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Asian Development Bank
Mt. Qinling National Botanical Garden

Plant Ex-Situ Conservation Zone project

Land Acquisition, Relocation and Resettlement Monitoring Report

Phase IV

Prepared by

Shaanxi Academy of Social Sciences

September 30, 2016
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Mt. Qinling National Botanical Garden

Plant Ex-Situ Conservation Zone project

Land Acquisition, Relocation and Resettlement Monitoring Report

(Phase IV)

“Mt. Qinling National Botanical Garden”, co-constructed by Shaanxi Provincial People’s Government, National Forest Bureau, Chinese Academy of Science and Xi’an Municipal People’s Government, is listed as a modal project by the State Council under the loans from Asia Development Bank (ADB) for study, protection and utilization of the biological diversity of Mt. Qinling district, one of the ten biggest ecological function zones. Our country has the most abundant creature variety in the world, but she is also the country who suffers great threat to the diversity of ecosystems. Since the reform and open policy, our country government insists keeping sustainable development as national strategy, and takes environment construction as a basic national policy. Especially, the Fourth Session of the 16th CPC National Convention put forward “the human being is the first”, and the comprehensive, integrated and sustainable model of social and economic development, our country has made great progress in environment protection and research and use of diversity of ecosystems. But because of the historical reason, climate change, high human density, and backward production style, our country faces many problems of environment and ecosystem variety protection. Especially in Mt. Qinling area, the ecosystem environment is influenced seriously. The forest coverage rate is low, the living creature has less and less habitat, the soil erosion is serious, the land is increasingly poor and unproductive, and the living level of local people is very low. Therefore, to implement the project of Mt. Qinling National Botanical Garden, which mainly concerns ecologically appropriate poverty relief, reforestation, improve ecological environment and protection of living creature diversity, not only meet the international trend of environment protection, the CPC Central Committee’s demand of “scientific development and concordant society”, the strategy of “environment first in the development of Western China”, but also is of positive significance to improve the environment in the project area, to raise living standards of local residents, and make a good environment for our next generations. The implementation of the project is the need of social economy, and also the need of social development.
Because of the construction of the project involved the land acquisition, housing demolition and relocation, during the preparation stage of the projects, the implementing organ, Mt. Qinling Botanical Garden made out immigrant relocation and resettlement plans. According to the RPs and the security policies of the ADB, the project office (The Foreign Loan Supporting Project Management Office of Shaanxi Province) employs independent consulting experts to carry out external monitoring and evaluation work for the land acquisition of the project.

Since March 2010, the project’s land acquisition and resettlement work has started. The external monitoring of the land acquisition, housing demolition and relocation has also started as scheduled. By the end of 2015, the consulting experts submitted the external monitoring report on land acquisition, housing demolition and relocation of the project (phase III). According to the monitoring requirement for land acquisition of the project, the consulting experts shall formulate a monitoring report of the new phase for the new progress of project acquisition. The monitoring report of phase IV submitted by consulting experts, which summarizes and evaluates the acquisition work in the second half of 2015 and the first half of 2016, is as follows.
1. Project introduction and implementation status

1.1 Magnitude, site selection and basic types of the project construction

1.1.1 Brief introduction of the project

As an important part of the general plan of “Mt. Qinling National Botanical Garden”, the Project of ex-situ conservation area aims at: Scientific study on biological diversity, popularization of scientific knowledge concerning biological diversity, protection of biological diversity and ecotourism based on biological diversity. The basic constructions are composed of ex-situ conservation of plants, commercial development and poverty relief and biological tourism.

Located at in Zhouzhi County of Xi’an, Shaanxi Province, the planned land for the Project is up to 269.3 ha (4,039.5 mu). The affected area is 50 km from Xi’an City in the east, 40 km from Xianyang City in the north, 100 km from Baoji City in the west, is located at Dianzhen Village. Its north boundary is Highway S107, south to north hillside of Mt. Qinling, locating between Tianyu River and Chiyu River. The length is 2.63 km from east to west, and the width is 1.85 km from south to north. The total investment is estimated about CNY397.1069 million. The Project includes 18 special gardens, resource museums for popularizing science, and paleontology museums, like gymnosperm area, angiosperm area, area for special plants within Qinba Mountains, medical plant area and rock plant area, etc. The Project will build or rebuild more than ten ancient buildings, cableway, and roads, irritating system, service building and other facilities. Of the total 7000 mu area, the land to be acquired totals up to 218.4 mu,. 1582 villagers form 338 households at Dianzhen Village and Jinfeng Village, Jixian Town of Zhouzhi County are affected by the land acquisition, housing demolition and resettlement. And as for the remaining land, the right of use is to be obtained by means of leasing of land, which also affects 3780 villagers form 948 households at 11 villager groups. The leasing land totals up to 6781.6 mu.

The reasons why QNBG selects the current site are: (1) specific climate and geographic conditions: the project area locates in the north foot of Qinling Mountain in Zhouzhi Country, China. The climate here is warm semi-wet continental monsoon climate, and the average temperature is 13.2 °C. The climate is suitable for the all kinds of plants. The project area is 4039.5 mu, the south part of which is mountainous area, the middle part of which is hilly and slope land, and the north part of which is plain. The three kinds of area
occupies one third of the total area respectively. The different kinds of geographic conditions are suitable for different plants, which is in accordance with the purpose of QNBG. (2) The socioeconomic level in the project area is low. In the project area, because of the historic reasons and extensive style of production, the biological environment was damaged. The coverage of forest declined, the diversity of creatures and the living area for animals decrease, soil erosion was serious, and the income of local people was low. At the end of 2006, the net income per capita in the project area is lower than US$200, which is as 68% as the income in Shaanxi Province and as 43.2% of the average in China. During the implementation of QNBG project, we will consider the situation and encourage the local people to participate in the project. And we will protect the rights and interests of the local people. So, the implementation of the project takes an active role in improving the living condition of local people. After all, the site selection of QNBG is suitable for the natural demands of the construction and the social demands for economic development.

1.1.2 Project investment and implementation process

The total investment in the Project is estimated up to CNY402.7564 million, including CNY365.6952 million. Among this, the construction cost is CNY284.3097 million, other cost in construction CNY56.6066 million, preparation fee CNY 24.7789 million, loan interest during construction CNY33.3746 million, other cost in loan CNY2.7055 million, and floating capital CNY0.9825 million. Based on the loan contract of 2010 “Ecological and Biological Resources Protection Project of Mt. Qinling in Shaanxi” (loan number 2572-PRC), the project won ADB loan for botanical part of US$ 28.00 million. The project implementation period is from 2010 to 2015, totaling five years. After implementation, the progress is slow due to reasons of domestic capital and expenditure. Under great support of Financial Department of Shaanxi Province and Shaanxi Provincial Development and Reform Commission, and with the consent of ADB and Ministry of Finance in 2014, the project implementation period can be extended for two years, and in April 2015, official approval was obtained. The project’s closing period is extended from October 2015 to October 2017.

1.1.3 Executing and implementing agencies

The functions of the project administrative agency was changed in 2014 and the executing agency of the Project became the Forestry Department of Shaanxi Province. The implementing agency is Qinling National Botanical Garden.

The original executing agency, Project Office of Using Foreign Loans in Shaanxi
Province, became the coordinating agency, mainly responsible for connection and coordination of project executing agency as well as implementation unit and Asian Development Bank.

1.2 Affected areas of the project

The affected area, 50 km from Xi’an city, is located at Dianzhen Village and Jinfeng Village, Zhouzhi County of Xi’an, Shaanxi Province, and totals up to 7000 mu. Its north boundary is Highway S107, south to north hillside of Mt. Qinling, locating between the Tianyu River and the Chiyu River. The length is 2.63 km from east to west, and the width is 1.85 km from south to north.

Table 1  Affected area

<table>
<thead>
<tr>
<th>county</th>
<th>Town</th>
<th>Village</th>
<th>Villager group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zhouzhicounty, Xian city</td>
<td>Jixian</td>
<td>Dianzhen</td>
<td>All 11 groups of the village</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Jinfeng Group 1 and Group 3</td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td>2</td>
<td>Group 13</td>
</tr>
</tbody>
</table>

1.3 Change of the project’s land acquisition and housing demolition

With the progress of the construction, the original plan was changed due to design inaccuracy and other factors. Once design change happened, the project implementing organ seriously checked the number of change to ensure the accuracy of data. The price of construction was the same as the original one in the construction list and for the changing construction, the price would be decided reasonably. The changing construction includes the road base earthwork, technical design, traffic safety facilities, etc. The change in LA&R was mainly at Dianzhen Village. In the original plan, only Dianzhen Village was affected by LA&R. However, when the village boundary was confirmed, a little land which was thought to be owned by Dianzhen Village was actually owed by Jinfeng Village. The amount of land acquisition and the affected households decreased a little. The acquired land decreased from original 293.63 mu to 218.4 mu, and the affected households and persons also reduced from 504 persons of 115 households to 414 persons of 100 households. The housing demolition increased from 19,320m$^2$ to 47,730 m$^2$, but the affected households increased from 617 persons of 143 households to 952 persons of 226 households. The reason why the housing demolition increased so
much was that the data in original RP was theoretical, that is, only the housing demolition directly affected by the scheme in the feasibility report. After the LA&R of the project began, besides impact from project change, there is also demolition impact not calculated before, such as the housing near the construction sites, shaking, and other impacts to be caused by the project (see Table 2).

1.4 Progress of project LA&R

The smooth construction of ADB project is guaranteed under the premise of Project LA&R, which is also the difficulty and key point whether the Botanical Garden can be opened as scheduled. In March 2010, the project LA&R was started, and project implementing agency made an inventory of and register the affecting quantity and varieties of the project, so as to begin the construction of new Dianzhen Village. The external monitoring personnel of LA&R updated and confirmed the data in December 2014. However, due to internal capital and funds, the progress was slow. After the completion of main body of new Dianzhen Village, the project had long been terminated. Zhouzhi County People’s Government restarted Qinling National Botanical Garden resettlement project (phase I), established “the leading team of Zhouzhi Qinling National Botanical Garden resettlement”, and formulated renewed the Implementation Scheme for Resettlement of Qinling National Botanical Garden.

Relocation and acquisition project of Qinling National Botanical Garden (Phase I) involves 226 households altogether. The Xi’an Municipal People’s Government paid CNY 23.8 million as the compensation fee for the relocation of the ex-situ conservation zone in this garden. Zhouzhi County People’s Government listed the 94 relocated households in the conservation zone into the risk aversion relocation plan, and added relocation and removal funds of CNY 24.9 million through binding risk aversion, poverty alleviation and removal funds from Shaanxi Province, Xi’an City and Zhouzhi County.

At the end of June 2016, family survey and compensation evaluation of all affected families (226 households) were totally completed, and the relocation agreement for 160 households in the project of phase I was signed. Resettlement houses of 160 households in new Dianzhen Village (Phase I) are planned to be completed, checked, accepted and delivered for use at the end of October. The second batch of 66 households can choose the relocation of new Dianzhen Village. In case the relocated households select the constructed Louguan Town resettlement community and Jixian Town risk aversion, poverty
alleviation and resettlement community, arrangements can be made. At present, the specific relocation scheme for the 66 households is still in negotiation, and planned to be determined by the end of 2016. All land acquisition and housing demolition work is planned to be finished by the end of 2017.

**Table 2  Data of LA&R (December 2015)**

<table>
<thead>
<tr>
<th>village</th>
<th>Acquired land</th>
<th>Person/household s affected by LA</th>
<th>Housing demolition (m²)</th>
<th>Persons/HHs affected by housing demolition</th>
<th>Persons/HHs affected by LA&amp;R</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>plan</td>
<td>change</td>
<td>plan</td>
<td>change</td>
<td>plan</td>
</tr>
<tr>
<td>Dianzhe</td>
<td>293.6</td>
<td>3</td>
<td>130.4</td>
<td>504/11</td>
<td>244/59</td>
</tr>
<tr>
<td>n</td>
<td>88</td>
<td>0</td>
<td>170/41</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Jinfeng</td>
<td>0</td>
<td>88</td>
<td>0</td>
<td>170/41</td>
<td>0</td>
</tr>
<tr>
<td>total</td>
<td>293.6</td>
<td>3</td>
<td>218.4</td>
<td>504/11</td>
<td>414/100</td>
</tr>
</tbody>
</table>
2. Affect of LA&R

The project is a model project for research, protection and utilization of the biological diversity. The layout characteristics is dot distribution, so the project land is occupied in large area. The affect of LA&T is significant, and the number and amount of LA&R are large. In March, 2010, the project implementing organ began to check and record the number and types of the project affect. In December 2015, the external monitoring personnel of LA&R department of the project made update and confirmation to the data. The details are in Table 2—Table 6.

2.1 Kinds of affect

1) land: All the acquired land of the project is farmland.

2) housing: Five kinds of the demolished housing of the project:

   Brick and concrete, brick and wood, brick, earth and wood, earth and wood, and simple.

3) housing attachment: enclosure, water closet, tomb, arch, sty, and so on.

4) ground attachment:

   Fruit trees, useful woods, garden, nursery, compensated at the unit of mu.

5) 5 kinds of special facilities:

   Infrastructure, irrigating facilities, power facilities, telecommunication facilities, communication facilities.

2.2 Affected number and amount

1) Building

   The project plans to demolish 58,200 m² buildings, including 2,390 m² brick and concrete buildings, 12,514 m² brick and wood buildings, 25,743 m² brick, mud and wood buildings, and 17,553 m² mud and wood buildings.

2) Land

   The Project will utilize 3,963.4 mu land, of which 218.4 mu farmland will be
During the construction of the project, 6 mu beach land will be occupied as temporarily used land for 2 years. And as for the remaining land of 3,745 mu, the right of use is to be obtained by means of leasing of land.

(3) Affected housing attachment:

85 heatable adobe sheds, 58 heatable concrete sheds, 40 earth stoves, 106 brick stoves, 672m earth enclosure, 448m brick enclosure, 580 m² arch (earth and wood, brick and wood, brick and concrete), 7000 m² concrete ground, and 19319.97 m² all kinds of roof (seats, wood, three plywood, fiber board) and 19 tombs.

(4) Ground attachment: fruit trees, ornamental trees, timber trees, and nursery. Because the number and amount are large, so the compensation fee is paid according to the area, a total of 130 mu.

(5) Special-purpose facilities

Affected special-purpose facilities are: two wells, 25.28km channel, 90 electricity poles, 5.4km electricity wire, two transformers, 95 telecommunication poles, 7km telecommunication wire and 4.5km cable line, 20km street, 300 lights.

(6) Temporarily occupied land

Because of the construction, 6 mu beach land will be temporarily occupied for two years.

(7) Total number of affected persons

According to the survey, during the project implementation, 226 households and 952 persons will be affected by land acquisition, and 122 households and 515 persons will be affected by housing demolition (see attachment 2 for relocation household list), of which there are 14 persons of three households. 226 households and 952 persons are affected by LA&R in total. The leasing of land will affect 11 groups, 948 households and 3780 persons in Dianzhen Village, among which 25 households and 84 villagers are poor families.

**Table 3  Data of acquired land (December 2015)**
<table>
<thead>
<tr>
<th>type</th>
<th>village</th>
<th>Acquired land (mu)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>total</td>
</tr>
<tr>
<td>Dianzhen</td>
<td>130.4</td>
<td>130.4</td>
</tr>
<tr>
<td>Jinfeng</td>
<td>88</td>
<td>88</td>
</tr>
<tr>
<td>Total</td>
<td>218.4</td>
<td>218.4</td>
</tr>
</tbody>
</table>

Table 4  Data of demolishing building (December 2015)

<table>
<thead>
<tr>
<th>type</th>
<th>village</th>
<th>Compensated demolishing housing area (㎡)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>total</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dianzhen</td>
<td>58200</td>
<td>2390</td>
</tr>
<tr>
<td>Jinfeng</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>58200</td>
<td>2390</td>
</tr>
</tbody>
</table>

Table 5  Data of special-purpose facilities (December 2015)

<table>
<thead>
<tr>
<th>type</th>
<th>village</th>
<th>Channel (m)</th>
<th>Telecommunication wire (m)</th>
<th>lighting</th>
<th>power pole</th>
<th>transformer</th>
<th>Telecommunication pole</th>
<th>well</th>
<th>Optical wire (thousand meter)</th>
<th>road (thousand meter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dianzhen</td>
<td>14156</td>
<td>6944</td>
<td>168</td>
<td>51</td>
<td>1</td>
<td>53</td>
<td>2</td>
<td>2, 5</td>
<td>2</td>
<td>13. 7</td>
</tr>
<tr>
<td>Jinfeng</td>
<td>11124</td>
<td>5456</td>
<td>132</td>
<td>39</td>
<td>1</td>
<td>42</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>10</td>
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</tr>
</tbody>
</table>
3. Monitoring on project LA&R

3.1 Scope of monitoring

The monitoring of the Project contains three parts: (1) land expropriation, housing demolition and resident relocation affect survey; (2) The project affected area socio-economic survey; (3) living standard survey of the affected individuals.

(1) The main contents of land expropriation, housing demolition and resident relocation affect investigation are:

a. The quantity of the project occupied land, housing demolition and all kinds of special-purpose facilities, the number of affected individuals caused by the Project;

b. The quality, output per mu and output value of occupied farmland of the project; compensation of land acquisition;

c. The construction value and replacement value of demolishing buildings of the project; compensation of housing demolition;

d. The economical situation of the affected households;

e. The economical situation of the affected villages;

f. The duration to the land expropriation, housing demolition and resident relocation of the affected individuals;

g. The opinions and attitude of the project, LA&R policies, and economic rehabilitation policies given by affected individuals;

h. The opinions and attitude to the project construction of the public

(2) The main contents of the project affected area socio-economic investigation are as follows:

a. Basic information of the project implementation area;

b. Main economic index in the above affected area;

c. The impoverished population distribution in the above affected area;

d. The living condition of minority nationality and women in the above affected area;
(3) The main contents of the affected individuals' living condition are as follows:

a. The information of the affected villages, including population, farmland, per capita income;

b. The information of the sample households, including the percentage of income from planting, breeding, sideline and industry;

c. The working construction and average property of the sample households;

d. The formulation and implementation of the economic resume plan.

3.2 Introduction of investigation agency

The supervision over the affected area of the Project are directed and undertaken by RAP experts panel from Shaanxi Academy of Social Sciences, entrusted by Shaanxi PPMO.

Entrusted by Bureau of Communications of Shaanxi Province, Shaanxi Academy of Social Sciences set up the World Bank loan project —Shaanxi Jiangtangfa expressway project (project 1: Shaanxi Province Jiangzhang—Famensi--Tangyu expressway)——land acquisition, housing demolition and resident resettlement consultation expert panel to undertake the external supervision and evaluation in 1994. Later, in order to work better and stabilize the experts, Social Project Assessment Center of Shaanxi Academy of Social Sciences was set up on the basis of the expert panel. The center continued to undertake the external supervision and evaluation of land acquisition, housing demolition and resident resettlement of project 1. After the Project 1 was finished, the center made out some plans of resident resettlement in succession of the expressway projects which used the loan from World Bank and Asian Development Bank in Shaanxi, Shanxi, Sichuan and Jiangxi province. The main jobs are as follows.


• Xi’an Urban Road Network Improvement Project I II (July 2010—July 2011). Client: ADB. Preparing resettlement action plan. In charge of the project.

• Lueyang County, Ningqiang County, and Chencang District Post-disaster Reconstruction Transport and Education Project Supported by ADB’s Emergency Loan, (June 2010—). Client: ADB. Conducting socio-economic surveys, and preparing resettlement action plan. In charge of the project.


• Xi’an City Roads Development Project (Client: ADB): Developed resettlement plan.

• Western Provinces Rural Water Supply, Sanitation and Hygiene Promotion Project (Client: World Bank)

• Xi’an Urban Transport Project (Xi’an Third Ring Road system) (Client: ADB)

Besides the above work, every year the panel will hand in some monitoring and evaluating reports to World Bank and ADB. The panel receives affirm and appraise from the owners, World Bank and Asian Development Bank. The panel owns more than 20 consulting experts and information investigators, among whom 10 have advanced title. At present, Social Project Evaluation Center of Shaanxi Academy of Social Sciences has become a famous consulting organ of land acquisition, housing demolition and resident resettlement in northwest of China.

3.3 Investigation methods

The interactive investigation method, which becomes popular in the world recently and is outstanding characteristics of the investigation of the project, was adopted in the project. Both the interest-relevant and non-interest-relevant took part in the investigation. They controlled and analyzed the content, progress and result of the investigation. Their
participation enforced the objection, systemization, completion and validity of the investigation, made the interest-relevant better understand the project, and relieved the negative influence of the implementation. So, their participation is significant to the implementation of the project. The main procedure and methods of the investigation are as follows:

(1) According to the requirement of interactive investigation, one main procedure was to set up a consulting committee, which consisted of representative of the project implementation organ, local government officers in the project area, representatives of the affected villagers, representatives of the communities in the project area, and independent experts. The consulting committee can not only give advice to the content, procedure, and progress of the investigation, but also take part in the special investigation and daily investigation. Because some members of the consulting committee live in the project area, they can carry on lasting, close and deep investigation, which avoided the possible mistakes of the data of the investigation.

(2) The application of the traditional survey methods: field work, household investigation, villagers conference, visiting relevant bureaus in charge looking up statistics, local chronicles and laws.

3.4 Monitoring procedure

In June 2013, the agreement of resettlement was signed and the monitoring of LA&R began. From June 2013 to June 2016, the external monitoring personnel for land acquisition and relocation of the project monitored the field measure for the affected number and quantity in the project affected area and the contract signing of all the relevant parties. All the steps of the compensation payment for LA&R were under the monitoring. The monitoring was done at 13 villager committees of two administrative villages. 76 households were selected as sample households for monitoring at random, among which 42 households are from Dianzhen village and 34 households are from Jinfeng village. The monitoring panel monitored the economic situation and living and production situation of the above villages and the sample households in the project affected area, including the overview of the socioeconomic development and the track investigation. The contents of the monitoring include population, land and households of
all the villages, and the industry structure, economic advantage and disadvantage, the affect of LA&R, and the economic rehabilitation measures in the following three years. In addition, the monitoring panel helped the 2 sample villages improve their economic rehabilitation plan.

Meanwhile, the monitoring panel held a systematic survey on the socioeconomic development in the affected area, and held a discussion with the relevant department of the local government.

3.5 Monitoring information and data analysis

3.5.1 Introduction of socioeconomic situation of the project affected area

a. the year of 2010 (before the implementation of the project)

The Project area, located in Zhouzhi County of Xi’an City, is in the middle of 800 Li (400 Km long) Guanzhong Plain. It connects Mt. Qinling in the south and the Weihe River in the south. There are many mountains and rivers in the project area. It has a long history, excellent natural condition and beautiful scenery, so it is famous for “Golden Zhouzhi”. The climate is the continental monsoon climate. The annual average temperature is 13.2℃ in the plain. Four pillar industries, Kiwi, tourism, water, and mineral, have been preliminarily founded, and five operating bases for fruit, chicken, pig, cattle and embroidery have been built. With a total area of 2,974 km², the county has farmland more than 900,000 mu, a population of 630,000 living in nine towns, 13 townships and 379 administrative villages, and it is one of the well-known large counties in Guanzhong Plain. By the end of 2010, the total output value reached CNY5.316 billion, fixed assets investment CNY6.73 billion and social consumer goods sales CNY1.93 billion.

By the end of 2010, the average net income per capita in the rural area was CNY5238.

b. the year of 2015 (after the implementation of the project)

By the end of 2015, with a total area of 2,974 km², the county has farmland of 900,000 mu, a population of 670,000 living in nine towns, 22 townships and 379 administrative villages.

The total output value in 2015 reached CNY 10.406 billion, fixed assets investment CNY 16.895 billion and social consumer goods sales CNY 3.847 billion. The total output value is 95.75% more than that of 2010, the year before the implementation of the project.
By the end of 2015, the average net income per capital in the rural area was CNY 10,897, which is 108.04% more than CNY 5238 in the year before the implementation of the project.

3.5.2 Investigation data of affected villages

(1) Socioeconomic investigation

a. the year of 2010 (before the implementation of the project)

There are 2 villages in one town in the project area. The population is 6280 in 1550 households, among which, 3043 persons are male and 2937 are female, and the rate is 1:0.965. The population per household is 4.15. There are 904 children, 1256 persons older than 60, and 4120 adults. The portion in the total population is 14.4%, 20.1%, and 65.6% respectively.

According to the sample investigation data, about 22.2% of the total population, 1393 persons received elementary education. 53.6%, 3365 persons received junior middle school education. 12.7%, 798 persons received senior middle school education. 11.5%, 724 persons received no education at all.

According to the investigation, there are no village enterprises or individual enterprises at Dianzhen village and Jinfeng village. Villagers' income is from agriculture, part-time job and household aquaculture and animal husbandry. The land of the two villages is 11308 mu, 10023 mu of which is farmland, and the farmland per capita is 1.6 mu. The project plans to occupy 7000 mu (including land leasing). The housing per household is 150m². At present, more than 2000 persons get part-time jobs outside mainly in Xi'an. 36 families undertake transportation for passengers and to transport agricultural products. All other people only undertake agricultural work. They plant crops such as wheat, corn, rapeseed, Kiwi, peach and apricot. Some housewives undertake animal husbandry such as chicken, pig and cow. In 2010, the per capita income in the two affected villages was 5142 yuan, which is a bit lower than that of Zhouzhi County. See details in Table 6.

b. the year of 2015 (after the implementation of the project)

There are 2 villages Dianzhen and Jinfeng) in one town (Jixian) in the project area. The population is 7,031 in 1,683 households, among which, 3,840 persons of 926 households live at Dianzhen Village, while 3,191 persons of 757 households live at Jinfeng Village.
3,568 persons are male and 3,463 are female, and the rate is 1: 0.971. The population per household is 4.17. There are 979 children, 1418 persons older than 60, and 4,634 adults. The portion in the total population is 13.92%, 20.17%, and 65.91% respectively.

According to the investigation data, by the end of 2015, about 21.84% of the total population, 1,536 persons received elementary education. 54.06%, 3,801 persons received junior middle school education. 13.67%, 961 persons received senior middle school education. 10.43%, 733 persons received no education at all.

According to the investigation, by the end of 2015, there are no village enterprises or individual enterprises at Dianzhen village and Jinfeng village. Villagers’ income is still from off-farm work, plantation, etc. The land of the two villages is 11547.9 mu, and the farmland per capita is 1.65 mu. The housing per household is 150 ㎡. At present, 2,700 persons within the project area work in Zhouzhi and Xi'an all the year round. 45 families undertake transportation for passengers and transportation of agricultural products. All other people only undertake agricultural work. They plant vegetables such as rape and fruits such as kiwi, cherry, etc. Some housewives undertake animal husbandry such as chicken, pig and cow. In 2015, the per capital income in the two affected villages was CNY 9,520, which is a bit lower than that of Zhouzhi County. See details in Table 6.

Table 6 Socioeconomic data of affected area

<table>
<thead>
<tr>
<th>Item village</th>
<th>household</th>
<th>person</th>
<th>Poor person/HH</th>
<th>farmland (mu)</th>
<th>Net income per capita (yuan)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dianzhen</td>
<td>948</td>
<td>926</td>
<td>3780</td>
<td>3840</td>
<td>152/3</td>
</tr>
<tr>
<td>Jinfeng</td>
<td>602</td>
<td>757</td>
<td>2500</td>
<td>3191</td>
<td>95/24</td>
</tr>
<tr>
<td>total</td>
<td>1550</td>
<td>1683</td>
<td>6280</td>
<td>7031</td>
<td>247/6</td>
</tr>
</tbody>
</table>

(2) Data of sample households

The sample investigation of the project area is to choose 226 affected households of the total 388 households at random affected by the LA&R. The rate of sample households
is 34%, and 42 households are from Dianzhen Village, while 34 households are from Jinfeng Village. The data are at Table 7.

Table 7  Basic data of affected 76 sample households

<table>
<thead>
<tr>
<th>item</th>
<th>Affected 76 households</th>
</tr>
</thead>
<tbody>
<tr>
<td>time</td>
<td>End of 2010</td>
</tr>
<tr>
<td>population</td>
<td>315</td>
</tr>
<tr>
<td>Labor force</td>
<td>204</td>
</tr>
<tr>
<td>Farmland per capita (mu)</td>
<td>1.6</td>
</tr>
<tr>
<td>Annual average net income (yuan)</td>
<td>5138</td>
</tr>
<tr>
<td>Farmland per household</td>
<td>6.64</td>
</tr>
<tr>
<td>Yearly output value per mu</td>
<td>1100</td>
</tr>
<tr>
<td>Average net income per household planting</td>
<td>2582</td>
</tr>
<tr>
<td>poultry</td>
<td>3800</td>
</tr>
<tr>
<td>sidelien</td>
<td>14941</td>
</tr>
<tr>
<td>average cost per family</td>
<td>Production cost</td>
</tr>
<tr>
<td>Life cost</td>
<td>14472</td>
</tr>
<tr>
<td>Housing per capita</td>
<td>36</td>
</tr>
<tr>
<td>Production Machinery</td>
<td>2</td>
</tr>
<tr>
<td>Life apparatus</td>
<td>1.5</td>
</tr>
</tbody>
</table>

Note: the planting income contains income from orchard.

As shown in Table 7, the yearly income per household of the 76 sample households at
two villages was 21323 yuan at the end of 2010 and the income per capita is 5138 yuan, which is a bit lower than 5142 yuan for that of the 2 villages. The reason is the different methods employed in the annual report and the sample investigation. In 2015, the average income of the 76 sample households was CNY 39,355 per year, and the income per capita was CNY 9,260, which is 84.6% more than that of 2010. The housing per capita is 35 m², which is almost the same as that of 2010, and the reason for that is the housing for relocation has not been finished while the work of LA&R began in 2013. The value of production machinery and life apparatus rises a lot compared with that of 2010 due to the socioeconomic development. Because the work of LA&R began in June 2013, the influence of the project will be evident in later development, and the relevant analysis will be shown in the later reports. It needs to be mentioned that because Zhouzhi County formulated the poor household standard from CNY 1,600 to CNY 2,500 in 2011, the data of poor households in the affected villages of this project affected the vertical comparison of this data. According to the standard of CNY 1600, the number of poor households was only 15 in the two affected villages in 2015, which reduced by 75.8% compared with that of 2010. In the later reports, we will adopt the new standard.
4. Land acquisition, housing demolition and resettlement

4.1 Affect and cost of LA&R

By the end of June of 2016, the construction of the project acquired 218.4 mu farmland, among which 130.4 mu farmland was from Dianzhen village and 88 mu farmland was from Jinfeng village. The project demolished 32550 m² buildings, among which, brick and concrete building is 1338 m², brick and wood building 7008 m², brick, mud and wood building 14416 m², mud and wood building 9830 m². 226 households are affected by housing demolition in all. Because of low progress of the relocation housing construction, the affected households still live in the original houses at present. Resettlement and relocation for 160 households is planned to be finished at the end of October 2016. The resettlement and relocation for the rest 66 households will be finished by the end of 2017. The total expenditure is 48.70 million yuan (allocated) for LA&R at present, among which 5.46 million yuan land compensation, 39.23 yuan million yuan for housing demolition, 3.25 million yuan for house attachment and ground attachment, and 760,000 yuan for special-purpose facilities (see Table 8). Besides compensation for housing demolition and relocation, other compensation were paid to the affected villages and individuals according to the policies in RAP, and implemented through relocation agencies and affected villages (teams) as well as affected persons. The project faces great lack of compensation for demolition currently, that is, up to 18.41 million yuan. The project implementing organ is raising money for that, and the fund will be paid in 2016.

<table>
<thead>
<tr>
<th>Land acquisition (million yuan)</th>
<th>Housing demolition (million yuan)</th>
<th>Ground attachment (million yuan)</th>
<th>Special-purpose facilities (million yuan)</th>
<th>Total (million yuan)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.46</td>
<td>39.23</td>
<td>3.25</td>
<td>0.76</td>
<td>48.70</td>
</tr>
</tbody>
</table>

4.2 Compensation standard of LA&R

To protect relocated people’s legal rights and to guarantee relocated quality of the relocated people are both our country’s relevant policy and laws and ADB’s resettlement policy for the relocated people. The implementation of this project inevitably needs some land expropriation, building demolition and resident relocation. In accordance with legal
regulations concerning land acquisition and relocation by the national and local
governments and guiding principles of ADB concerning relocation and resettlement, and
especially in order to carry out the construction of the Project, the Project shall be
implemented in adherence to improving or not lowering the production conditions and living
standard of the affected people. The affected residents are entitled to get compensations
from the implementation party that should help the affected residents to resume or improve
the level of their income and life. In conformity to the above principles, the Foreign Loan
Office of Shaanxi Province, the executing agencies, and Mt. Qinling Botanic Garden of
Shaanxi, the implementing unit, together with Shaanxi Provincial Department of Land
Resources and other related departments, draw out relative policies and measures in
respect of the Project. Xian Municipal Government approved the RAP and the
compensation standard of LA&R of the project in November 2010. The standard is as
follows.

4.3 Compensation standard

4.3.1 Affected housing

(1) Compensation shall be made in accordance with the actual condition of the
demolished houses, regardless of their ownerships, in order to ensure that the
demolished households can obtain the houses of the same structure and areas as their
demolished ones stipulated in RP. According to the guide for house relocation settlement
and the structure and type of houses, the people affected by house demolition shall be
compensated directly, and their previous houses shall not be depreciated; besides, the
affected residents are entitled to salvage the construction materials of their previous
house.

(2) For villagers who lose their houses, the villages shall take them into New Rural
Construction. The house cannot be demolished until the demolished households have
removed to their new houses. After the replacement price was assessed and checked by
county/city housing administration, the compensation standard was approved in Document
No. 21 by Xian Municipal Government in 2010. The details are in Table 9.

The Leading Group Office for Construction Coordination of Zhouzhi Qinling
National Botanical Garden and the Jixian Town People’s Government also issued
“Implementation Scheme and Specification on Relocation of Qinling National Botanical
Garden”, and further confirmed and refined the scheme and policy standards of project
Table 9  Compensation standard for housing (yuan/㎡)

<table>
<thead>
<tr>
<th></th>
<th>Brick and concrete</th>
<th>Brick and wood</th>
<th>Brick, earth and wood</th>
<th>Earth and wood</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAP</td>
<td>511. 18</td>
<td>475. 44</td>
<td>422. 94</td>
<td>316. 41</td>
</tr>
<tr>
<td>Document No. 21</td>
<td>680</td>
<td>550</td>
<td>430</td>
<td>350</td>
</tr>
</tbody>
</table>

Note: The standard in Document No.21 is the highest standard for the same kind of housing, which is a little higher than the standard of the original RAP. For the items not mentioned in above table, the compensation standard will be decided according to the standard by the county-level and above housing assessment organ.

4.3.2 Compensation standard for affected land

The standard for land compensation and relocation subsidy of the project is in line with the spirit and requirement of Land Administration of the Peoples Republic of China, the Decision on Furthering Reform of Land Management of the State Council (Guofa [2004] No. 28) and the Notice on Printing the Suggestions for Completing Compensation and Relocation System of Land Expropriation (Guotuzifa [2004] No. 238) released by the Ministry of Land and Resources, land compensation and relocation subsidy will be added together.

According to the Land Administration Law of PRC, the farmland compensation is not more than the legal maximum of the summation of both farmland compensation and relocation subsidy, namely, totally 30 times of the average output value of the land within the project area in the first three years since the land is expropriated. Besides, the project took compensation standard of other projects at the same kind of area into consideration. For example, Shaaxi-Sichuan Expressway Project, a WB-loan project, the compensation standard is 20 times of the average output value of the land within the project area in the first three years since the land is expropriated. After discussion with affected persons, the compensation for farmland is 21 times of the average output value of the land within the project area in the first three years since the land is expropriated.
The young crops compensation shall be calculated according to the maximum of 40% to 90% of the average output value of the land with damaged young crops in the first three years.

According to the Implementation of ‘Land Administration Law of the Peoples Republic of China’ of Shaanxi Province: compensation for farmland shall be made according to four to six times of the average annual output value of the medium-quality arable land in the local county (city or district) with expropriated land in the first three years; relocation subsidy for other land shall be calculated according to 30% to 60% of that of the medium-quality arable land in the local county (city or district); land compensation and relocation subsidy for beach land shall be calculated according to sixteen times of the average annual output value of the medium-quality arable land in the local county (city or district) with expropriated land in the first three years.

Zhouzhi County Government, the government in the project area, approved the compensation standard by the Document (Zhouzhengzi [2007] No. 36). Xian Municipal Government also approved by the Document (Shizhengfa [2010] No. 21). The land compensation of the project is at Table 10.

**Table 10  Compensation standard for land acquisition (yuan/mu)**

<table>
<thead>
<tr>
<th>type</th>
<th>farmland</th>
<th>Beach land (including nursery, slope land)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual output value</td>
<td>1193</td>
<td>1062</td>
</tr>
<tr>
<td>Compensation rate</td>
<td>21</td>
<td>16</td>
</tr>
<tr>
<td>Compensation standard</td>
<td>26000</td>
<td>17000</td>
</tr>
</tbody>
</table>

Table 11  Annual output value of crops in affected area (average price from 2003-2006)

<table>
<thead>
<tr>
<th>type</th>
<th>farmland</th>
<th>Beach land (including nursery, slope land)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAOV  (Yuan/mu)</td>
<td>1193</td>
<td>1062</td>
</tr>
</tbody>
</table>

According to Article 47 of Land Administration of the Peoples Republic of China and the relevant regulations released by Shaanxi Provincial People’s Government, the formula for calculating the compensation for farmland is as follows:

\[ Q1 = A \times a \] (e.g.: farmland 26000=1193×21)
Among which:

\[ Q_1 = \text{land compensation} \]

\[ A = \text{average output of the land in the first three years before the land is expropriated} \]

\[ a = \text{coefficient of land compensation and relocation subsidy} = 21 \]

The formula for calculating the compensation for beach land is as follows:

\[ Q_1 = A \cdot a + A \cdot b \]

\[ Q_1 = \text{land compensation and relocation subsidy} \]

\[ A = \text{average output value of the land in the first three years before the land is expropriated} \]

\[ a = \text{land compensation rate} = 6 \]

\[ b = \text{relocation subsidy rate} = 10 \]

4.3.3 young crops

Compensation for young crops is calculated according to 90% of the average annual output of the land before expropriation in the first three years. The compensation standard is 1100 yuan each mu (530 yuan/mu in the summer and 570 yuan/mu in the spring).

4.3.4 Other affected facilities

a. After the assessment of the legal assessment organ, compensation for the affected auxiliary facilities shall be paid according to replacement price of the facilities.

b. All special-purpose facilities, including facilities for hydraulic work, power and telecommunication, as well as yards, pools and vault storeroom, shall be compensated according to relevant regulations of Shaanxi Provincial People’s Government and their real construction cost or replacement price.

4.3.5 Compensation standard evaluation

According to the spirit and requirement of the Decision on Furthering Reform of Land Management of the State Council (Guofa [2004] No. 28) and the Notice on Suggestions for Completing Compensation and Relocation System of Land Expropriation (Guotuzifa [2004] No. 238) released by the Ministry of Land and Resources, the compensation standards for houses, affected land and young crops of this Project are proposed by Shaanxi Foreign Loan Office, namely the executing agent and the implementation agent of the Project along with Shaanxi Provincial Department of Land and Resources and Shaanxi Provincial Bureau of Statistics, in the light of the social and economic development strength and features
within the Project area of Shaanxi province, incorporating the part of suggestions put forward by every districts when they enact the uniform standard for annual output. Therefore, these standards have been increased by a large margin compared with the previous ones. For example, the compensation standard of Xi’an-Yumenkou Expressway is 15 times as the average annual output of the land before expropriation in the first three years. However, the compensation standard of some projects (such as some projects in Northern Shaanxi) is a bit lower, because the average annual output of the land there is much lower than that in the Guanzhong Plain. The compensation standard for land and young crops of the Project has been stipulated with incorporation of the suggestions of the local government and residents, so it is rated highly by the local government and residents according to consultation feedbacks.

The compensation of house and the attachment is according to the replacement price and the price is decided by the professional asset evaluation agency. So, the affected villagers’ living standard will rise in some degree.

With these compensation policies and measures, the affected people in the project area expect and support the Project, which is a social support for the implementation of Mt. Qinling Botanical Garden.

### 4.3.6 Compensation payment

By the end of December of 2015, the project office had paid 5.46 million yuan for land compensation, 3.25 million yuan for house attachment and ground attachment, and 760,000 yuan for special-purpose facilities to the affected villages and individuals according to the policies in RAP. The above three items had been paid in full amount.

The compensation for housing demolition and relocation is up to CNY 39.23 million, however, the project faces lack of fund, that is, up to CNY 18 million. The project implementing organ is raising money for that, and the fund will be paid in 2016.

### 4.3.7 Compensation payment method

According to the RAP, land compensation is paid to every affected village via bank by the project office of affected county of this Project. Every village should use the compensation to help the economic rehabilitation of affected villager groups or the villager groups that admit relocated persons.
The compensation of ground attachment such as housing and trees, transition fee and moving fee are directly paid to the property owners. After the implementation of the project, the affected persons asked that the land compensation should be paid to them directly. The villagers' committee adopted the idea, and now, land compensation, the compensation of ground attachment such as housing and trees, transition fee and moving fee are directly paid to the property owners.

4.3.8 Housing resettlement

In order to relocate the villagers affected by LA&R, and through discussion among Villagers Committee of Dianzhen village, and all the villagers, the project decided to build New Dianzhen village. The planned New Dianzhen village occupies 344.2 mu. The first stage construction is 123.5 mu, relocating 914 persons of 217 households. The site of New Dianzhen village is located 300m south of S107 Highway, and 400m east of Tianyu River. The construction fund is from the infrastructure compensation by the project and the fund of Shaanxi New Countryside Construction. The new villages will relocate all the villagers affected by the project. The planned average residential land for each household is up to 180㎡, which is 15% more than the current average residential land, that is, 150㎡, at Dianzhen village. When the affected villagers resettle, they live together than before, which is good for business. The new villager is nearer to highway, school, and clinic, so it is more convenient for transport, education and medical care. The condition of new village improves a lot. For example, Lei Zhihua, a villager in Group 10, Dianzhen village, with 6 other household members, lives in a 150 m² brick and concrete house. The house is in the middle of the mountain, so the life and communication is not convenient. And the natural disaster makes the house unsafe. The planned new houses have good infrastructure, right site and suitable space. The new house of Lei's will cost CNY140,000 and Lei will get house compensation and attachment compensation of CNY110,000, so Lei can easily build his new house. (see Photo 1 and Photo 2).

At present, the main body of the relocation housing has been completed, “Three Unobstructed (water, electricity and road unobstructed) and One Smooth (smooth field)” is under constructed urgently. The first batch of LA&R for 160 households is planned to be completed in October, 2016. The rest 66 households will be resettled in new Dianzhen Village and constructed Louguan Town resettlement community as well as Jixian Town risk aversion and resettlement community respectively. Presently, the specific resettlement scheme for 66 households is still in negotiation, and planned to be determined by the end of
2016. All LA&R work is planned to be finished by the end of 2017. The planning and design for Jinfeng Village have been completed now, but the resettlement fee has not been paid for a long time. The work of LA&R has made no progress. Now, Qinling Botanical Garden, Zhouzhi County Government, and the Provincial PMO are busy coordinating and preparing for the fee. It is planned to complete the relocation work before the end of 2016.

Figure 1  Main building for relocation at New Dianzhen village

Figure 2  Zhao Zhengyong, secretary of Shaanxi CPC Committee, inspected the construction of New Dianzhen village, along with leaders of Xian

4.3.9  Land resettlement

The project acquires 218.4 mu land permanently. 414 persons of 100 households are affected by land acquisition. The acquired land per capita is 0.5 mu, accounting for 30% of the original land per capita. According to Table 8, the average annual output value of crops is 1000 yuan in the affected area. The loss of 0.5 mu land will result in yearly loss
of 500 yuan, accounting for 9% of the total income 5142 yuan, the net income per capita. Not taking bonus of land leasing and compensation into consideration, the affect of land acquisition is not significant to the net income of the affected households. After discussion with affected persons and villager representatives, the affected villages decided not to adjust the land to the affected persons, but pay land compensation to the affected persons in full amount. At present, the land compensation has been paid to the affected persons via the bank by Zhouzhi County Project Office.

Figure 3  Current building at Dianzhen village

After the implementation of the project, a little land was acquired. At present, the economic rehabilitation is being carried out. All the villages are formulating economic rehabilitation plan and implementing the measure with the land compensation and attracting support from the society and the implementing organ to recover and develop local economy. The measures of economic rehabilitation plan and development plan mainly include:

A. to strengthen the education of agricultural technology and to improve production skill and quality of the working labor.

B. to organize the working force to work for the project to get more income. According to the data of 2011 and 2015, the local people in the affected area can get 5000 yuan per capita a year in the way of planting trees and nursing young trees ( a male can get 50 yuan a day and a female can get 40 yuan a day, and they can work three months a year for the project).
C. to help relocated households to do the third industry to get more income.

D. to better the remained land to raise the output value.

E. to sell more agricultural product and sideline product to get more income.

F. through the above measures, to raise the affected persons’ living standard and income.

4.3.10 Shares and bonus

Mentioned in the original RP, the farmers in the project implementation area adopt compensation and bonus distribution for voluntary pooling of land as shares. Due to the delay in the project construction, the implementation plan also has been adjusted. The scheme of compensation and bonus distribution for polling of land as shares has not been fully implemented. The fixed bonus has been paid as scheduled based on the shareholder agreement, but there is still no benefit bonus temporarily, for there is no operation revenue since the project started. It is estimated that it will be implemented in 2016 when the project will get income from the business.
5. Public Participation

According to the requirement of the RAP and ADB, all the stages of the project implementation should show the public participation of the affected persons. So, at the preparation stage of the project, the affected villages set up the project coordinating groups, the 3---5 members of which are the local persons such as village leaders, women representatives and representatives of the vulnerable group. The duty of the group is as follows: a. to select the vulnerable group; b. to organize the villagers to join in the construction of the project; c. to support the monitoring in their own community;; d. to take part in baseline survey; 5. to put forward suggestion for the compensation and resettlement of the project; 6. to call for villagers to support the construction of the project.

According to the survey, all the project-affected villages have established the project coordination groups, which are well functioning, personnel in place, job enrichment, and can reflect the requirement of the project, namely, participation. Except the policies of land compensation, other important issues are decided after the discussion between the project coordination groups and the villagers, which is so helpful for the implementation of the project. For example, under the arrangement of the coordination groups, after the implementation of the project, the affected villagers invested force labor for 600 persons /200 days and got labor income of CNY 3 million and CNY 5,000 per capita, which expanded the affected people’s income sources.

Other public participation plans and activities are at Table 12.

Table 12 Information disclosure and negotiation of Mt. Qinling Botanical Garden

<table>
<thead>
<tr>
<th>Item</th>
<th>time</th>
<th>content</th>
<th>participant</th>
<th>organizer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2009.8-2010.12</td>
<td>Project compensation</td>
<td>Staff for resettlement, village, group, affected persons</td>
<td>Garden, county PPO</td>
</tr>
<tr>
<td>2</td>
<td>2010 2-2016 6</td>
<td>Process of LA&amp;R</td>
<td>Garden, county PPO, group, affected persons</td>
<td>Garden, county PPO</td>
</tr>
<tr>
<td>3</td>
<td>2011 3-2016 6</td>
<td>Labor force</td>
<td>Garden, village coordination group and affected persons</td>
<td>Garden</td>
</tr>
<tr>
<td>4</td>
<td>2012 3-2016 6</td>
<td>Labor force</td>
<td>Garden, village coordination group</td>
<td>Garden</td>
</tr>
<tr>
<td></td>
<td></td>
<td>group and affected persons</td>
<td></td>
<td></td>
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<tr>
<td>----</td>
<td>-----</td>
<td>----------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>2011 5-2016 6</td>
<td>New village construction, resettlement policy, Garden, county coordination office, village, group, affected persons, experts</td>
<td>Garden, county PPO</td>
<td></td>
</tr>
</tbody>
</table>
6. Status on Shaanxi Qinling ecological and biological resources and animal protection project LA&R

6.1. Project Introduction

This Shaanxi Wild Animal Rescue Center (SARC) project includes two parts: the infrastructure construction and the capacity building. The infrastructure construction will include animal rescue area, rare animal demonstration area, the Crested Ibis breeding base, golden monkey breeding base and the panda base. The capacity building including animal’s rescue and feeding will be financed by using GEF grants; All the buildings will be located at the south of the existing center.

The total budget of CNY190,5674 million yuan is available for these 5 subprojects. The project sites require a land of 420 mu with a building area of 11,350 m². The rare animal demonstration area will cost CNY49, 8858 million yuan, covering an area of 55 mu, a construction area of 1780 m² included. The animal rescue region will cost CNY35, 5555 million yuan, covering an area of 25 mu with a construction area of 2720 m². The golden monkey breeding base will cost CNY12, 1716 million yuan, covering an area of 25 mu with a construction area of 300 m². The crested ibis breeding base will cost CNY23, 4145 million yuan, covering an area of 45 mu with a construction area of 300 m². The Panda base will cost CNY69, 5400 million yuan, covering an area of 270 mu with a construction area of 6250 m². The details of land acquisition for these subproject are shown in Table 13.

<table>
<thead>
<tr>
<th>Sub project</th>
<th>The sources of land</th>
<th>Area (mu)</th>
<th>Land use classification and ownership</th>
<th>Time of permitte d</th>
<th>Land Approval procedure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Rescue Region</td>
<td>Land replacement</td>
<td>25</td>
<td>Nursery</td>
<td>2016.10</td>
<td>applying</td>
</tr>
<tr>
<td>Rare Animal Science Demonstration Area</td>
<td>Land replacement</td>
<td>55</td>
<td>Nursery</td>
<td>2016.10</td>
<td>applying</td>
</tr>
<tr>
<td>The Crested</td>
<td>Land</td>
<td>45</td>
<td>Nursery</td>
<td>2016.10</td>
<td>applying</td>
</tr>
<tr>
<td>No.</td>
<td>project</td>
<td>construction site and land area in original plan</td>
<td>construction site and land area adjusted in the medium term</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>----------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Golden Monkey Breeding Area</td>
<td>Located in Dongguayu, south part of the center, a small valley with a slope of 15°–25°, about 10hm² area including 6hm² area of Chinese pine forest</td>
<td>Located in the south of the center, 505 nursery, covering an area of 25 mu</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Rare Animal Science &amp; Demonstration Area</td>
<td>Located in the Northern part of golden monkey breeding area, including all the whole center area, total area of 91hm².</td>
<td>Located in the south of the center, 505 nursery, covering an area of 55 mu</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><strong>Animal Rescue Area</strong></td>
<td>Located in the Northern part of Rare Animal Science &amp; Demonstration Area, an area of 8hm².</td>
<td>Located in the south of the center, 505 nursery, covering an area of 25 mu</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-----------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td><strong>The Crested Ibis Breeding Base</strong></td>
<td>Located in the west bank of Xi lougua, Jiuyu river, whose east bank is the residential area of Xi loucun, a bridge connecting them together, 20hm² hillside area, 35°, 4hm² flat land at the end of the hillside.</td>
<td>Located in the south of the center, 505 nursery, covering an area of 45 mu</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Panda Base (Breeding Area)</strong></td>
<td>Located in Daqugou, the southwest of the center, alluvial fan from the Low mountain and piedmont diluvia, flat terrain, the south is slightly high, river bank scattered, 500 ~ 780m elevation, 20 ~ 25 °slope, covering an area of 70hm L.</td>
<td>Combined with the giant panda breeding base project. Located in the south of the center, 505 nursery south branch with some hillside lands, covering an area of 270 mu</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

![Figure 4 Sketch map for project land area](image)

### 6.2. The implementation progress of the project

After the project was approved in April 2009, SARC actively carried out the preparatory work of the project construction. In August 2012, SARC finished the work of topography
survey and preliminary investigation for the land of rare wild animal research and science demonstration area as well as the animal rescue zone. In December 2012, SARC completed the pre-design work of rare wild animal science & demonstration area and animal rescue zone, and provided its report to the superior leadership, then carried out the work of specialist review and approval in 2012-2015.

In March 2014, a Special Inspection Team by the National Development and Reform Commission, accompanied by ADB, carried out supervision and inspection on the project. In May 2014, the Government of Shaanxi Province held a Governor's Office meeting to promote the implementation of the project. According to the meeting, “center” proposed an adjustment scheme and financing plan on the project and reported that to the National Development and Reform Commission and ADB. In August 2014, the ADB’s mid-term review mission inspected the implementation at the site and evaluated the project, accepted the adjustment scheme in principle. The tourist center (Dao Hot Springs Hotel) was dropped out of the project because domestic funding was used for its construction, and its operation is not integral to the scope of the SARC project. The crested ibis and golden monkey base will be situated on the 505 Nursery land to be acquired by SARC. This means the SARC property will be consolidated with the panda base, popular science exhibition area and animal rescue region (refer to Map). In March and June 2015, the ADB’s consultants visited the project site twice and hold a design seminar with our “center” and designing units and completed the project plan and preliminary design. In August 2015, preliminary design was reviewed and approved. On December 14, 2015, Forestry Department of Shaanxi Province officially replied to the preliminary design of large netting cage for crested ibis in the document of Shaan Lin Ji Fa [2015] No.288. And Forestry Department of Shaanxi Province officially replied to the preliminary design of large netting cage for crested ibis by the document of Shaan Lin Ji Fa [2016] No.177 in June 2016. B1 civil engineering and B4 equipment installation drawing design and drawing review were finished in January 2016. Construction bidding and bid opening for sections B1 and B4 were completed in May 2016. Bid review has been submitted to Asian Development Bank for approval now; drawing design and drawing review for sections B2 and B3 were completed in June 2016, and announcement of tender has been made.

6.3 Project land transfer and acquisition status

6.3.1 Land transfer issues of 4 animal sub-projects in the SARC project

By the end of 2010, the Qujiang Taoism culture display project began to develop in
Louguantai town, and the range of Taoism Culture display project partially overlapped with SARC project. On December 31, 2011, after coordination with Qujiang Louguantai Office (QLO), a land replacement agreement was signed between SARC and QLO, which needs to replace a land of 266.3 mu. The meeting between QLO and SARC made a decision that the rare wildlife research & science exhibition center, animal rescue center, crested ibis breeding center, golden monkey breeding center will be implemented in the original “505 Nursery” Bloc exchange land, which is a state-owned land that belongs to the QLO. The land ownership belongs to Qujiang Administrative Committee (QAC), for it purchased the land of "505 Nursery" Bloc in 2011. The permission notes for selection and construction land use permit as well as planning conditions were completed by the end of November 2015 and pro-phase land resumption agreement for replacing land was signed in middle December. Zhouzhi County People’s Government transferred the right of using state-owned construction land of zzLG-(11)-157 to “center” on March 9, 2016. Land use right license is being handled now.

In 1995, the “505” Bloc purchased the land and had moved all the original inhabitants. There are no residential houses in the land except for some seedlings and several abandoned management buildings. So there are no issues of house demolition and resettlement.

6.3.2 Land acquisition and resettlement issues of panda breeding center

(1) Land acquisition

The panda base originally included a breeding area and a feeding area. The feeding area covered a total area of 153,303 mu, 31 mu own land and 122.303 mu acquired land. The breeding area was a subproject using domestic funds, started in 2011; about 70% of the total investment has been finished by domestic funds. The project acquired 122.303 mu of collectively owned slope farmland that belonged to Qiandongming Village of Jixian Town, Zhouzhi County, which accounted for 2.39% of 5115 mu of village land. Because of slope and forest land in a special geographical location, it’s hard to define the land type, so the compensation scheme of land acquisition was determined by the land acquisition office of Zhouzhi County and the affected Village (Group) on the basis of slope farmland standards. According to Zhouzhi County Government documents “The Compensation and Resettlement Program of Louguan Taoism Cultural Display in Zhouzhi County”, the compensation programs are as bellows,
Land compensation: Slope farmland is 17,000 Yuan per mu; Standing crops is 1,100 Yuan per mu and ground attachments would be paid according to evaluated price. After the negotiation between the land acquisition office of Zhouzhi County and the affected Village (Group), both sides considered that all above standards did not comply with the actual situation of the land acquisition for the project. On 26th, September 2010, the two sides reached a land acquisition compensation agreement of 20,000 yuan per mu as the unified standards. When the work of land acquisition was started, both sides signed a supplemental agreement of land acquisition according to the actual investigation on 10th, March 2010. And a total amount of 39.04 million yuan should be repaid to the affected villages by the land acquisition office of Zhouzhi County.

(2) House compensation:

According to the feasibility report in 2007, an area of 122 mu of land acquisition is needed for the breeding area, which made 128 people in 31 households involved in the housing demolition and relocation. In 2010, after the optimization of project plan and field test, the impact of housing demolition and relocation was totally reduced and the affected residents only included 51 persons in 10 households. An area of 1390 m² was involved in the demolition, including 280.1 m² brick-wood structures and 1109.9 m² earth-wood structures. According to Zhouzhi County Government documents “The Compensation and Resettlement Program of Louguan Taoism Cultural Display in Zhouzhi County, the compensation program is: 510 yuan/m² for brick-wood structures and 310 yuan/m² for earth-wood structures.

(3) Compensation Payment:

All land compensation fees (include land, house and ground attachments) totaling 3.687 million Yuan had been paid to the affected persons in June, 2014. Among them, land compensation was paid to Qiandongmin Village collectively. After land acquisition, the village land has been readjusted and displaced households have been relocated. The village implemented an Economic Recovery Plan using the collective compensation funds, including increasing irrigation facilities, improving soil conditions and economic restructuring in order to enhance the income of the local people.

Before the demolition (October 2010), a amount of 10 affected families had signed the relocation agreements, and gotten all the funds of demolition compensation as government
documents was saying. The families all chose integrated resettlement scheme: SARC bought 13 resettlement houses for the affected families in Louguan New Town. According to the demolition area, 3 families got 2 apartments, 7 families got larger houses after paying the house gap-price, and 3 families’ new houses sizes was the same as their original ones (see Table 15). The size of resettlement houses are all bigger than the original ones, about 2.5km far from the original ones that were demolished. The new houses are equipped improved infrastructures and services. And people expressed their satisfaction about the new convenient relocation.

Table 12  House demolition and Relocation

<table>
<thead>
<tr>
<th>Owner's name</th>
<th>Demolition area (m²)</th>
<th>Structure types</th>
<th>Demolition Time</th>
<th>Resettlement houses area (m²)</th>
<th>Compensation Standards (yuan/m²)</th>
<th>Whether paid compensation</th>
<th>Relocation time to resettlement houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duan shuangping</td>
<td>39.2</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>140 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Peng shuangzhong</td>
<td>39.2</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>120 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Yu shuwa</td>
<td>76</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>120 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Tian zhongyan</td>
<td>135.54</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>90 m², 90 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Duan zhixing</td>
<td>44.64</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>140 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Liu zhiqi</td>
<td>37.7</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>75 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Tian yongli</td>
<td>21</td>
<td>earthen-wood</td>
<td>2011.3</td>
<td>120 m²</td>
<td>310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
</tr>
<tr>
<td>Name</td>
<td>Wood</td>
<td>Brick Wood</td>
<td>Earthen Wood</td>
<td>Year</td>
<td>Area</td>
<td>Rate per m²</td>
<td>Payment Type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------</td>
<td>------------</td>
<td>--------------</td>
<td>------</td>
<td>------</td>
<td>-------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Zhang Zhonglian</td>
<td>31.92 m²</td>
<td>90 m²</td>
<td>510 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zhang Pingan</td>
<td>176.02 m²</td>
<td>120 m², 75 m²</td>
<td>510 Yuan/m², 310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zhang Zhixian</td>
<td>182.82 m²</td>
<td>120 m², 90 m²</td>
<td>510 Yuan/m², 310 Yuan/m²</td>
<td>Y</td>
<td>Oct.2014</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>784.04 m²</td>
<td>1390 m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
7. Conclusions and Suggestions

7.1 Assessment on project acquisition and resettlement

(1) During project implementation, the land 218.4 mu in Mt. Qinling Botanical Garden project area in which the project construction has been implemented has been permanently acquired, and a total of 100 households and 414 persons are affected by the land acquisition. After land acquisition, the per capita cultivated area of the affected person has reduced from 1.5mu to 1.1mu, reducing by 30%. Since agricultural income has not been the main source of income for residents in project implementation area, per capita income of the affected person reduces by about RMB 500 Yuan/year, accounting for around 9% of per capita income throughout the year. Hence, the land acquisition has little effect on the life quality of the affected persons. Meanwhile, after the project implementation, the affected persons can get the benefit from participating in project labor service and potential bonus from pooling of land as shares, which is predicted to be RMB 6,000 Yuan/year, far exceeding the loss caused by land reduction. On the whole, the mass support and also positively participate in the project construction.

(2) Project implementation involves house demolition. Since the compensation and resettlement for house demolition in this project combines with the new village construction planning in project implementation area, the project gets great support from the government and the society in site selection, construction team, solution, etc. After the completion of the houses, it will obviously promote the improvement in living environment and life quality of the persons affected by the demolition.

(3) Due to the implementation of the project, the villages affected by the project become the direct beneficiary as well as the participant of the project, thus the land acquisition and demolition get strong support from the mass in the project area. After the villagers’ property is acquired, they all get a full amount of compensation. The villages positively assist the affected persons in economic recovery with the compensation fees, take the interest of the project, the collective and individual into full consideration, obtain the full support from the various stakeholders, and then ensure the smooth implementation of the project. Therefore, the project has obtained good results since its implementation, without complaints from the masses.

(4) The principle of public participation is reflected better and the rights and interests of vulnerable groups ad women have been ensured to some degree. The project coordinating
group of project implementing village has done fruitful work in terms of mobilizing community members to participate in the project, project participation, project implementation supervision, etc., and it has become an effective carrier for realizing project participation.

7.2 Problems and suggestions

Our supervision and consulting work have been supported by The Foreign Loan Supporting Project Management Office of Shaanxi Province, Mt. Qinling National Botanical Garden, and Zhouzhi County Project Coordination Office, thus going smoothly. Besides expressing thanks to various relevant organizations, we propose the following suggestions for later land requisition and demolishing:

(1) As the project has been postponed for many times, especially since the land requisition and demolition in 2010, housing compensation has not been paid, which results in slow progress in resettlement housing construction. Currently, after the main body of Dianzhen Village relocation site is constructed, and “three supplies and one leveling” are not realized, which delays the relocation of the mass many times. Jinfeng Village relocation site has merely completed its planning. The lagging construction of relocation housing not only leads to difficulty in project implementation, but also causes inconvenience for the production and life of the masses. If the problem is not solved through coordination as soon as possible, it will greatly affect the project construction. It is suggested that the parties concerned should pay land requisition and resettlement fees of the project promptly and give enough compensation to the affected persons and resettle them timely and as early as possible.

(2) The land requisition and demolition organizations of Mt. Qinling National Botanical Garden and Zhouzhi Coordination Office have undertaken lots of work in the project, but due to frequent employee turnover, shortage of stable personnel arrangement, and working personnel's lack of understanding project polices and information, many inconveniences are caused for land requisition and demolition management of the project, information of land requisition and demolition are not centralized, systematic or consistent. Especially in terms of public consultation and information disclosure, the masses will have less confidence in the project construction and give less support to it. Therefore, it is suggested that relevant parties concerned should pay great attention to this problem, make land requisition organization and personnel stable, and strengthen business and policy training.
for working personnel, thus twofold results with half the effort can be obtained.

(3) One policy on the project land is that farmers who possess land use rights become shareholders and share profits of the land used in the project. It is a quite good policy essentially, but due to the lagging project construction, it has not been implemented so far. The dividend scheme for land use right was formulated in 2008 and various villages signed the shareholder agreement in 2010. Based on the original plan, the masses could enjoy the dividend for the project construction in 2011, but the plan has not been implemented nowadays, which results in complaints from the masses. It is suggested that relevant organizations should carefully take the masses’ advice, and take active measures to compensate for the masses’ losses caused by this.

(4) Besides the land requisition and demolition organizations of Mt. Qinling National Botanical Garden and Zhouzhi Coordination Office, various village groups affected should be familiar with and understand the policies and procedures for land requisition and demolition, and pay special attention to keeping various records and documents for land requisition and demolition, including records for villagers’ meetings, consulting activities and information disclosure, thus being convenient for summarizing and querying for confirmation of land requisition and demolition.
秦岭国家植物园是省政府、国家林业局、中国科学院和市政府确定的生态建设项目。为了确保项目顺利实施，现将秦岭国家植物园一期移民搬迁安置和补偿标准等有关问题通知如下：

一、搬迁范围

秦岭国家植物园建设移民搬迁涉及8个行政村，25个村民小组，979户，4656人。其中，迁地保护区涉及搬迁2个行政村，13个村民小组，650户，2730人；就地保护区，涉及搬迁6个行政村，329户，1926人。

按照轻重缓急的原则，计划一期搬迁388户，1582人，涉及到殿镇村5个组（一、八、九、十、十一组），199户，833人，涉及金凤村两个组（一、三组），151户，594人，涉及田峪山区6个村38户，155人。

二、安置范围

规划建设金凤新村（金凤新村总规划466.5亩，其中一期占地100.5亩，安置171户，668人）和殿镇新村（殿镇新村总规划344.2亩，其中一期占地123.5亩，安置217户，914人）两个安置点。金凤新村位于107省道K117+000公里处路北；殿镇新村地处S107省道南约300米，田峪河东400米。

三、征地补偿

秦岭国家植物园建设土地征用补偿费、补助费执行以下标准：

（一）土地补偿和补助费：2.6万元/亩。

（二）青苗补偿费：夏季530元/亩，秋季570元/亩。

（三）社保资金：1.6万元/亩。

四、拆迁安置

（一）调查摸底
在拆迁前应对秦岭国家植物园建设拆迁范围内的建筑物面积、结构、类型，土地面积、类型，附着物及种植物的种类、数量的进行调查摸底。

（二）拆迁时限及方式
拆迁时限按照拆迁公告和拆迁协议执行：本次拆迁采取自拆、自行过渡的方式，过渡期限为6个月。
（三）新村建设方式

按照“统一规划、统一设计、统一安置”的原则，采取自建与统建相结合，以自建为主的方式规划建设新村。新村的水、电、路、照明、绿化工程等公共设施由拆迁人统一规划建设；新村住宅房由设计单位统一设计，安置户按照其选择的住宅建设方案自行建设。

（四）拆迁、安置相关补助及奖励

1. 拆迁工程费补助：凡在拆迁协议规定期限内自行拆迁的，经验收合格后，给予拆迁工程费补助，补助标准为评估补偿价的3%。

2. 移民搬迁补助：按照两个“5+1”移民搬迁补助标准（即按照每搬迁一人补助1000元，每户补助5000元）进行补助，每户约1.8万元。

3. 建房施工补助：为加快搬迁进程和新村建设进度，并保证新村建设按照规划设计统一实施，确保搬迁户在新村的居住条件不低于老村居住水平，综合考虑群众建新房承受能力，每户补助建房施工费1.4万元。

4. 拆迁过渡补偿：拆迁过渡期限为6个月，过渡费按人计算，每人每月60元，核算到户。

5. 搬迁（含回迁）补助：按户计算，每户补助300元。未按拆迁协议规定搬迁、回迁的，不支付搬迁、回迁补助费。

6. 对于个别补偿补助后仍无建房能力的特困户，经民政部门核实后按有关政策予以资助。

7. 拆迁奖励：自评估结果出台后，3日内能签字并开始动迁的，奖励评估补偿价的3%；按拆迁协议时限要求拆迁完毕并经验收合格的，奖励评估补偿价的4%。

五、建筑物、构筑物及地面附着物补偿标准

（一）建筑物补偿基准价

在建筑物实际补偿执行中，实际补偿价=建筑物面积×建筑物补偿基准价×建筑物成新度，房屋装修部分另行评估确定。

1. 砖混结构分为四个等级：一级每平方米680元，二级每平方米660元，三级每平方米640元，四级每平方米620元。

2. 砖木结构分为三个等级：一级每平方米550元，二级每平方米530元，三级每平方米510元。

3. 砖土木结构分为三个等级：一级每平方米430元，二级每平方米410元，三级每平方米390元。
4. 土木结构分为三个等级：一级每平方米350元，二级每平方米330元，三级每平方米310元。

5. 简易房划分为两个等级：一级每平方米100元，二级每平方米80元。

6. 棚舍及畜禽栏舍：每平方米25元。

（二）附属建筑物补偿标准

砖混结构门楼1000元/个，砖木结构门楼600元/个，简易结构门楼300元/个；户外厕所200元/座；土围墙20元/㎡，240砖围墙45元/㎡；120砖围墙25元/㎡（粉刷每平方米补偿10元）；土灶台200元/个，水泥灶台100元/米，砖头灶300元/个；水井300元/个；手压井200元/眼，单头龙头20元/个，单头含池水龙头100元/个；砖铺地面10元/㎡，水泥地面厚10cm以上20元/㎡。

（三）坟墓迁移费

3年以内新坟墓（含3年），每个坟头按500元标准补偿；3年以上的老坟墓，每个坟墓按300元标准补偿。

（四）水利设施补偿

喷灌设施，每亩按500元标准补偿；水泥“U”渠，“D80”80元/米，“D60”60元/米，“D40”40元/米；水泥砌石渠，护坡240元/立方米，护底214元/立方米；深水井，每眼（100米以上）按10万元标准补偿；水泥管每米30—50元；水泵按购置价折旧补偿；井房，按每座5000元标准补偿。

（五）电力设施补偿

变压器每台搬迁费按2000元标准补偿；配电房按每平方米150—200元补偿；农业用电线路，每米按10元标准补偿。

（六）林木苗木补偿

按照秦岭国家植物园地面附着物补偿参考标准据实补偿（见附表）。

（七）其它补偿

产权合法的建筑物构筑物按照评估补偿标准进行补偿；对因多年禁建房形成的危房和婚嫁住房紧张等实际情况造成的违章建筑，按评估补偿价的80%给予补偿，其余的违章建筑一律不予补偿；国家出资建设的水利、电力等设施不予补偿，但拟建的新村范围内群众自筹部分予以补助。

六、组织实施

（一）组织实施方案

在周至县秦岭国家植物园建设协调领导小组的统一领导下，由集贤镇人民政府负责组织实施移民搬迁和
新村建设工作。

（二）搬迁实施步骤及时间安排

1. 2010年3月前完成补偿清理新村安置点地面附着物、新村道路建设和水电配套工作。其中：（1）出村路：殿镇新村出村路1.0公里，金凤新村出村路0.5公里，共计1.5公里。（2）街道：总长度907.00米，面积94098.00平方米。①金凤新村街道长度5240米，面积63522平方米。②殿镇新村街道长度3830米，面积30576平方米。③两个新村布设低压线，实施部分饮水工程，完善主街道排水渠5公里。

2. 2010年底前完成拆迁和安置建房工作。

（三）对于秦岭国家植物园建设环境保障协调工作机构所需的管理协调费等费用，按移民搬迁安置费的6%包干使用。

（四）秦岭国家植物园新村搬迁征地应缴的耕地开垦费、新增建设用地有偿使用费、耕地占用费、重点水利建设专项基金等税费按照国家有关规定缴纳。

（五）凡属拆迁范围内的一切建筑物、设施、树木、苗木等附着物，由所在人在限定时间内拆除清理，不得借故拖延。对于无理阻拦和扰乱施工的，由公安机关按《治安管理处罚法》的有关规定严肃处理，构成犯罪的，移送司法机关依法追究其刑事责任。
第一章 总则

第一条 为确保秦岭国家植物园（以下简称植物园）建设顺利实施，切实维护植物园规划区内搬迁当事人合法权益，依据《中华人民共和国土地法》和省政府[2007]142号《关于秦岭植物园建设总体规划的批复》文件为依据及2012年3月13日《西安市国有土地上房屋征收与补偿办法》、《西安市人民政府关于秦岭国家植物园项目一期移民搬迁安置及补偿标准等有关问题的通知》的要求，结合秦岭国家植物园建设和发展及地方群众发展的需要及集贤镇土地利用总体规划，特制定本方案。

第二条 植物园规划区内因植物园建设需要搬迁房屋及其附属物的，适用本方案。

第三条 参照社会主义新农村建设的方针政策，本着可持续发展和节约使用土地资源的原则，对植物园规划区内的搬迁户实行“统一规划、统一建设、统一搬迁、集中安置”。殿镇移民新村一期不能满足群众生产生活的需要及项目建设需要的，由植物园和镇人民政府重新规划，镇村统一建设或群众自建。

第四条 集贤镇人民政府负责组织实施新村建设及搬迁工作。

第五条 村民所属房屋搬迁补偿集中安置以户为单位进行，以持有合法的土地使用有效证件或公安机关的户籍证明为产权计户单位。

第六条 本方案的搬迁补偿集中安置对象必须同时符合下列条件。

（一）属于被搬迁村庄的集体经济组织并参与集体组织经济分配的成员，且在搬迁公告发布日之前，具有被搬迁村庄的合法户籍或房屋所有者户口不在本村，但原属本村村民的祖遗户房产。

（二）对搬迁的建构筑物及附属物拥有所有权，并持有合法的土地使用权。

第七条 被安置对象户的确认由集贤镇会同公安户籍部门及村、组共同负责。

第二章 搬迁与补偿标准

第八条 依照相关规定，由县植物园协调办组织、秦岭国家植物园参与配合、集贤镇人民政府具体负责实施，通过合法评估机构，按法定程序实施被拆迁房屋的测量、登记、评估和价格认定。

第九条 评估机构按照国家规定、行业规范及标准，结合市政府关于植物园搬迁安置补偿标准，对植物园规划区内的建构筑物及其地面附属物进行评估，任何单位或个人不得以任何形式干预评估工作。

第十条 评估工作应由评估机构指派2名以上（含2名）工作人员具体实施。
搬迁区内的原公益设施及其附属设施不予评估和补偿，由集贤镇人民政府按新村规划予以建设。

第十一条 被搬迁人的房屋价值评估报告为搬迁补偿费用结算的依据。集贤镇人民政府依据评估结果与被搬迁人签订《搬迁安置补偿协议》，协议签订后，被搬迁人应保持原房屋现状，不得自行拆卸拆除，否则，被搬迁人承担一切损失和事故责任等，并且不得干扰、阻挠搬迁工作。

《搬迁安置补偿协议》应载明以下内容：

（一）被搬迁房屋的所有权人、地址、面积、使用性质等；

（二）补偿方式、安置补偿标准和结算方式；

（三）安置房屋的所有权人、地址、面积、使用性质和结构。

（四）违约责任和解决争议的方式；

（五）其它约定事项。

第三章 安置建设

第十二条 植物园规划区内被搬迁人的安置按照“统一规划、统一建设、统一搬迁、集中安置”的原则，在殿镇移民新村进行集中安置。原一院宅基地，只能在新村安置一户住宅，对于符合分户条件，且评估时已分户仍同宅居住的，由村组按植物园规划在新规划区内依法审批后划拨宅基地，统一设计建设或群众自建。

第十三条 安置方式为住房安置与货币补偿两种方式，被搬迁人只能选择其一进行安置。选择住房安置方式的，在签订《搬迁安置补偿协议》互补房屋差价款后，即应签订《交房承诺书》并按照安置房屋的规定程序办理选房手续。安置房屋总价款按审计决算的最终价款为准。

第十四条 植物园规划区内的被搬迁人，享有被安置权利。自愿放弃安置并自行搬迁的，除按照评估报告价格及规定标准给予补偿外，并享受相关奖励政策。

第十五条 由集贤镇人民政府及相关部门做好设计、招投标、监理、规划及新村建设资料档案管理工作，启动移民新村建设工作。

第十六条 对符合条件的安置户，一期安置房为3间2层半，房屋结构为砖混结构。

第十七条 安置房价款应在被安置人的房屋补偿款、奖励款中予以抵扣，多退少补，不足部分按照《搬迁安置补偿协议》向各安置户收取，安置户未补足新房建设款的，暂不予安置。

第十八条 新村建设：
（一）移民安置区基础设施建设，按有关职能，由周至县人民政府相关部门依照国家相关政策组织实施。

（二）基础设施建设必须严格执行建设工程审批程序。

（三）设计变更处理，由施工单位、工程监理提出意见交集贤镇人民政府审核，报植物园协调办核定，交原设计单位出具变更资料（含变更后增减工程概算）后实施。

（四）新村建设完工后，经建筑工程质量安全技术监督部门验收合格后，即交付搬迁人予以使用。

第四章 特殊情况的处置

第十九条 对违章建筑的处理。

下列建筑为违章建筑：

（一）自周至县人民政府 2007 年 4 月 27 日发布《关于立即停止秦岭国家植物园搬迁区内非法建设的通告》之日起，在秦岭植物园规划区范围内新建、抢建、改建、扩建、翻建的建筑物、构筑物、附属物等属违章建筑。按《秦岭国家植物园搬迁地区一期（160 户）移民搬迁安置工作细则》第九条第 3 项规定标准执行。

（二）违法出租、买卖土地所建造的房屋一律不予补偿安置。

第二十条 在搬迁范围内有合法宅基地而未建房且符合安置条件的，按照本方案第三章的相关规定予以安置。房屋所有者户口不在本村但原属本村村民，搬迁时只享受搬迁奖励和搬迁补助，不得享受其它移民搬迁政策补助。对超标拥有多处宅基地并建有房屋的，只对合法宅基地上的合法建筑房屋给予补偿。

第二十一条 被搬迁人在外地工作的，搬迁通告发布后，可由其委托代理人代表房屋所有权人参与搬迁补偿的协商事宜，自搬迁通告发布之日起，一周内无代理人或无法通知房屋所有权人的，集贤镇人民政府按照本方案第二章的相关规定向公证机构申请公证后，可先行实施搬迁。

第二十二条 对居住和使用临时建筑、违章建筑，非法占用房屋或无房屋有效凭证的房屋所有人和使用人，以及在非住宅房屋内居住的空户、挂户、插户等均不予安置。

第二十三条 产权有纠纷或所有权分属两个以上（含两个）被搬迁人，且在补偿方面存在争议的建筑物、构筑物等，应先由有关部门进行调解或处理，在公布的搬迁期限内纠纷无法消除的，集贤镇人民政府可按照有关规定提出补偿方案，并通知被搬迁人或争议双方对应拆除的建筑物、构筑物通过司法机关或公证机构依法进行公证后，先行实施拆除，待争议或纠纷处理完毕后按标准予以补偿。

第二十四条 拆除设有抵押权的建筑物、构筑物，抵押人与抵押权人应就该抵押物以及所担保的债权处置达成新的协议，共同向集贤镇提供该协议，并移交植物园协调办审核备案，被搬迁人方可与移民搬迁
安置补偿工作领导小组办公室订立补偿安置协议。双方在拆迁期限内未达成有效协议的，由移民搬迁安置工作领导小组办公室按规定提出补偿方案，申请公证机构进行公证后，先行实施搬迁。

第五章 安置房屋补偿和搬迁安置奖惩办法

第二十五条 补偿原则：移民搬迁安置工作领导小组办公室依据法定评估结果确定补偿总额。

第二十六条 搬迁户自县政府【2010】12号通告发布之日起及评估后，无违章建设或自愿在协议签订时放弃违建补偿并同意拆除的，按《秦岭国家植物园迁地区一期（160户）移民搬迁安置工作细则》第二十条 4、5 项规定标准执行。

第二十七条 搬迁安置奖励：为加快搬迁安置速度，自新房建成排序之日起，凡在60日内能主动搬入安置新房，积极配合拆除旧房的，给予每户奖励8000元；凡在80日内能主动搬入安置新房，积极配合拆除旧房的，给予每户奖励5000元。

第二十八条 被搬迁人与移民搬迁安置工作领导小组办公室达成搬迁安置协议后，必须全面履行协议所规定的权利和义务，在规定期限内搬迁完毕，即应拆除原房屋、交回房屋宅基地使用权，任何单位和个人不得以任何理由干扰、阻碍搬迁安置工作的正常进行，对围攻、辱骂、殴打搬迁工作人员，阻碍搬迁工作人员执行公务及抢占房屋，影响正常搬迁及安置工作秩序的人和事，由公安机关依照有关法律法规进行处罚；情节严重构成犯罪的，依法移交司法机关依法追究法律责任。在《搬迁安置补偿协议》和《交房承诺书》签订后，被搬迁人在规定搬迁期限内未及时选房、搬迁的视其放弃，移民搬迁安置工作领导小组办公室可安排后续选房户依次替补安置。

第二十九条 搬迁安置工作人员必须严格执行有关法律法规、政策，接受有关部门和群众的监督，对玩忽职守、滥用职权、徇私舞弊的，由有关部门给予行政处分，构成犯罪的，由司法机关依法追究法律责任。

第三十条 本方案由周至县秦岭国家植物园建设协调领导小组办公室及集贤镇人民政府按有关法律法规及有关政策制定具体规定。

第三十一条 本方案由周至县秦岭国家植物园建设协调领导小组办公室负责解释。

第三十二条 本方案自公布之日起实施。

附件：秦岭国家植物园迁地区一期（160户）移民搬迁安置工作细则

周至县秦岭国家植物园建设协调领导小组办公室
附件：秦岭国家植物园迁地区一期（160 户）

移民搬迁安置工作细则

第一章 总则

第一条 为了认真贯彻市人民政府【2007】117 号文件精神，落实好《秦岭国家植物园移民搬迁安置实施方案》，根据植物园迁地保护区规划需要和评估结果特对一期（160 户）搬迁安置工作制定本细则。

第二条 秦岭国家植物园（以下简称植物园）规划区内因植物园建设需要搬迁房屋及其附属物的，适用本细则。

第三条 集贤镇一期搬迁安置工作按照“统一规划、统一建设、统一搬迁、集中安置”的原则，在周至县人民政府领导下，由周至县秦岭国家植物园建设协调领导小组办公室（以下简称植物园协调办）统一组织，集贤镇人民政府具体实施，秦岭国家植物园及县级各相关部门密切配合。

第四条 集贤镇人民政府（即搬迁人）具体负责实施移民搬迁安置工作，（被搬迁人）是指被搬迁的建筑物、构筑物及其附属物拥有合法所有权的所有人。

第二章 搬迁与补偿标准

第五条 具体实施单位依照本细则规定，按照搬迁安置补偿协议对被搬迁人给予补偿、安置。被搬迁人应在规定的搬迁期限内完成搬迁。

第六条 按照国家相关规定，由组织实施单位确定具有勘测、搬迁评估资质的机构，对被搬迁房屋建筑面积、地面附属物进行勘测和评估。

第七条 评估工作由评估机构指派 2 名以上（含 2 名）工作人员具体进行评估。
第八条 集贤镇人民政府组织依法实施搬迁或委托具有房屋搬迁资格的单位实施搬迁。任何搬迁户不得私自拆除，如因此造成的一切损失和事故责任等由搬迁户自行承担。

第九条 建筑物、构筑物、地面附属物补偿标准，按照西安市人民政府【2010】21号文件《关于秦岭国家植物园项目一期移民搬迁安置及补偿标准等有关问题的通知》执行。

（一）建筑物补偿基准价

在建筑物实际补偿执行中，实际补偿=建筑面积×建筑物补偿基准价×建筑物成新度，房屋装修部分另行评估确定。

1. 砖混结构分为四个等级：一级每平方米680元，二级每平方米660元，三级每平方米640元，四级每平方米620元。

2. 砖木结构分为三个等级：一级每平方米550元，二级每平方米530元，三级每平方米510元。

3. 砖土木结构分为三个等级：一级每平方米430元，二级每平方米410元，三级每平方米390元。

4. 土木结构分为三个等级：一级每平方米350元，二级每平方米330元，三级每平方米310元。

5. 简易房划分为两个等级：一级每平方米100元，二级每平方米80元。

6. 棚舍及畜禽栏舍：每平方米25元。

（二）附属建筑物补偿标准

砖混结构门楼1000元/个，砖木结构门楼600元/个，简易结构门楼300元/个，户外厕所200元/座，土灶台200元/个，水泥灶台300元/个，砖锅头300元/个，土坑300元/个，煤板炕500元/个，手压井200元/眼，单头水龙头20元/个，单头含池水龙头100元/个，未涉及项类以评估定价执行。

（三）其它补偿

1. 2007年4月27日县政府通告发布后至2010年7月20日第二次公告发布前，对已评估新建的房屋，依据市政发【2010】21号文件按评估价的80%给予补偿。2010年7月20日后违建的补偿按评估价的60%给予补偿。

2. 违法出租、买卖土地所建造的房屋等，一律不予补偿安置。

3. 自2015年10月22日后所有违建、抢建等建筑物，不予补偿。

第十条 搬迁区内的原公益设施及其附属设施均不予评估和补偿，由组织实施单位根据新村规划予以建设。
第三章  安置建设

第十一条  殿镇移民新村本期集中安置 160 户。

第十二条  安置方式为住房安置与货币补偿两种方式，被搬迁人只能选其一进行安置。

第十三条  被搬迁人选择住房安置方式及具体办法：

1. 规划区内的搬迁户按“互补差价”的原则安置，原有的一院宅基，只能在新村安置一座住宅，原房屋由搬迁人拆除，宅基地使用权一并收回。对符合分户条件且孝合时已经分户，但仍同宅居住的可另行在新规划区内，按规划审批后划给宅基地或在二期安置时按规定安置。

2. 以移民搬迁评估结果为依据，以签订的《搬迁安置补偿协议》和《交房承诺书》为基础，以户主自愿报名发给《选房授权书》时间确定安置户。

3. 安置户以签订《搬迁安置补偿协议》和《交房承诺书》补交房屋差价款（安置房价款按审计决算结果户均 236.23 ㎡，930 元/㎡，计 21.97 万元，从被安置户的房屋补偿款、奖励补助款中，多退少补，予以抵扣）。

4. 安置户交付房屋差价款后，依先后顺序可在新村自行选房，并签订《选房卡》。对在规定时限内，未及时选房的，视为自动弃权，移民搬迁安置工作领导小组办公室可安排后续选房户依次替补选房。

5. 搬迁户在选定安置房后，必须在规定期限内搬入新房并将其原住房及房屋宅基地使用权交予搬迁人。

6. 搬迁户无经济力量取得搬迁安置房的，可与殿镇村内居民户置换安置，必要时可扩大至赵代十队和金凤三队。

第十四条  被搬迁人选择货币补偿的，除按照评估报告价格予以补偿外，并享受相关奖励政策。

第十五条  被搬迁人资格确认

1. 户籍在本村，并参与集体经济组织分配的。

2. 以户籍证明及评估时已确定的户主为依据，并经组、村、镇认定的。

3. 房屋所有权户口不在本村，但原属本村村民的祖遗户。

第十六条  被搬迁户人口的确认

对搬迁户人口的确认，以本次搬迁公告发布之日户人口为准（当日零时）。

第十七条  被搬迁户资格的确认
具有公安机关户籍证明和合法宅基地手续并经组、村、镇认定的。

第十八条  搬迁安置范围

秦岭国家植物园项目规划区内的殿镇村九、十组全部住户和一组（3 户）、二组（4 户不安置）及八组（12 户），共 131 户。

第十九条  安置房标准

1. 符合新村一期房屋建筑设计要求。
2. 符合国家质量安全标准。
3. 室内毛墙毛地，普通木质夹板门，塑钢中空玻璃窗。
4. 上下通水，白帜灯照明。
5. 户型为单家独院、三间两层半。

第四章  奖励与处罚

第二十条  搬迁安置奖励

1. 一次性发给搬迁户每户 500 元的搬迁（含回迁）补助费。
2. 一次性补助搬迁户每户过渡费 3000 元。
3. 对要求在原房内过渡的被搬迁户，不予付给过渡费，且必须交押 20000.00 元保证金，待交回被搬迁房屋后再予返还。
4. 搬迁户自县政府【2010】12 号通告发布之日起及评估后，无违章建设或自愿在协议签订时放弃违建补偿并同意拆除的，依照《搬迁安置补偿协议》的要求，能按时搬迁的，按照省、市两个“5+1”移民搬迁政策（即每户补助 10000 元，每人 2000 元）进行补助。
5. 自周至县人民政府 2010 年 7 月 20 日发布《关于立即停止秦岭国家植物园搬迁区非法建设的通告》和评估后，严格遵守通告规定或放弃违建补偿并同意拆除的搬迁户，每户奖励 14000 元。
6. 搬迁户自签订搬迁安置协议之日起，凡在 60 日内能主动搬入安置新房并积极配合拆除旧房的给予每户奖励 8000 元；凡在 80 日内能主动搬入安置新房并积极配合拆除旧房的给予每户奖励 5000 元。
7. 房屋所有者户口不在本村，但原属本村村民搬迁时只享受搬迁（含回迁）补助费及搬迁奖励，不得享受其它移民搬迁政策补助。
第二十一条 各项搬迁补偿、补助及奖励款必须在搬迁房屋拆除后予以兑现。

第二十二条 被搬迁人未能在拆除时限内交回原房的，由搬迁人申请人民法院依法收回被搬迁房屋并强行拆除，同时取消一切奖励及补助。

第二十三条 对在移民搬迁安置工作中违反法律、法规规定，扰乱公共秩序，妨碍公务和诽谤、侮辱、殴打工作人员，致使移民搬迁安置工作不能正常进行的人和事，交由公安机关根据相关法律法规依法严惩。

第二十四条 对在移民搬迁安置工作中滥用职权、玩忽职守、徇私舞弊的，由有关部门严肃处理，情节严重的移送司法机关依法追究责任。

第二十五条 《搬迁安置补偿协议》和《交房承诺书》签订后，被搬迁人在规定期限内未搬迁的，由移民搬迁安置领导小组报县人民法院组织依法强制拆除。

第五章 组织搬迁

第二十六条 组织搬迁

1. 由秦岭国家植物园、周至县秦岭国家植物园协调办、集贤镇人民政府成立移民搬迁安置工作领导小组，全面负责搬迁安置工作的组织、领导和协调工作。

2. 由搬迁人负责完善各种资料档案，制作《搬迁安置补偿协议》和《交房承诺书》、《选房授权书》。

3. 各搬迁户在村、镇的统一领导下，签订《搬迁安置补偿协议》、《交房承诺书》，兑付房屋差价款后，领取《选房授权书》，由搬迁户依次在新村选房。

4. 安置户代表应是在协议上签字的户主本人或全家共同委托的代理人，户主、委托代理人应携带选房卡、本人身份证、户口本及家庭成员共同授权的委托书。

5. 安置户户主既不亲自参加选房，又不委托他人按时参加的，不予考虑安置。

第六章 附则

第二十七条 未尽事宜，由秦岭国家植物园建设协调领导小组办公室和集贤镇人民政府按有关法律法规及政策制定具体规定。

第二十八条 本细则由周至县秦岭国家植物园建设协调领导小组办公室负责解释。

第二十九条 本细则自公布之日起执行。
Attachment III List of 160 Relocated Households in Ex-Situ Conservation Zone of Phase I

殿镇八组（51户）:

黄东林、杜建军、冀麦楼、韩全县、周维、黄东权
韩新红、韩昆、李青利、马东洋、石永刚、石根前
杜爱民、刘友权、骆院民、康峰、张创创、李存良
杜智、韩全营、仁占省、董书权、胡关阵、何兰花
石金花、王广胜、雷广全、龚伏夫、郭明理、黄关理
黄松、赵苍林、韩志杰、王月川、温从容、何勇
黄东平、荣志云、曾志友、韩建斌、韩建国、董三元
韩全成、杨军、王怀东、朱卫红、孙东平、黄民权
周爱喜、周存喜、何双焕

殿镇九组（66户）:

邵海民、马天成、王志业、刘宏斌、胡来喜、邵玉杰
王许杰、吴宗发、葛九林、吴根成、吴流锁、李来印
付顺利、吴宗周、胡传幸、胡来幸、李来锁、吴金锁
荣勤娃、胡海军、胡喜娃、唐德海、余志春、余志斌
夏保柱、胡天喜、吴宗林、邵付军、夏树成、吴林山
吴群山、吴青山、吴松山、杜国虎、吴绪荣、吴军军
吴战胜、吴胜利、吴随新、邵宏卫、王涛、邵选社
邵文选、邵新战、马创军、刘俊民、刘刚战、胡思贤
孔发民、苟红军、李秀斌、吴汉清、杜小勇、张书生
吴根锁、李长印、邵军胜、吴银花、夏启民、胡三幸
杨润娃、吴昆彦、严尚照、严充照、严永照、熊国良
殿镇十组（43户）：
胡振堂、雷丹宁、雷丹旭、张农民、荣金祥、王海余
祝文涛、胡振林、宋宁涛、雷旭虎、雷丹鹏、张鹏程
方青芳、卢海玲、周长印、侯长良、罗俊峰、周新亮
宋宁波、王海生、唐海生、胡撵良、王俊杰、胡长海
王江安、雷文艺、张拾义、胡汉文、周养民、雷文龙
侯占良、唐海峰、雷卓珍、雷评论、雷文兴、严汉学
雷剑、周海军、周建宏、雷志华、张意党、侯宝良
张春娥
共计：160户
Attachment IV List of 66 Relocated Households in Ex-Situ Conservation Zone of Phase II

殿镇一组（3 户）：

刘创民、陈德财、牛正印

殿镇二组（4 户）：

秦正友、屈红石、陈卫平、郭军民

殿镇八组（31 户）：

何安成、王治民、吴向东、王航、刘代林、韩全军、孙军旗、宋平军、白改玲、徐战营、吴阳娃、石六全、赵苍泊、蔡东生、胡金虎、马海洋、胡关来、周建东、康士海、何大焕、韩全林、马拴狗、吴向太、王保民、马克杰、黄卓、黄芳金、龚保卫、张随新、石前期、黄智斌

殿镇九组（9 户）：

邵海荣、邵斌、邵展飞、马超、吴超峰、刘运宏、唐杰、杜永强、孔凤辉

殿镇十组（11 户）：

集体房、宋明富、王俊德、王俊杰、陈存牢、雷志英、侯锁成、周新汉、周杰、胡大斌、唐天赐

金凤一组（5 户）：

王斌、方权林、徐德成、邵海洋、叶先林

楼观镇（2 户殿镇八组有住房）：

黄方胜、黄方礼

辛家寨（1 户殿镇八组有住房）：

王多社

共计：66 户