population is about 3.96 million in 2013. Fuzhou administers 1 district and 10 counties.

4. The proposed project includes four components: (i) four station access roads consisting of new class II urban roads of about 11 km, (ii) the Phase II improvement of the Fenggang River, (iii) an urban transport hub, and (iv) bus rapid transit (BRT) extending for about 13 km, starting from the northern side of urban Fuzhou and ending at the new railway station.

5. Three of the four project components (the station access road, the urban transport hub, and the Phase II improvement of Fenggang River) will be located in the Zhanqian New Urban Area. Figure 1 shows the distribution of the three project components, as well as the urban planning of the station area (see Figure 1). These three components involved land acquisition and resettlement (LAR) in 6 villages of Chonggang Township and Zhongling Subdistrict of JXFZ High-Tech Industrial Development Zone, locally also referred as industrial park. For the BRT component, there will be no land acquisition and resettlement (LAR) according to latest preliminary design by July 2015.

6. The planned project implementation period is Feb 2013~December 2016. The Fuzhou Investment and Development Co. (FIDC) is the implementing agency (IA) of the project. Within the IA, a project management office (PMO) was set up.

1.2 Project Construction and Preparation Progress

7. A section of 2,580 m of the Waihuan Road (Road ① in Figure 1) right in front of the railway station, which started its construction in February 2013, was completed by Dec 2014. The construction of this section is on schedule. The remaining section of 481.3 m of the Waihuan Road and other three roads started their construction in late October of 2014 and had completed about 45% of the overall works by July 2015. Figure 2 shows the construction status of Zhanqian Road (Road ② in Figure 1).

8. Preparation progresses of other components, as of 30 June 2015, are as follows:

---

1. Zhanqian means in front of the railway station.
2. It named as Jinchao Industrial Development Zone before 2014. It is also locally referred as industrial zone.
3. The Zhanqian area will likely form a new subdistrict once the area is urbanized.
4. This section of 2,580 m is financed purely by government fund.
(i) Preliminary design for re-routing the BRT was basically done.
(ii) Design of the transport hub component was done but construction not started yet.

1.3 This Report

9. This report, the third external monitoring report, presents the monitoring results on resettlement implementation over the period of Jan-June 2015. It also presents problems identified, as well the recommendations to solve the problems.

10. Methods used for carrying out this monitoring include review of project documents including photos and maps, site visits, interviewing staff of resettlement office and IA, and affected people. ⁵

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⁵ The external monitor was informed that IA sent to official letter to the consultant on 27 July 2015 to strongly request the consultant to field its specialists the soonest.
2. LAR Status

2.1 Overall LAR Progress

11. Overall, there was very limited physical progress in LAR during the period of January-June 2015. Details are as follows:

(i) Although the capacity building consultant\(^6\) was recruited since early 2015, neither internal monitoring report nor the updating the RP were completed as of 25 July 2015. Yet, specialists from the capacity building consultant were not fielded by July 2015 due to the consultant's own reason, but unknown to the external monitor.

(ii) Signed an agreement with one household affected by the road component, out of the seven households who refused to sign agreements in 2014.

(iii) Resettlement of the Fenggang River Component (No. ➊ in Figure 1, termed as Phase II Improvement of Fenggang River) was not started.

(iv) Construction of own resettlement houses of the road component (roads ❷-❹ in Figure 1) affected HHs was not started because house plots were not allocated to them as of 30 June 2015.

(v) Resettlement apartments in the Xiangshan Garden\(^7\) were handed over to the 57 households in April 2015. Out of 57 households, only 11 households had completed decoration of one apartment each and had moved in the new apartment by 25 July 2015.

(vi) Additional transitional allowances were disbursed to the 57 households who had chosen apartments for relocation.

(vii) As reported in the previous M&E report, all affected households participated in the endowment insurance since Dec 2014.

2.2 Land Acquisition

12. Land acquisition was completed by 2013 and there is no additional land acquisition since then.

2.3 Agreement with Resettlement HH

13. Overall progress on agreements with resettlement HHs is summarised in Table 1. During Jan-June 2015, only one household affected by 3 roads (roads ❷-❹ in Figure 1) had signed relocation agreement with the project. The conclusion of agreements with HHs affected by the Fenggang River component (No. ❼ in Figure 1) had not started yet.

Table 1: Progress on Agreements with Relocation HHs

| No. | Village | Relocation HHs in RP | Agreements Signed (HHs) | | |
|-----|--------|---------------------|------------------------|---|---|---|
|     |        |                     | 2014 | Jan-Jun 2015 | Total | Proportion to RP |
| 1   | Zhujia  | 313                 | 277  | 1           | 278   | 88.8% |
| 2   | Xianxi  | 133                 | 0    | 0           | 0     | 0%   |
| Total |        | 446                 | 277  | 1           | 278   | 62.3% |

Source: PMO.

14. Among the 278 HHs who signed agreements, 57 HHs (20.5%) had chosen apartments for relocation (3-8 apartments for each HH) and 221 HHs (79.5%) had chosen house plots to build own relocation houses.

15. Unfortunately, the 221 HHs who had chosen house plots, more than one year after signing resettlement agreements, are still in transition.

\(^6\) It is EED.

\(^7\) Details are given in the External Monitoring Report No.1.
2.4 Demolishment of Houses

16. There is no demolishment of households during Jan-June 2015, although an additional agreement was made (Table 2).

<table>
<thead>
<tr>
<th>No.</th>
<th>Village</th>
<th>RP (m$^2$)</th>
<th>Actual demolishment (m$^2$)</th>
<th>2014</th>
<th>Jan-June 2015</th>
<th>Total</th>
<th>Proportion to RP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Zhujia</td>
<td>134,815.5</td>
<td>100,000</td>
<td>0</td>
<td>0</td>
<td>100,000</td>
<td>74.2%</td>
</tr>
<tr>
<td>2</td>
<td>Xianxi</td>
<td>20,827.0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>155,642.5</td>
<td>100,000</td>
<td>0</td>
<td>0</td>
<td>100,000</td>
<td>64.2%</td>
</tr>
</tbody>
</table>

Source: PMO

2.5 Construction and Allocation of House Plots

17. Construction of the relocation house plots was finished by December 2014, but not allocated to affected households as of 30 June 2015. The long delay was caused by internal disagreements among APs on whether to build foundations collectively or by individual households. The plan was to build foundations by two contractors at APs’ own costs, and contractors actually started their work in 2014. However, a few of individual households disagreed with this arrangement and felt it could be too costly if built by contractors, and these individual households caused the suspension of construction work of foundations for months. Eventually, these households agreed to use contractors, but a number of months had gone. For this long delay, APs did not complain IA but the village committee. Currently, the house plots are ready with water and power connected. The latest news is that these plots will be allocated to APs in early August 2015.

18. The visible differences from Dec 2014 to July 2015 are that the house plots are full of weeds with some electricity poles erected (see Figure 3).

2.6 Handing Over Relocation Apartments and Resettlement

19. Apartments were handed over the 57 households who had chosen apartments rather than house plots for relocation by March 2015. The 57 households had signed final settlement agreements with IA during March-April; while Figure 6 and Figure 7 present agreements of two households.

20. As of 30 June 2015, only 11 households had decorated 1 apartment each and had moved into the Xiangshan Garden. IA had additionally provided transition allowance for a decoration period of 3 months.
3. Costs and Additional Transitional Allowance

21. RP budget and actual compensation payments are given in Table 3. Compensation standards, as stated in the previous monitoring report, are the same as that in the RP. The costs during Jan-June 2015 were mainly for payment of additional allowances for 57 households who had chosen apartment buildings.

<table>
<thead>
<tr>
<th>Item</th>
<th>RP budget* (CNY)</th>
<th>Payment (CNY)</th>
<th>Total Qty (CNY)</th>
<th>% of RP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>By 2014</td>
<td>Jan-June 2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land acquisition</td>
<td>63,472,473*</td>
<td>115,724,400**</td>
<td>0</td>
<td>115,724,400</td>
</tr>
<tr>
<td>House demolition and resettlement</td>
<td>96,293,485*</td>
<td>43,570,000</td>
<td>1,500,000</td>
<td>45,070,000</td>
</tr>
<tr>
<td>Treatment of rural relocation sites</td>
<td>20,000,000*</td>
<td>8,150,000</td>
<td>0</td>
<td>8,150,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>179,765,958*</td>
<td>167,444,400</td>
<td>1,500,000</td>
<td>168,944,400</td>
</tr>
</tbody>
</table>

Source: PMO

*: Will be significantly changed in an updated RP; **: 4th internal monitoring report.

22. Additional allowances were paid to the 57 households, who resettled in apartments in the Xiangshan garden in April 2015. Instead of paying double rate\(^8\) as mentioned in the last M&E report, the same rate was adopted for actual additional transition period (6-7 months), plus another 3 months for decoration and resettlement. This arrangement was accepted by APs. Figure 6 and Figure 7 presented agreements for additional transition allowances of two households:

(i) In the case of Mr. Guo Shuiyuan (see Figure 6 for detailed statements of transition allowances), he got transitional allowances for: (a) the first 6 months from April 2014 to September 2014, and this sum was included in the original resettlement agreement and was paid shortly after assigning resettlement agreement in April 2014, (b) additional 7 months from October 2014 to April 2015, and (c) another 3 months for April-June for apartment decoration and final resettlement.

(ii) In the case of Mr. Zhang Wangchun in Figure 7, he got transitional allowances for: (a) the first 6 months for May-October 2014, (b) additional 6 months from November 2014 to April 2015, and (c) another 3 months for April-June.

23. The same arrangement will be adopted for the remaining households who had chosen house plots to build own houses. IA will pay for additional allowances although delay was basically caused by APs themselves.

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\(^8\) Paying twice the rate as in the resettlement agreement for each month.
4. Consultation and Participation

24. The implementation status of the consultation and participation (C&P) plan, developed and included in the RP, is given in the table below.

Table 4: C&P Plan and Its Implementation Status

<table>
<thead>
<tr>
<th>C&amp;P Plan</th>
<th>Implementation (Jan-June 2015)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disclosure of final RP</td>
<td>Done as planned</td>
</tr>
<tr>
<td>Nov 2013</td>
<td>Discourse of final RP and explanation of changes (different from the RIB, if any)</td>
</tr>
<tr>
<td>Village and subdistrict, Village, subvillages</td>
<td></td>
</tr>
<tr>
<td>Village and subvillage meetings, visiting individual HHs</td>
<td></td>
</tr>
<tr>
<td>Nov 2013-April 2014</td>
<td></td>
</tr>
<tr>
<td>i) Agreement on affected land and non-land assets ii) Negotiation and agreement on compensation standards and mode of payments</td>
<td></td>
</tr>
<tr>
<td>Made resettlement agreement with one HH affected by the road component, compensations were timely paid. Resettlement of the Fenggang River affected HHs was further delayed. Yet new implementation schedule was not worked out by June 2015 although ADB’s review mission had requested for such a plan.</td>
<td></td>
</tr>
<tr>
<td>Land acquisition and resettlement</td>
<td></td>
</tr>
<tr>
<td>Sub-village meeting (many times)</td>
<td></td>
</tr>
<tr>
<td>Nov 2013-Dec 2016</td>
<td>Discussion of the final income rehabilitation plan and the plan for use of compensation fees</td>
</tr>
<tr>
<td>Training on non-farm employment skills organized during Jan-June 2015. The agricultural production will not be valid as land was basically being acquired.</td>
<td></td>
</tr>
<tr>
<td>Training</td>
<td></td>
</tr>
<tr>
<td>Subvillage meetings</td>
<td></td>
</tr>
<tr>
<td>Jan 2014-Dec 2016</td>
<td>Discussion of training needs and establishment of scheme Carrying out training.</td>
</tr>
<tr>
<td>Non-farm employment skill training organized in February 2015 by Chonggang Township. 25 labors among affected people attended the training.</td>
<td></td>
</tr>
<tr>
<td>Monitoring</td>
<td></td>
</tr>
<tr>
<td>Village, subvillage and APs participation</td>
<td></td>
</tr>
<tr>
<td>Nov 2013-Dec 2016</td>
<td>i) resettlement progress and impacts ii) compensation disbursement iii) information disclosure iv) livelihood restoration and housing relocation</td>
</tr>
<tr>
<td>1st and 2nd external monitoring were timely carried out during 2014 and 2015. PMO did not prepared the internal monitoring report for April-June 2015 as of 27 July 2015</td>
<td></td>
</tr>
<tr>
<td>Determination and implementation of income rehabilitation plan</td>
<td></td>
</tr>
<tr>
<td>Source: consultant’s interview of IA staff and village leaders.</td>
<td></td>
</tr>
</tbody>
</table>

25. A large number of consultation activities carried out during Jan-June 2015 regarding the resettlement of the Fenggang River component affected people, as well as the handing over apartments. Major issues and outcomes are (i) APs from Zhujia village disagree with the remote site for house plots but no optional site yet, the updated RP will finalize the relocation sites based on consultation of APs and government; (ii) APs wish to have a realistic and sound resettlement schedule but there is no such schedule yet, again it is hoped that the updated RP could finalize a schedule; (iii) some APs concern latest policy change regarding resettlement in apartments but such new policy was not formalized as of 25 July 2015; and (iv) APs of the road component choosing house plots concern if they could get additional transitional allowances and IA repeatedly confirmed they will. More details will be provided by the internal progress report. The monitor encountered two small groups of villagers who consulted about new resettlement polices (see Figure 8).
5. Skill Training and Employment of APs

26. The project is situated within the JXFZ High-Tech Industrial Development Zone (formerly Jinchao Economic Development Zone), which is home to many industrial factories that can provide job opportunities for the APs. In the case of the affected urban villages and Bailing and Shangzhang, for instance, there were only 60 persons working in such factories before 2008, and there were over 600 persons working in different factories by 2014. In general, the enterprises in the industrial zone offer many employment opportunities in shoe making, clothing, and manufacturing activities.

27. To facilitate APs to shift to the non-farm sectors, JXFZ Hi-Tech Zone committee posted recruitment information of the industrial zone in the affected villages in February, May and June. The information were also uploaded on the website of the Hi-Tech zone and known to all local job seekers.  

28. However, since all able-bodied labors had employed in the non-farm sector since 2014, new employment in 2015 from among APs are very limited.

<table>
<thead>
<tr>
<th>Type of Training</th>
<th>Plan</th>
<th>Implementation during Jan-June 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training on agricultural techniques APs</td>
<td>Target APs</td>
<td>Females</td>
</tr>
<tr>
<td>Non-farm skill training for APs to be employed by enterprises</td>
<td>1,800</td>
<td>50%</td>
</tr>
<tr>
<td>Skill training for project construction</td>
<td>300</td>
<td>30%</td>
</tr>
<tr>
<td>Non-farm skill training for migration employment and self-employment</td>
<td>400</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,500</td>
<td></td>
</tr>
</tbody>
</table>

9 [www.fzjckfq.gov.cn](http://www.fzjckfq.gov.cn).

10 It is Jinchao Economic Development Zone in the RP.

11 It is only self-employment in the RP.
6. Issues and Suggestions

6.1 Issues

6.1.1 New Resettlement Policy

29. On 13 July 2015, Fuzhou Municipal Government issued a new policy for house acquisition and resettlement in the planned urban area (draft, see also Figure 5). The main changes, if compared with that of the RP, are as follows:

(i) Resettlement is the responsibilities of local government bodies. Taking resettlement as a project, Lichuan District Government and JXFZ Hi-Tech Zone Committee are the executive agencies, while Chonggang Township acts as the implementation agency. In other words, the resettlement of the Fenggang River component will be led by Chonggang Township in the coming years rather than IA as for the road component. Instead of leading the resentment as for the road component, IA (PMO) will be a member of the new resettlement office. This change will not affect the resettlement work given that overall responsibility will still be at the Fuzhou Municipal Government.

(ii) For resettlement in apartment buildings, an individual household can only apply replacement apartments of 270m$^2$ & below if household size is below 3 or 360m$^2$ & below if household size is 4-5 or 420m$^2$ & below if household size is over 6. In case the acquisitioned housing areas are over 270m$^2$ or 360m$^2$ or 420m$^2$ for the three types of households, the surplus housing areas will be compensated by cash at market prices (or three times of the replacement costs). This will not allow an individual household to have as many as 8 apartments as in the case of the road component, and will enable the government to use less land to build apartment buildings but will reduce overall costs. As surplus housing area will be compensated at local market price, households choosing apartments will not have any economically loss. This is compliance with the RP policy of compensation at market price.

30. The monitor was told that new policy will be formalized very soon. The new policy has the following implications:

(i) The resettlement policy in the RP needs to be updated and formal notification of policy changes shall be carried out among the Fenggang River affected households the soonest.

(ii) The capacity building consultant needs to intensively train the government staff and work with them in the coming seasons.

6.1.2 Agreements with Remaining 6 HHs Affected by Road Component

31. As of 30 June 2015, agreements were still not made with 6 HHs affected by the road component after too many persuading negotiations, and their houses remained non-demolished with power and water supply not affected (see Figure 4). Situations of these 6 HHs are as follows:

(i) Household 1. It is a disabled single man of with a housing area of 56.2m$^2$ (Figure 4). This man rejected IA's offer of either a free apartment or a house plot with a single or even two storey house built by the project. Instead, he is demanding for both a free apartment and a house plot with a built single storey house plus a cash compensation of CNY 400,000.

(ii) Household 2. It is a disabled couple of 232.1m$^2$ of housing. Similarly, this couple rejected the offer of either a free apartment or a house plot with a built single storey house. Instead, this household is demanding 2 house plots plus a cash compensation of CNY 1,400,000.
(iii) Households 3-6. These households, with small housing areas that could have relatively limited compensations, have no specific requirements but are expecting similar demands of the HH 1 or HH 2.

32. IA is going to solve this trouble (administrative lawsuit) through legal proceedings if agreements could not be made in the coming three months and IA had basically prepared the litigation documents. The immediate involvement of a third party like the capacity building consultant might be helpful for reaching agreements.

6.1.3 Resettlement of the Fenggang River Component

33. The resettlement work was then suspended during Sep-Dec 2014 in waiting for the government’s overall resettlement planning of the whole Zhanqian New Urban Area that targets 17 natural villages, including 7 natural villages to be partly or fully affected by the Fenggang River component. Details regarding the new urban area planning was presented in the monitor’s last report.

34. Unfortunately, the project was still not ready to start the resettlement work as of 30 June 2015, yet the new implementation schedule requested by the ADB review mission\(^{12}\) in June 2015 was not prepared.

35. The suspensions imply that the overall resettlement will last for a much longer period, yet additional M&E reports by external monitor may be needed if ADB insists. Consequently, project construction could be long delayed.

6.2 Suggestions

6.2.1 Updating the Resettlement Plan

36. Given that there will be significant changes in scope, schedule, budget and relocation sites for the project’s overall resettlement work,\(^{13}\) yet there will be policy changes, the monitor suggests again that IA and the capacity building consultant shall update the RP the soonest with the following specific requirements, but not limited to:

(i) Consultation of APs of the Fenggang River component for not less than 2 rounds.

(ii) Taking the new resettlement policy as part of the legal framework of the updated RP.

(iii) Taking the overall resettlement planning of Zhanqian New Urban Area as part of the legal framework of the updated RP.

(iv) Updating the resettlement impact based on: (a) updated affected HHs and people, as well affected housing types and housing areas for the Fenggang River component; (b) update the road component affected HHs and people, as well as housing types and areas based actually affected impacts for the road component that also included considerable HHs outside the construction redlines; and (c) finalized resettlement impact of the re-aligned BRT route upon the availability of final design with measurement survey if needed.

(v) Re-budgeting resettlement costs to reflect significantly increased resettlement impact, long transitional period, and additional administration and M&E costs.

(vi) Specifying each resettlement site, including land area, resettlement method, land acquisition status, number of HHs to be resettled, construction and resettlement schedule.

(vii) Updating the institutional setup according to the new resettlement policy.

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\(^{12}\) The review mission was fielded in June 2015.

\(^{13}\) Details are given in the previous M&E report of the external monitor.
(viii) Updating overall resettlement schedule, consultation and participation plan, training plan and M&E arrangements.

37. The monitor had discussed with IA on updating the RP again and again and IA plans to engage the capacity building consultant to do so. Hopefully the capacity building consultant will be fielded the soonest.

6.2.2 Consultations with the 6 HHs without Signing Agreements

38. The monitor learnt that IA will take legal actions for the 6 households affected by the road component if agreements still could not be reached in 3 months from July 2015 on. The monitor also learnt that IA had consulted local court and had prepared relevant litigation documents.

39. However, the consultant still suggests IA to try its best to continuously consult these 6 households in the coming months. The consultant also suggests IA to engage the capacity building consultant as a third party to communicate with these households the soonest.

6.2.3 Engagement of the Capacity Building Consultant

40. It is suggested that IA shall cause the mobilization of the capacity building consultant the soonest to:

(i) Help IA to prepare the latest quarterly progress report by August 2015 and then by scheduled Oct, Jan, April, July……

(ii) Help IA to update the RP by Oct 2015 and submit to ADB for preapproval.

(iii) Act as a third party to communicate with the 6 households, who were affected by the road component and who had not sign resettlement agreements as of July 2015, for reasonable solutions without going through legal procedures if possible.

(iv) Train government officials to build their capacity for resettlement of the Fenggang River component

(v) Help IA to establish a resettlement database and regularly update it.