Due Diligence Report and Action Plan

May 2014

People’s Republic of China: Shanxi Technical and Vocational Education and Training Development Project

Prepared by the Shanxi Project Management Office under the Shanxi Education Department for the Asian Development Bank.
CURRENCY EQUIVALENTS
(as of 26 May 2014)

Currency unit  –  yuan (CNY)
CNY1.00  =  $0.1604
$1.00  =  CNY6.2357

ABBREVIATIONS

ADB  –  Asian Development Bank
AH  –  affected household
AP  –  affected person
CPC  –  Communist Party of the People’s Republic of China
FGD  –  focus group discussion
HD  –  house demolition
hectare  –  1 hectare = 15 mu
IA  –  implementing agency
JVTC  –  Jinzhong Vocational and Technical College
LA  –  land acquisition
mu  –  Chinese unit of measurement for land area
      (1 mu = 666.67 m² = 0.0667 ha)
PMO  –  project management office
PRC  –  People’s Republic of China
SATC  –  Shanxi Architectural Technical College
SEVC  –  Shanxi Engineering Vocational College
SHREA  –  Shanxi Huacheng Real Estate Appraisal Co., Ltd.
STVTC  –  Shanxi Traffic Vocational and Technical College
SVTC  –  Shanxi Vocational and Technical College
SVTCC  –  Shanxi Vocational and Technical College of Coal
SYFES  –  Shanxi Yuncheng Financial and Economic School
TMG  –  Taiyuan Municipal Government
TNTEDMC  –  Taiyuan New Technology and Education Development Management Center
TRMS  –  Taiyuan Railway Machinery School
YAEDZ  –  Yuncheng Airport Economic Development Zone

NOTE

In this report, “$” refers to US dollars.

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ADB-financed Shanxi Technical and Vocational Education and Training Development Project

Resettlement Due Diligence Report and Action Plan

Project Management Office under the Department of Education of Shanxi Province
April 2014
Endorsement Letter

The Shanxi Project Management Office (PMO) hereby endorses the contents of this due diligence report. For the remaining historic resettlement issues which are not fully resolved, agreed solutions will be implemented in a timely way and that appropriate independent resettlement monitoring, as required by the ADB safeguard policy statement 2009, will be undertaken during project implementation. A qualified monitor will be engaged and report the results to ADB semi-annually until the issues have been resolved.

Shanxi PMO
(Signature)
(Date)
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1. Overview of the Project

1.1 Background of the Project

1. Shanxi Province is a resource-rich province, and its economic development has relied overly on the development of coal and other resources for a long term, featuring an extensive development pattern, a simple industry mix, a deteriorating environment, a serious waste of resources, and frequent industrial accidents. In November 2010, the State Council approved Shanxi Province as a national comprehensive trial reform zone for the transformation of the resource-based economy to accelerate the province’s industrial and economic restructuring. The transformation of Shanxi Province requires talent and technical support from vocational education, especially in the emerging pillar industries of coal chemical, mechanical processing and manufacturing industry, logistics and modern cultural tourism. For this reason, the Department of Education of Shanxi Province has applied for a loan with the Asian Development Bank (ADB) to implement the Shanxi Technical and Vocational Education and Training Development Project (hereinafter, the “Project”).

1.2 Basic Information on Resettlement

2. The Project consists of 8 components, in which 7 components involve infrastructure construction within the existing campuses without additional land acquisition (LA). The land for Coal College was acquired in 2010 for the new campus and was not in anticipation of ADB project, and all domestic procedures have been completed. For Engineering College, a housing funds and house reallocation policy was implemented since 2007 and was not in anticipation of ADB project. A building will be demolished for ADB project, and remaining 8 households in this building have not yet received the reallocated housing according to the college’s policy. Land for other 5 colleges was acquired or allocated by the government more than 10 years ago, and all schools have received the Certificate of State-owned Land Using Right. See Table 1.

(1) The proposed coal training building and simulated mine shaft of Shanxi Vocational & Technical College of Coal (Coal College for short) will be constructed in the new campus. In October 2005, the proposal of new campus of Coal College was approved by Shanxi Province DRC. In 2010, the Taiyuan Municipal Land and Resources Bureau withdrew the Taiyuan Farm’s right to this plot and allocated it to Coal College, involving the demolition of residential houses of 4,200.16 m² of 55 households, productive facilities of 3,209.12 m² and offices of 4,139.76 m². The new building for relocation the 75 AHs (including 20 HHs divided from the 50 households) has been completed, and infrastructure is under construction and will be completed by the end of April. It is expected that allocation will be completed by the end of June.

(2) The proposed main teaching building of Shanxi Engineering Vocational College (Engineering College for short) will be constructed in the existing campus, involving no additional LA. An old residential building will be demolished, and 8 households¹ will be subject to house reallocation².

¹ Staff and staff’s children.
² These houses are purchased by the staff during the house reform in 1994. The owner can’t get the
(3) The proposed coal training building and coal teaching building of Jinzhong Vocational and Technical College (Jinzhong College for short) will be constructed in the existing campus, involving no additional LA. A lecture theater of 1,227.5 m² will be demolished and the proposed ADB financed building will be constructed in its place.

(4) The proposed main teaching building and training building of Taiyuan Railway Machinery School (Railway School for short) will be located in the existing campus, involving no additional LA. A teaching building of 6,000 m² will be demolished and the proposed ADB financed building will be constructed in its place.

(5) The proposed general service building of Shanxi Traffic Vocational and Technical College (Traffic College for short) will be located in the existing campus, involving no additional LA and no HD.

(6) The proposed logistics training building of Shanxi Logistics Technical School (Logistics School for short) will be located in the existing campus, involving no additional LA and no HD.

(7) All proposed training facilities of Shanxi Architectural Technical College (Architectural College for short) will be installed in its existing training rooms.

(8) The proposed modern tourism training building of Shanxi Yuncheng Financial & Economic School (Yuncheng School for short) will be located on reserved land in the east area within the existing campus, and the School has got the Certificate of State-owned Land Using. This school is located in Yuncheng Airport Economic Development Zone (YAEDZ). The land was acquired by YAEDZ in 2002, and then the land was allocated to Yuncheng Experimental High School. In 2008, Shanxi Yuncheng Financial & Economic School exchanged the campus with Yuncheng Experimental High School and the land was transferred to Yuncheng Financial & Economic School.

Certificate of Land Using on State-owned land as this kind of house is a kind of benefit. Since 2007, a housing funds and house reallocation policy is implemented, and staff can be reallocated replacement houses.
<table>
<thead>
<tr>
<th>No.</th>
<th>School</th>
<th>Scope of construction</th>
<th>Land area (m²)</th>
<th>Building area (m²)</th>
<th>Nature of land (state-owned / collective)</th>
<th>Year of LA</th>
<th>Is additional LA involved?</th>
<th>Is HD involved?</th>
<th>Type of demolished properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Coal College</td>
<td>Simulated mine shaft</td>
<td>2500</td>
<td>0</td>
<td>State-owned</td>
<td>2010</td>
<td>No</td>
<td>No</td>
<td>Residential houses/ productive facilities / offices were demolished in 2010 and some people are still in transition</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Coal training building</td>
<td>3000</td>
<td>11000</td>
<td>State-owned</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Jinzhong College</td>
<td>Coal training building</td>
<td>3600</td>
<td>20000</td>
<td>State-owned</td>
<td>1958</td>
<td>No</td>
<td>Yes*</td>
<td>Classrooms</td>
</tr>
<tr>
<td></td>
<td></td>
<td>teaching building</td>
<td>3000</td>
<td>11818</td>
<td>State-owned</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Engineering College</td>
<td>Main teaching building</td>
<td>1800</td>
<td>32536</td>
<td>State-owned</td>
<td>1952</td>
<td>No</td>
<td>Yes*</td>
<td>Residential houses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>teaching building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Railway School</td>
<td>Main teaching building</td>
<td>2160</td>
<td>28500</td>
<td>State-owned</td>
<td>1953</td>
<td>No</td>
<td>Yes*</td>
<td>Teaching building</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Training building</td>
<td>910</td>
<td>8200</td>
<td>State-owned</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Traffic College</td>
<td>General service building</td>
<td>1875</td>
<td>7500</td>
<td>State-owned</td>
<td>1996</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Logistics School</td>
<td>Logistics training building</td>
<td>1350</td>
<td>18600</td>
<td>State-owned</td>
<td>1979</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Architectural College</td>
<td>Equipment purchase</td>
<td>/</td>
<td>/</td>
<td>State-owned</td>
<td>2012</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Yuncheng School</td>
<td>Tourism training building</td>
<td>3844</td>
<td>17377</td>
<td>State-owned</td>
<td></td>
<td>No</td>
<td>No</td>
<td>collective land acquired in 2002; transferred to Yuncheng School in 2008</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>24039</td>
<td>155531</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* - the buildings to be demolished are existing educational facilities to be replaced, not residences.
In the 7 components with proposed civil works, buildings with a total building area of 155,531 m², and a simulated mine shaft will be constructed. The 7 components have a total construction land area of 2.4 hectares. See Table 1 for a summary of resettlement impacts and Figure 1 for the locations of the 8 components.

Figure 1-Locations of the 8 Components

1.3 Resettlement Due Diligence Investigation

In order to learn the compensation and resettlement procedures for LA and HD for infrastructure construction in the Project, and protect the lawful rights and interests of the affected persons (APs), the Social Science Institute, Shanxi Provincial Academy of Social Sciences was appointed in the end of March 2014 by the Project Management Office (PMO) at the Department of Education of Shanxi Province to conduct a due diligence resettlement investigation on the Project.

1.3.1 Purpose

To conduct due diligence of the LA, HD and resettlement related to the proposed Project components comprehensively, and evaluate if previous or proposed
LA, HD and resettlement complies with the Land Administration Law of the People’s Republic of China (PRC), Land Contract Law of the PRC, General Principles of the Civil Law of the PRC, regulations and policies of Shanxi Province and Taiyuan City on compensation and resettlement for LA and HD, and ADB’s Safeguard Policy Statement (2009). To check the processes and progress of LA, HD and resettlement, fund management, and resettlement effectiveness, evaluate the current production level and living standard of the affected persons (APs), and their satisfaction, find out outstanding issues in resettlement, and propose feasible suggestions.

1.3.2 Methodology

6. Two approaches were used in this due diligence investigation, i.e., desk research and fieldwork, where desk research is to collect, refer to and verify documents and materials on compensation and resettlement for LA and HD.

- Documents collected in this due diligence investigation include the State-owned Land Use Certificates and LA agreements of the campuses of the 7 components; compensation and resettlement agreement between Coal College and Taiyuan Farm, and list of affected households (AHs); list of AHs of the Engineering College component; and land replacement agreement between Yuncheng School and Yuncheng Experimental High School.

- Public participation information on resettlement: relocation notice issued by Taiyuan Farm, compensation and resettlement program for HD for Taiyuan Farm; Implementing Measures of Engineering College for New House Funding and Old House Reallocation.

7. The fieldwork consisted of sampling survey, FGDs, interviews, etc.

- Sampling survey: A sampling plan was designed, and AHs sampled randomly. On March 26, the task force sampled 8 AHs in Taiyuan Farm (14.5%) for a questionnaire survey, and investigated their housing conditions and living standards.

- FGD: From March 11 to April 10, the task force held FGDs with staff of the PMOs of the 7 components, Taiyuan Farm and the YAEDZ Management Committee, and APs to learn compensation and resettlement for LA and HD. In addition, materials on LA and HD were collected and verified, paying particular attention to vulnerable groups.

- Interview: From March 11 to April 10, the task force conducted interviews with staff of the HD Resettlement Team of Taiyuan Farm and HD Team of the Infrastructure Construction Office of Engineering College, heads of AHs, women, old people, etc. to learn basic information of the APs, demolished buildings and structures, expected resettlement modes, etc., paying particular attention to vulnerable groups.
1.3.3 Scope

8. Content of the due diligence:

◆ Approval process of construction land
◆ Demolition process of workers’ residential houses
◆ LA compensation policies and implementation
◆ LA progress, fund disbursement, compensation rates, etc.
◆ Progress of HD and resettlement housing construction, moving and transition subsidy rates, and disbursement
◆ Income restoration, housing improvement and satisfaction of the APs
◆ Relocation and reconstruction of public facilities
◆ Setup and operating efficiency of implementing agencies (IAs) for resettlement
◆ Public participation and consultation
◆ Grievance redress
2. Coal College

9. The proposed training building of Coal College requires a land area of 2,500 m², and will be located in the new campus. In 2010, the Taiyuan Municipal Land and Resources Bureau withdrew the Taiyuan Farm’s land using right of the land and allocated it to Coal College. The college paid land compensation fees to Taiyuan New Technology & Education Development Management Center (TNTEDMC) at CNY200,000/mu in 2011. Residential houses of 55 households, stockbreeding facilities of 12 households and some offices were demolished in 2012, as consultation, coordination, and domestic procedures were completed in 2010 and 2011; the Coal College paid the related compensation to Taiyuan Farm prior to demolition.

2.1 Introduction to the College and Component

2.1.1 College

10. Coal College is a full-time junior college that trains highly skilled talent for the coal industry. It has two campuses, where the old campus is located at No.40 Xutan East Street, Taiyuan City, with a land area of 250 mu and a building area of 132,700 m². The new campus locates in Taiyuan Economic and Technical Development Zone, with a land area of 562.72 mu, which will be constructed by two phases, where Phase 1 has a building area of 132,000 m². The proposed ADB financed building is located in the area of phase II.

2.1.2 Component

11. The Coal College component is focused on reform and construction in coal excavation by gas extraction, open-pit excavation, manufacture and automation of coal mine machinery, applied coal mine chemical techniques, maintenance of coal chemical equipment, deep coal processing and utilization, online mine safety monitoring, coal marketing and logistics management, etc. around green coal mining. The component consists of: (1) innovation in talent training pattern; (2) teaching staff building for vocational coal education; (3) fundamental capacity building: construction of a modern simulated mine shaft teaching base with a building area of 12,000 m², a ground training and teaching base with a building area of 11,000 m², and 16 training rooms for the practice and training of 300 teachers and 5,000 students, and the practical skills training of 3,000 coal mine technicians; and (4) campus IT building. See Figure 3.

Figure 3-Current Situation of Construction Land for Coal College
2.2 Main Resettlement Impacts of the Component

12. The construction land for the new campus of Coal College is located in the No. 2 branch\(^3\) of Taiyuan Farm, which was established in the 1950s, specializes in cow raising and forage production, and is composed of a production area, a living area and a forage cultivation area. All land of the second branch is state-owned land.

13. The main impact of the Coal College component was HD, with buildings and structures of 11,549.15 m\(^2\) demolished in total, including houses of workers' households of 4,200.18 m\(^2\), stockbreeding facilities of 3,209.21 m\(^2\) and offices of 4,139.76 m\(^2\).

2.2.1 Farm Workers’ Houses

14. Residential houses of 4,200.18 m\(^2\) were demolished by the Taiyuan Farm in April 2012, affecting 55 workers' households with 180 persons. These houses are workers' dormitories constructed in the early years of the second branch, all being one-storied and in masonry timber structure, and the houses were purchased by workers according to the state policy on housing reform in 1996. For this kind of houses, the workers can't get the Certificate of Land Using on State-owned Land.

2.2.2 Stockbreeding Facilities

15. Cow breeding facilities of 3,209.21 m\(^2\) belong to 12 workers and were demolished in April 2012. These facilities are mostly buildings and structures expanded in the early 1980s, all in masonry concrete structure.

2.2.3 Offices

16. Offices and attachments of 4,139.76 m\(^2\) belonged to the Taiyuan Farm were demolished in April 2012. These offices were constructed in the early 1950s, all being one-storied and in masonry timber structure. In addition, some structures, enclosing walls, and utilities were also demolished.

2.3 Implementing Agencies for Resettlement

2.3.1 Implementing Agencies and Responsibilities

17. The agencies involved in state-owned land using right allocation in the Coal College component include the Taiyuan Municipal Land and Resources Bureau,

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\(^3\) a farm administration unit
Taiyuan Municipal Government (TMG), and TNTEDMC; and the agencies involved in HD and resettlement include TNTEDMC, Coal College, the Coal College Resettlement Leading Group, Taiyuan Farm, and Shanxi Huacheng Real Estate Appraisal Co., Ltd. (SHREA).

(1) The responsibilities of the agencies involved in land allocation and campus registration are as follows:

- Taiyuan Municipal Land and Resources Bureau: conducting land review, conducting land use right registration and verification, and issuing the letter of approval of construction land and decision on state-owned land allocation;
- TMG: issuing the land use certificate;
- TNTEDMC is a department agency of Taiyuan High-tech Development Zone Commission. It’s responsible for reviewing and approving the college to register in the development zone.

See Figure 4.

(2) The responsibilities of the agencies involved in HD and resettlement are as follows:

- TNTEDMC: leading and organizing HD and resettlement activities, developing policies, and conducting internal supervision and inspection;
- Coal College Resettlement Leading Group: In March 2012, TNTEDMC established the Coal College Resettlement Leading Group to ensure the successful implementation of the Coal College component. The group is headed by the Deputy Director-general of the Comprehensive Law-enforcement Bureau, and co-headed by a leader of Taiyuan Farm. Three teams were established under the leading group which are headed by leaders of Taiyuan Farm and the Comprehensive Law-enforcement Bureau. See Table 2.

| Table 2-IAs for Resettlement of the Coal College Component and Responsibilities |
|------------------|-------------|----------------|------------------|
| **Agency**       | **Leader** | **Co-leader** | **Members** |
| Leading Group    | 1          | 3             | 16 6           |
| HD Resettlement Team | 1          | 0             | 6 3            |

Main responsibilities
- Leading, organizing, coordinating
- Mobilizing relocation and providing logistics security
<table>
<thead>
<tr>
<th>Agency</th>
<th>Leader</th>
<th>Co-leader</th>
<th>Members Total</th>
<th>Females</th>
<th>Main responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Coordination Team</td>
<td>1</td>
<td>0</td>
<td>5</td>
<td>0</td>
<td>Organizing relocation, handling conflicts, conducting demolition and cleanup</td>
</tr>
<tr>
<td>Contracting Team</td>
<td>1</td>
<td>0</td>
<td>5</td>
<td>3</td>
<td>Measuring, counting and verifying HD data; entering into HD compensation agreements; paying HD compensation fees; compiling HD data</td>
</tr>
</tbody>
</table>

- Taiyuan Farm: developing compensation and resettlement programs for HD, constructing resettlement housing, paying moving and transition subsidies, implementing resettlement;
- SHREA: appraising prices of demolished buildings, structures and attachments of Taiyuan Farm;
- Coal College: paying HD compensation fees.

18. Coal College work process in new campus construction project building demolition and resettlement is shown in Figure 5.

![Figure 5-Flowchart of HD and Resettlement](image-url)
2.3.2 Land Allocation, and HD Compensation and Resettlement Procedure for the New Campus

19. The land allocation, HD, compensation and resettlement schedule of the Coal College component is as follows:
   ◆ In October 2005, the proposal of new campus of Coal College was approved by Shanxi Province DRC;
   ◆ In February 2009, the construction land planning permit was issued;
   ◆ In June 2010, the Taiyuan Municipal Land and Resources Bureau issued the Decision on the Allocation of State-owned Construction Land;
   ◆ In March 2011, the college signed the registration agreement with TNTEDMC so that the college can have the new campus in the high-tech development zone;
   ◆ In April 2011, the letter of approval of construction land was obtained;
   ◆ In May 2011, TMG issued the Certificate of the Right to Use State-owned Land for the construction land for Phase 1;
   ◆ In February 2012, Coal College entered into the Demolition Compensation Agreement for the New Campus with Taiyuan Farm;
   ◆ In March 2012, the Coal College Resettlement Leading Group was founded;
   ◆ On March 27, 2012, Taiyuan Farm issued a relocation notice, specifying the time and deadline of relocation, and reward measures;
   ◆ In April 2012, Taiyuan Farm entered into HD compensation and resettlement agreements with the AHs, and paid transition subsidies;
   ◆ On April 20, 2012, house demolition of the 55 AHs had been fully completed;
   ◆ In June 2012, the resettlement housing site started construction;
   ◆ In December 2013, the main frame of the resettlement housing was completed;
   ◆ In April 2014, the Certificate of the Right to Use State-owned Land for the construction land for Phase 2 was obtained;
   ◆ It is estimated that all AHs will be allocated resettlement housing by June 2014.

2.3.3 Capacity of Implementing Agencies

20. In order to facilitate land allocation, and HD compensation and resettlement, all implementing agencies have been provided with full-time staff, and a smooth information channel established. They are composed of administrative staff and specialized technicians mainly, with a workforce of 3-20, all of who have a certain level of technical and management skills, and considerable experience in compensation and resettlement for LA and HD. See Table 3.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Workforce</th>
<th>Composition</th>
</tr>
</thead>
<tbody>
<tr>
<td>TMG</td>
<td>3</td>
<td>Civil servants</td>
</tr>
<tr>
<td>Taiyuan Municipal Land and Resources Bureau</td>
<td>10</td>
<td>Civil servants, engineers</td>
</tr>
<tr>
<td>Coal College</td>
<td>5</td>
<td>Staff members, engineers</td>
</tr>
<tr>
<td>TNTEDMC</td>
<td>6</td>
<td>Civil servants, engineers</td>
</tr>
<tr>
<td>Coal College Resettlement Leading Group</td>
<td>20</td>
<td>Civil servants, engineers, staff members</td>
</tr>
<tr>
<td>Taiyuan Farm</td>
<td>5</td>
<td>Officials, staff members</td>
</tr>
<tr>
<td>SHREA</td>
<td>5</td>
<td>Engineers</td>
</tr>
</tbody>
</table>
2.4 Resettlement Policies and Compensation Rates

2.4.1 Policy Basis for LA, HD and Resettlement

<table>
<thead>
<tr>
<th>Level</th>
<th>Policy document</th>
<th>Effective date</th>
</tr>
</thead>
<tbody>
<tr>
<td>State and central government</td>
<td>Land Administration Law of the PRC</td>
<td>1987/1/1, 3rd amendment in 2004</td>
</tr>
<tr>
<td></td>
<td>General Principles of the Civil Law of the PRC</td>
<td>1987/1/1, amendment on 2009/8/27</td>
</tr>
<tr>
<td></td>
<td>Land Contract Law of the PRC</td>
<td>1999/10/1</td>
</tr>
<tr>
<td>Taiyuan Farm</td>
<td>Compensation and Resettlement Program for the Demolition of Residential Houses of Taiyuan Farm</td>
<td>2004/6/3</td>
</tr>
</tbody>
</table>

2.4.2 Policies on HD and Resettlement

21. In February 2012, Taiyuan Farm has chosen the resettlement mode of property swap pursuant to the Compensation and Resettlement Program for the Demolition of Residential Houses of Taiyuan Farm, and SHREA's appraisal opinions, and in consultation with the AHs, i.e., equal-size exchange (1 m$^2$ to 1 m$^2$) for resettlement housing, and purchase of any excess size at the local affordable housing price of CNY1,000/m$^2$. The original average size per household is 76 m$^2$ (based on 55 households) and all houses are simple earth-brick structure.

22. In addition, the compensation and subsidies specified in Table 5 were granted to the AHs.

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Rate (CNY)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Moving subsidy</td>
<td>3000</td>
<td>55 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>per household</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Transition subsidy</td>
<td>600</td>
<td>55 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>per month</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Reward</td>
<td>300</td>
<td>55 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>per household</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Telephone relocation</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>per household</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Trees</td>
<td>20</td>
<td>Small trees in the yard.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>each</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Reward</td>
<td>10000</td>
<td>Entering into an agreement and relocating before April 15, 2012</td>
</tr>
<tr>
<td></td>
<td></td>
<td>per household</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reward</td>
<td>5000</td>
<td>Entering into an agreement and relocating before April 16-20, 2012</td>
</tr>
<tr>
<td></td>
<td></td>
<td>per household</td>
<td></td>
</tr>
</tbody>
</table>

2.5 Availability and Use of Resettlement Funds

2.5.1 HD Compensation Fees and Disbursement

23. The total amount of compensation fees for workers' residential houses, productive facilities and offices, and moving and transition subsidies is CNY16,818 million, which has been fully paid by Yuncheng School to Taiyuan Farm by April 2012, in which moving and transition subsidies have been paid to the affected workers' households.

24. Compensation fees and subsidies for workers' residential houses: Based on appraisal by SHREA, the total amount of compensation fees and subsidies for the
workers’ residential houses of 4,200.18 m² is CNY9.7271 million. The total amount of moving and transition subsidies for the 55 workers’ households and 20 naturally divided households is CNY1.7271 million. Based on consultations, in each household, if there is boy who is more than 22 years old and girl who is more than 20 years old, they can be divided from the big household. See Table 6.

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Households involved</th>
<th>Rate (CNY)</th>
<th>Total amount (CNY0,000)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>House compensation</td>
<td>55</td>
<td>800.00</td>
<td></td>
<td>Final compensation of each households were based on appraisal by the agency (Shanxi Huacheng Real Estate Appraisal Co., Ltd).</td>
</tr>
<tr>
<td>2</td>
<td>Moving subsidy</td>
<td>55</td>
<td>3000 per household</td>
<td>16.50</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Reward</td>
<td>55</td>
<td>10000 per household</td>
<td>55.00</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Transition subsidy</td>
<td>55</td>
<td>600 per month</td>
<td>79.20</td>
<td>24 months</td>
</tr>
<tr>
<td>5</td>
<td>Transition subsidy for naturally divided households</td>
<td>20</td>
<td>400 per month</td>
<td>19.20</td>
<td>24 months</td>
</tr>
<tr>
<td>6</td>
<td>Closed-circuit TV relocation</td>
<td>55</td>
<td>300 per household</td>
<td>1.65</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Telephone relocation</td>
<td>55</td>
<td>150 per household</td>
<td>0.83</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Trees</td>
<td>55</td>
<td>20 each</td>
<td>0.33</td>
<td>3 trees per household</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>972.71</td>
</tr>
</tbody>
</table>

25. **Compensation for productive facilities**: Based on appraisal by SHREA, the total amount of compensation for the cow breeding facilities of the 12 workers’ households is CNY2.93 million. See Table 7.

<table>
<thead>
<tr>
<th>Item</th>
<th>Building area (m²)</th>
<th>Total amount (CNY0,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expanded breeding facilities (involving 7 workers)</td>
<td>626</td>
<td>20.00</td>
</tr>
<tr>
<td>Self-built breeding facilities (involving 5 workers)</td>
<td>2583.21</td>
<td>272.69</td>
</tr>
<tr>
<td>Total</td>
<td>3209.21</td>
<td>292.69</td>
</tr>
</tbody>
</table>

26. **Compensation for offices**: Based on appraisal by SHREA, the total amount of compensation for offices and attachments of 4,139.76 m² is CNY4.156 million. See Table 8.

<table>
<thead>
<tr>
<th>Item</th>
<th>Building area (m²)</th>
<th>Total amount (CNY0,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>4139.76</td>
<td>244.8</td>
</tr>
<tr>
<td>Structures, enclosing walls, utilities</td>
<td></td>
<td>170.8</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>415.6</td>
</tr>
</tbody>
</table>
2.5.2 Disbursement and Use of Funds

27. In order to ensure that HD compensation fees are paid timely and fully to the APs pursuant to the applicable policies and rates, a sound fund disbursement procedure was established, as shown in Figure 6.

◆ Coal College paid the full compensation of CNY16.818 million to Taiyuan Farm before April 20, 2012;
◆ Taiyuan Farm used CNY8 million for the construction of resettlement housing, which the main structure has been completed and AHs can move into by June 2012
◆ Taiyuan Farm paid moving and transition subsidies totaling CNY1.7271 million to the AHs by the end of April 2012;
◆ Taiyuan Farm paid compensation fees for productive facilities totaling CNY2.93 million to the affected workers by the end of April 2012.

28. The task force thinks that the fund disbursement procedure of this component is transparent and effective, and funds were paid fully and timely to affected households, thereby ensuring the construction of the resettlement housing and the smooth transition of the affected workers' households.

2.6 Resettlement and Restoration

2.6.1 HD

29. **Resettlement of AHs:** Houses of 55 workers' households with a total building area of 4,200.18 m² were demolished, and subject to property swap. The newly constructed resettlement housing is shown in Figure 7. 15 buildings are being constructed by the Taiyuan Farm for HHs affected by house demolition of all projects, including the 75 HHs affected by the Coal College. Totally, 612 apartments can be provided. Before constructing these houses, the Taiyuan Farm did a survey for the requirements of the type of houses. There are three types of houses, including 80 m², 100 m², and 120 m². Each household can buy one apartment.
30. 75 households (including 20 HHs divided from the 55 households) were affected. The 55 households received a moving subsidy CNY3,000 and a transition subsidy of CNY600 per month each; the 20 HHs divided from the 55 households received a transition subsidy of CNY400 per month each due to the small family size. Transition subsidy is paid every 6 months. Most of the AHs rent houses in nearby villages, such as Housuoying, Henghe, Xijia, Huazhangbao, Xuedian and Xizan, some old people live in their children’s houses, and a few households in difficulty are provided with housing by Taiyuan Farm.

31. The average rental of transitional housing of the AHs is about CNY400 per month, which can be fully covered by transition subsidy. Since the beginning of 2014, house rentals have risen generally. Taiyuan Farm plans to increase transition subsidy by 25% to CNY750 per household from April 2014. The old people aged over 80 years in 12 households have been relocated in the Building No.7, a new residential building constructed in 2006.

32. The newly constructed resettlement housing is located in the south of Xiaodian District, within Taiyuan Farm, close to Fendong Community, 500 meters away from the office building of Taiyuan Farm and 3 kilometers from the original location, and 3km away from Taiyuan Economic and Technical Development Zone, where most affected people are working now. The resettlement housing is in the form of masonry concrete storied buildings with an underground floor and 6 aboveground floors, with a full range of supporting facilities, including water and power supply, and heating. The kindergarten, primary school and hospital run by Taiyuan Farm are close to the resettlement community, and its traffic is convenient, with many bus routes leading to the downtown area. Resettlement housing is exchanged based on 1 m² to 1 m², and any excess is purchased at the local affordable housing price of CNY1,000/m². It is learned that prices of local commercial housing of equal quality and location are CNY3,000-4,000/m². The original house areas per HH is 76 m², and a household only needs to pay an additional CNY 44,000 yuan if they selected the 120 m² apartment. Based on the interviews, the annual income per household is around CNY 60,000 yuan, and they are able to afford these apartments.

33. The main structures of resettlement housing was completed at the end of 2013, and the infrastructure is under construction and will be completed by the end of April. Taiyuan Farm has begun to allocate the resettlement housing by the orders they
signed the house demolition agreement. It is expected that allocation will be completed by the end of June.

34. **Resettlement of cow breeding workers affected by the demolition of productive facilities**: 12 workers' households were affected by the demolition of productive facilities, where a total amount of compensation of CNY200,000 has been paid for the expanded stockbreeding facilities of 7 households, and CNY2.7269 million paid for the self-built stockbreeding facilities of 5 households. The above compensation has been fully paid by April 2012. These productive facilities did not operate well and these households wanted to terminate their contracts with Taiyuan Farm before demolition, but had not agreed on the disposal of facilities and cows. The construction of the new campus of Coal College provides an opportunity for Taiyuan Farm to solve this issue. After receiving compensation, some of these workers' households have sold their cows, and some have sent their cows to nearby rural cow depositories. All these workers have been employed by a logistics service company established by TNTEDMC and the Farm. This company provides property management, security, landscaping, logistics, and other services to enterprises in Taiyuan Economic and Technical Development Zone. Currently, their monthly income is about CNY3,000 and the household’s income can reach CNY 50,000 yuan. Raising cattle can only bring the annual income of CNY 40,000 yuan and the whole family members need to work hard. Due to salinization of soil and low output, the Taiyuan Farm was transferred to the Taiyuan Hi-tech Economic Development Zone for management in 2008. More and more new campuses of universities and colleges move to the Zone and a lot of job opportunities have been provided to the local people and original farm workers.

35. **Demolition of offices**: Some offices of Taiyuan Farm have also been demolished, with a total amount of compensation of CNY4.156 million, which has been paid to Taiyuan Farm by April 2012. Taiyuan Farm has already built new offices, as the Farm still has some land; 12 workers are working in the logistics service company established by the Farm.

36. **Support for vulnerable groups**: While the supporting facilities of the resettlement housing are still incomplete, Taiyuan Farm allocated the 12 remaining vacant housing units in Building 7 to 12 old workers in January 2014 for earlier resettlement, and this building was built in 2006. They are now decorating their new houses. Building No.7 was constructed for the HHs affected by other project, and there are some apartments available.

### 2.6.2 Sampling Survey and Analysis

37. In this due diligence investigation, 8 households were sampled randomly, accounting for 14.5% of all AHs.

38. **Population**: The 8 sample households have a total population of 18, all are urban population, including 9 females, accounting for 50.0%. 3 persons are aged 8-18 years, accounting for 16.7%; 6 aged 19-60 years, accounting for 33.3%; and 9 aged over 60 years, accounting for 50.0%. See Table 9.

---

4 A cow depository is a specialized agency that raises cows centrally as delegated by cow breeding households. A cow depository can solve the problem of shortage of feeding, breeding and quarantine skills. A client should enter into a cow care contract with the cow depository with judicial notarization, and profits will be distributed as specified in the contract.

5 The workers are still registered in the Farm after land acquisition and house demolition. The Farm is still responsible for management, and payment of the social insurance.
Table 9 - Population and Age Distribution of the Sample Households

<table>
<thead>
<tr>
<th>Head of household</th>
<th>Family size</th>
<th>Where: females</th>
<th>Age (year)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>0-7</td>
</tr>
<tr>
<td>ZXQ</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>GTL</td>
<td>3</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>XAM</td>
<td>3</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>SRY</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>FZE</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>CLF</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>LTS</td>
<td>3</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>WYS</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>18</td>
<td>9</td>
<td>0</td>
</tr>
</tbody>
</table>

Percent 100.0% 50.0% 0.0% 16.7% 33.3% 50.0%

39. **Housing conditions:** The 8 sample households have a total demolition area of 501 m². All of their former houses are in masonry timber structure, with an average housing size of 62.6 m² per household or 27.8 m² per capita. Their resettlement houses have a total size of 746 m², all in masonry concrete structure, with an average housing size of 93.3 m² per household or 41.4 m² per capita. To date, two sample households with a family member of over 80 years have been allocated resettlement housing, which is under decoration, while the other 6 sample households lease houses in nearby rural areas. The survey shows that after resettlement, their housing size will increase and their housing quality will improve greatly. See Table 10.

Table 10 - Housing Conditions of the Sample Households

<table>
<thead>
<tr>
<th>Head of household</th>
<th>Former housing size (m²)</th>
<th>Housing size after resettlement (m²)</th>
<th>Current residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZXQ</td>
<td>60</td>
<td>111</td>
<td>Resettlement housing allocated and being decorated, living in son’s house</td>
</tr>
<tr>
<td>GTL</td>
<td>82</td>
<td>102</td>
<td>rent houses</td>
</tr>
<tr>
<td>XAM</td>
<td>60</td>
<td>85</td>
<td>rent houses</td>
</tr>
<tr>
<td>SRY</td>
<td>50</td>
<td>75</td>
<td>rent houses</td>
</tr>
<tr>
<td>FZE</td>
<td>60</td>
<td>111</td>
<td>Resettlement housing allocated and being decorated, living in daughter’s house</td>
</tr>
<tr>
<td>CLF</td>
<td>53</td>
<td>75</td>
<td>rent houses</td>
</tr>
<tr>
<td>LTS</td>
<td>76</td>
<td>102</td>
<td>rent houses</td>
</tr>
<tr>
<td>WYS</td>
<td>60</td>
<td>85</td>
<td>rent houses</td>
</tr>
</tbody>
</table>

40. **Satisfaction survey:** The task force also conducted a satisfaction survey on the 8 sample households in order to learn the social and economic effects of compensation and resettlement of this component from their personal experiences. 75.0% of the respondents knew about HD from the meeting convened by Taiyuan Farm or other official means mainly, showing that information disclosure was effective. 75.0% of the respondents are very satisfied with the measurement results, and 25.0% satisfied. 62.5% of the respondents are very satisfied with their present lives, 25.0% satisfied, and 12.5% neither satisfied nor dissatisfied. All the respondents think that their lawful rights and interests have been respected. See Table 11.
<table>
<thead>
<tr>
<th>No.</th>
<th>Question</th>
<th>Options</th>
<th>Results</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>By which means did you first know about HD?</td>
<td>① Newspaper, TV or other media ② Discussion of neighbors ③ Meeting convened by the farm or other official means ④ HD announcement ⑤ Measurement</td>
<td>0 0.0 1 25.0 5 75.0 0 0.0 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>2</td>
<td>Are you satisfied with the measurement results?</td>
<td>① Very satisfied ② Satisfied ③ Neither, nor ④ Dissatisfied ⑤ Very dissatisfied</td>
<td>6 75.0 2 25.0 0 0.0 0 0.0 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>3</td>
<td>Are you aware of HD compensation and resettlement policies?</td>
<td>① Yes ② Somewhat ③ No</td>
<td>6 75.0 1 12.5 1 12.5 -- -- -- -- 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>4</td>
<td>Are you satisfied with the mode of compensation and resettlement for HD?</td>
<td>① Very satisfied ② Satisfied ③ Neither, nor ④ Dissatisfied ⑤ Very dissatisfied</td>
<td>6 75.0 2 25.0 0 0.0 0 0.0 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>5</td>
<td>Are you satisfied with the implementation of these policies?</td>
<td>① Very satisfied ② Satisfied ③ Neither, nor ④ Dissatisfied ⑤ Very dissatisfied</td>
<td>5 62.5 2 25.0 1 12.5 0 0.0 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>6</td>
<td>By what means do you express your opinions during HD and resettlement?</td>
<td>① Farm leadership or HD Resettlement Team ② TNTEDMC or government ③ Mass media ④ Owner ⑤ Don’t know</td>
<td>7 87.5 0 0.0 0 0.0 1 12.5 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
<tr>
<td>7</td>
<td>Are you satisfied with your present life?</td>
<td>① Very satisfied ② Satisfied ③ Neither, nor ④ Dissatisfied ⑤ Very dissatisfied</td>
<td>5 62.5 2 25.0 1 12.5 0 0.0 0 0.0 8 100.0</td>
<td>8 100.0</td>
</tr>
</tbody>
</table>
2.6.3 Interviews

41. From March 11 to April 4, 2014, the DDR team conducted 10 in-depth interviews with APs, and 3 typical ones have been selected as follows:

42. **Interview 1: staff members of HD Resettlement Team, Shi Qimin, etc.** HD is a complex and difficult task that involves the interests of many parties. For this purpose, we have established an HD resettlement team with 20 members. We acted strictly on policies and worked in a friendly manner, paying special attention to vulnerable groups. We distributed an information booklet, an HD announcement and the resettlement program, and adjusted the program based on the feedback of the APs. For example, due to rental rise in this year, we have increased transition subsidy.

43. **Interview 2: AH, retiree of the second branch, Zhang Baigen.** I am 81 years old now and have worked for the farm since 1955. I formerly lived in a 60 m² cave house in masonry timber structure, when I had to collect water from the outdoor public water pipe, burn coal briquettes for cooking, use a coal stove for heating, and use a simple public toilet. After HD, I have got a new house of 111.69 m² in a residential building at the cost of over CNY50,000 only. The farm leadership allocates housing to old and sick people like me first. My new house is being decorated and I can move in one month later. A full range of living facilities will be available. That’s good news!

44. **Interview 3: AHs, former workers of the second branch, Li Jinmin etc.** Our farm does not operate well and the pay level of our workers is low. It is difficult for them to buy new houses, so their housing conditions are generally poor. Over 50 households share only two public toilets. Through property swap, they can live in residential buildings and enjoy better living quality, which makes us feel satisfied. In addition, after some schools like Coal College have been relocated here, a large service staff will be needed, so that workers’ dependents like my wife can find a job nearby while taking care of the family. Generally, I’m satisfied with HD.
2.7 Information Disclosure and Grievance Redress

2.7.1 Information Disclosure and Consultation

45. According to the Land Contract Law of the PRC and General Principles of the Civil Law of the PRC, it is very necessary to conduct public participation at the preparation and implementation stages in order to protect the lawful rights and interests of the APs, reduce grievances and disputes, and realize the resettlement objectives properly.

46. In January 2011, Coal College begun to discuss the demolition of buildings and structures on the land allocated to Coal College with Taiyuan Farm.

47. In February 2011, Taiyuan Farm appointed SHREA to appraise the buildings, structures and other attachments to be demolished. SHREA measured all workers’ residential houses in the planned plot, and the measurement results were accepted by the proprietors.

48. In March 2011, Taiyuan Farm finally chose the resettlement mode of property swap by collecting comments on resettlement from the AHs, and fixed the moving and transition subsidy rates, increasing moving subsidy from CNY1,000/m² as specified in Compensation and Resettlement Program for the Demolition of Residential Houses of Taiyuan Farm to CNY3,000/m², increasing transition subsidy from CNY500 per month to CNY600 per month, and granting a transition subsidy of CNY400 to the naturally divided households. It also stipulated that transition subsidy would be increased by 25% if transition period exceeded 24 months, and this provision has now been applied.

49. In January 2012, TNTEDMC established the Coal College Resettlement Leading Group, which included 3 working teams, in which the HD Resettlement Team was responsible for information disclosure and policy publicity.

50. On March 27, 2012, Taiyuan Farm issued a relocation notice, specifying the time and deadline of relocation, and reward measures;

2.7.2 Grievance Redress

51. During HD compensation and resettlement, a transparent, effective grievance redress mechanism was established:

◆ First, an AP may refer any grievance to the General Coordination Team under the Resettlement Leading Group, which should address issues and disputes arising from HD actively.

◆ Second, if the AP is dissatisfied with the disposition of the General Coordination Team, or the grievance cannot be addressed, the AP may resort to the CPC Committee of Taiyuan Farm or Resettlement Leading Group.

◆ Third, if the AP is dissatisfied with the disposition of the CPC Committee of Taiyuan Farm or Resettlement Leading Group, it may bring a suit in the court.

52. It is learned that most grievances, issues and disputes during resettlement have been addressed by the General Coordination Team, and few addressed by the CPC Committee of Taiyuan Farm. All of them have been addressed successfully. No lawsuit arising from resettlement has occurred. The key grievance is the division of household. Based on consultations, in each household, if there is boy who is more than 22 years old and girl who is more than 20 years old, they can be divided from the...
big household.

2.8 Conclusions and Suggestions

2.8.1 Conclusions

53. Progress of construction of relocation houses: The new building for relocation the 75 AHs (including 20 HHs divided from the 50 households) has been completed, and infrastructure is under construction and will be completed by the end of April. It is expected that allocation will be completed by the end of June.

54. Implementing Agencies for resettlement: The members of the Coal College Resettlement Leading Group responsible for HD and resettlement are experienced. The agencies for resettlement are well staffed, and their staff members are well trained, familiar with the laws, regulations and policies on HD compensation and resettlement, experienced in resettlement, and able to perform their duties properly.

55. LA and resettlement policies: The construction land acquisition and resettlement work of this component complies with the Land Contract Law of the PRC, General Principles of the Civil Law of the PRC, and Measures of Shanxi Province for the Implementation of the Land Administration Law of the PRC. During resettlement, the applicable policies, compensation rates and resettlement program were implemented strictly. Therefore, the resettlement policies of this component comply with the state laws, regulations and policies on LA, HD and resettlement, and are generally consistent with the principles of ADB’s Safeguard Policy Statement 2009.

56. Income restoration of the workers: Cash compensation for the demolished stockbreeding facilities and offices was paid in a timely manner. All the affected workers have been recruited by a logistics service company established by TNTEDMC and the Farm and their income was increased.

57. Public participation and grievance redress: During LA and HD, the resettlement agencies attached great importance to the participation of and consultation with the AHs, and collected their comments by various means. The grievance redress mechanism is smooth, transparent and effective.

2.8.2 Follow-up Actions

58. Taiyuan Farm should allocate the resettlement housing as soon as possible and ensure that it is allocated to the AHs by the end of June.

59. All AHs should be moved into the resettlement housing by October, 2014.

60. Further monitoring and evaluation will be required by an qualified independent agency during 2014 and 2015 to follow up on the relocation progress of the 75 HHs, their livelihood restoration and their incomes and expenditures, to ensure APs are not worse off. Reports should be provided to ADB semi-annually starting Sept. 2014.

2.9 Attachment

61. Land use certificate of the new campus of Coal College
Figure 9 - Land Use Certificate of Coal College

◆ Land Use Certificate of the PRC
◆ Issuing authority: TMG
◆ Time of issue: May 2011
◆ Area of tenure: 281,906.1 m²

The below documents were issued by the appraisal company Shanxi Huacheng Real Estate Appraisal Co., Ltd. The information in this document was provided in the relevant paras.
3. Engineering College

62. The proposed main teaching building of the Engineering College component will occupy over 1,800 m$^2$ of land in the existing campus. The campus was completed in 1952, and its land is allocated state-owned land. After the reissue of the land use certificate in 2005, its land type has changed to educational land. Building 10, a residential building of college workers and their children, will be demolished for the proposed main teaching building. During housing construction with raised funds and house reallocation in 2007-2011, 40 of the 48 households living in this building were allocated new houses, with 8 households remaining due to low-ranking among the 48 households or they prefer to wait for the proposed high-rise apartments. In March 2014, Engineering College developed house reallocation and resettlement programs for these 8 households, and reached an understanding on resettlement with them.

3.1 Introduction to the College and Component

3.1.1 College

63. Engineering College is an engineering institution of higher education with a history of over 60 years, with its predecessor being Taiyuan Metallurgy Industrial School founded in 1952, affiliated to the Department of Education of Shanxi Province, located on No.131 Xinjian Road, Taiyuan City. The college has a land area of 200 mu, a schoolhouse building area of 140,000 m$^2$, 561,000 books, a teaching staff of 352, over 200 retirees, over 7,000 full-time students, 58 internal training rooms (bases), a mechanical training factory, and teaching instruments with a total value of CNY74.6 million.

3.1.2 Component

64. The component consists of: (1) innovation in talent training pattern; (2) teaching staff development and training; (3) fundamental capacity building, including the construction of a teaching and training building with a building area of 32,536 m$^2$ and 21 floors (20 aboveground floors and one underground floor); and (4) IT building.

3.2 Main Resettlement Impacts of the Component

65. Building No.10 to be demolished has a building area of over 2,600 m$^2$, and is a 4-storied masonry concrete building completed in 1981. In the national housing system reform in 1994, most of the households acquired 70% of housing ownership, while the remaining 30% belonged to the college, and few households have not acquired ownership to date. Building No.10 formerly accommodated 48 workers. 

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6 In case of raising funds for housing construction, an organization organizes its workers to raise funds, and constructs housing on its own land in its own name. The completed housing will be sold to workers at cost.

7 In Chinese cities, the policy of housing construction by the state or organizations, and lease by workers was formerly implemented. In the 1990s, housing system reform was carried out in China, abolishing the former policy, where housing was to be purchased by workers at preferential policies. However, some lessees have not purchased leased housing to date. Some organizations were only willing to sell part of housing ownership (usually 70%) to lessees for various reasons, which is also allowed by law. In case of partial ownership transfer, land use right usually belongs to the organization. The land use right of Building 10 to be demolished still belongs to Engineering College, and such land is still educational land other than residential land. The separation of housing ownership and land use right is a historical issue, and is not a violation of law.
households with 152 persons. See Table 12.

### Table 12-Statistics of Households in Building 10

<table>
<thead>
<tr>
<th>Building area (m²)</th>
<th>AHs</th>
<th></th>
<th>APs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Relocated</td>
<td>Not relocated</td>
<td>Total</td>
</tr>
<tr>
<td>2640</td>
<td>48</td>
<td>40</td>
<td>8</td>
<td>152</td>
</tr>
</tbody>
</table>

#### Figure 10-Building No.10

66. In 2007, Engineering College decided to construct a 30-storied residential building (No.30) with 240 apartments pursuant to the Interim Measures for the Funding and Joint Construction of Residential Houses of Shanxi Province in order to improve housing conditions of workers. These houses are affordable housing constructed fully with raised funds.8

67. On May 31, 2007, Engineering College issued the Implementing Measures of Engineering College for New House Funding and Old House Reallocation (hereinafter the “Implementing Measures”) approved by its CPC Committee, and adopted by its Workers’ Congress. The Implementing Measures provides measures on housing selection, where the workers (including retirees) involved in new house funding and old house reallocation will select houses in order of overall ranking based on position, title, technical rank, seniority, service length, etc. The overall ranking of each worker will be disclosed. According to the college’s policy, workers with higher titles (professor, associate professor, lecture, teaching assistant), position (dean, department head, section chief, etc.), or technical ranks (technician, senior skilled worker, mid-level skilled worker, junior skilled worker, etc.), and longer seniority or service length (with the college) have priorities in house reallocation. The Implementing Measures stipulate that any worker who has purchased or rented a house in the college must return its former house to the college after new house construction or house reallocation, and no household can have two houses in the college. Each household can select the new house based on their rank/order.

68. By the end of 2011, most workers' households in Building No.10 involved in new house funding and house reallocation had been relocated in other buildings, and

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8 Housing constructed with raised funds is a form of affordable housing or policy-based housing, where the right to use the land occupied by housing is acquired by allocation, and many other preferential policies of the state apply, such as tax exemption.
8 households had not been relocated because of their low-ranking. Among the 8 HHs, for the HHs ranked 1st to 4th, these households prefer to select the 30-storied residential building (No.30) which all have been allocated to other HHs ranked before them, and the HHs ranked 5th to 8th need to wait until the HHs ranked 1st to 4th are relocated well. So for these 8 households, this is not normally residential house demolition on state-owned land, as this is the house reallocation in the college.

69. According to the Implementing Measures, all former houses will be appraised pursuant to the Opinions on Benchmark Prices of Existing Residential Houses in the Urban Area of Taiyuan City, and Interim Regulations on the Sale of Residential Houses of Agencies Directly under the Shanxi Provincial Government, and based on the college’s practical conditions (the price of the new high-rise apartment is CNY2,500/m², and those of the 4 old buildings CNY1,000-1,700/m²), and the workers will select houses in order of overall ranking. After a worker has selected a house, it will enter into an agreement with the college, return the former house, pay the price difference between the old and new houses, and then obtain the new house.

70. Such agreements were signed voluntarily. According to the state housing reform policy, a household can have only one house under housing reform, so a household must waive the ownership or leasehold or the old house after obtaining a new house through property swap. Such agreements specify that original houses will be disposed of by the college, i.e., going through ownership write-off formalities with the competent authority and demolishing old houses.

71. These 8 households have a total housing size of 396 m² and a total population of 21, all being urban population, including 10 females, accounting for 47.6%. Among the 8 householders, 3 are workers of the college, 3 are workers’ children, one is the widow of a worker, and one is a worker of the police station (see Table 13). Among these 8 households, the householders of 6 households and their spouses are in-service workers of the college, and their income levels (annual household’s income is CNY 80,000 yuan) are above average in Taiyuan City and can afford the houses. In one household, the husband is in active service, the wife is retired, and their son is studying at a university, so this household is relatively financially tight. The other household is composed of an old woman living alone, who receives a pension of over CNY3,000 per month, which is medium among retirees in Taiyuan City. Among the houses of the 8 households, two houses are unoccupied because Households No.3 and No.5 (see Table 12) have better houses elsewhere. See Table 13.

<table>
<thead>
<tr>
<th>No.</th>
<th>Householder</th>
<th>Gender</th>
<th>Age (year)</th>
<th>Family size</th>
<th>Housing size (m²)</th>
<th>Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>JWD (widow of a worker)</td>
<td>Female</td>
<td>78</td>
<td>1</td>
<td>55</td>
<td>Self-occupation</td>
</tr>
<tr>
<td>2</td>
<td>LQ (child of a worker)</td>
<td>Male</td>
<td>45</td>
<td>3</td>
<td>55</td>
<td>Self-occupation</td>
</tr>
<tr>
<td>3</td>
<td>ZHT (child of a worker)</td>
<td>Male</td>
<td>56</td>
<td>2</td>
<td>44</td>
<td>Unoccupied</td>
</tr>
<tr>
<td>4</td>
<td>YWR (worker)</td>
<td>Male</td>
<td>51</td>
<td>3</td>
<td>44</td>
<td>Self-occupation</td>
</tr>
<tr>
<td>5</td>
<td>LH (worker)</td>
<td>Male</td>
<td>55</td>
<td>3</td>
<td>44</td>
<td>Unoccupied</td>
</tr>
<tr>
<td>6</td>
<td>WXY (worker)</td>
<td>Male</td>
<td>51</td>
<td>3</td>
<td>44</td>
<td>Self-occupation</td>
</tr>
<tr>
<td>7</td>
<td>ZJF (worker of the police station)</td>
<td>Female</td>
<td>50</td>
<td>3</td>
<td>55</td>
<td>Self-occupation</td>
</tr>
<tr>
<td>8</td>
<td>ZYP (child of a worker)</td>
<td>Female</td>
<td>47</td>
<td>3</td>
<td>55</td>
<td>Self-occupation</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>21</td>
<td>396</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.3 Implementing Agencies for Resettlement

3.3.1 Implementing Agencies and Responsibilities

72. The responsibilities of the agencies involved in house reallocation and resettlement in this component are as follows:

◆ CPC Committee of Engineering College: responsible for leading new house funding and old house reallocation, and approving the Implementing Measures;

◆ New House Funding and Old House Reallocation Committee: It has a director, two deputy directors, and over 10 members from the trade union, logistics office, disciplinary inspection committee and personnel office. The New House Funding and Old House Reallocation Committee works under the leadership of the college’s CPC committee, responsible for making decisions on new house funding and old house reallocation, investigating housing conditions of all workers, drafting, revising and explaining the Implementing Measures, and solving major issues in house reallocation.

◆ Trade Union of Engineering College: protecting the lawful rights and interests of workers, and addressing grievances, etc.

◆ HD Team of the Infrastructure Construction Office of Engineering College: going through new house construction and old house demolition formalities, entering into compensation and resettlement agreements with the AHs, developing a preliminary resettlement program for the AHs, etc.

73. Organizational Chart for the Reallocation of Workers’ Houses of Engineering College See Figure 10.

![Organizational Chart for the Reallocation of Workers’ Houses of Engineering College](image)

Figure 11-Organizational Chart for the Reallocation of Workers’ Houses of Engineering College

3.3.2 House Reallocation and Resettlement Procedure

74. The schedule of house reallocation and resettlement is as follows:

◆ In May 2007, the Workers’ Congress adopted the Implementing Measures;

◆ In May 2007, the New House Funding and Old House Reallocation Committee was founded;

◆ In August 2008, the residential building was completed and house reallocation begun;

◆ In December 2011, house reallocation was largely completed;

◆ In January 2014, a house reallocation and resettlement program was
developed for the 8 households;
- In March 2014, preliminary consultation on house reallocation and resettlement was completed;
- In July 2014, 8 households will move out;
- From August 2014 to June 2015, processing domestic procedures for house demolition and remove the gas/water pipelines.
- By July 2015, Building No.10 will be demolished.

3.4 Resettlement Policies and Programs

3.4.1 Resettlement Policies

75. In order to conduct new house funding and old house reallocation properly, and protect the lawful rights and interests of the AHs, Engineering College complied strictly with the applicable state regulations and policies, and the Implementing Measures strictly.

<table>
<thead>
<tr>
<th>Level</th>
<th>Policy document</th>
<th>Effective date</th>
</tr>
</thead>
<tbody>
<tr>
<td>State and central government</td>
<td>General Principles of the Civil Law of the PRC</td>
<td>1987/1/1, amendment on</td>
</tr>
<tr>
<td></td>
<td>Land Contract Law of the PRC</td>
<td>2009/8/27</td>
</tr>
</tbody>
</table>

3.4.2 Relocation

76. Resettlement of the 40 relocated households: By the end of 2011, the 40 households had been relocated. Through house reallocation, all of them live in larger and better houses, with additional housing sizes of 20-40 m² per household. See Table 15.

<table>
<thead>
<tr>
<th>Number of households</th>
<th>Former housing size (m²)</th>
<th>Current housing size (m²)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>44-84</td>
<td>128</td>
<td>Building No.30</td>
</tr>
<tr>
<td>8</td>
<td>44-84</td>
<td>100</td>
<td>Building No.29</td>
</tr>
<tr>
<td>11</td>
<td>44-60</td>
<td>80</td>
<td>Building No.29</td>
</tr>
<tr>
<td>2</td>
<td>44</td>
<td>70</td>
<td>Building No.29</td>
</tr>
<tr>
<td>3</td>
<td>44</td>
<td>60</td>
<td>Building No.12</td>
</tr>
<tr>
<td>2</td>
<td>44</td>
<td>85</td>
<td>Building No.12</td>
</tr>
<tr>
<td>4</td>
<td>44</td>
<td>81</td>
<td>Building No.29</td>
</tr>
</tbody>
</table>

77. Engineering College is located in the downtown area of Taiyuan City, enjoying convenient traffic, opposite to Longtan Park, a large comprehensive park with a land area of about 40 hectares. The college is surrounded by a full range of cultural, educational, medical and sports facilities, and sound infrastructure. Buildings 12, 29 and 30 into which the 40 households have been relocated are located in the campus, where 10 households have moved into Building 30 with a housing size of 128m², 25 into Building 29, with housing sizes of 80-100m², and 5 into Building 12, with housing sizes of 60-85m².
78. Building No.30 is a 30-storied high-rise building in frame structure, completed in 2008, close to the gate of the college, featuring a rational layout, excellent day-lighting and ventilation conditions, and perfect water, power and gas supply, and heating facilities.

79. Building No.29, completed in 1997, is a 6-storied masonry concrete building, located in the dependents' area, about 500 meters away from the gate, featuring excellent day-lighting and ventilation conditions, and perfect water, power and gas supply, and heating facilities.
80. Building No.12, completed in 1992, is a 6-storied masonry concrete building, located in the inner part of the dependents’ area, about 800 meters away from the gate, featuring excellent day-lighting and ventilation conditions, and good water, power and gas supply, and heating facilities.

81. **Relocation of the 8 households not relocated**: For these 8 workers’ households, the New House Funding and Old House Reallocation Committee has provided two options:

82. First, existing unoccupied houses in the college are used for resettlement. The college has 5 sets of 81 m² houses (in Building No.12) and 4 sets of 85 m² houses (in Building No.29) available to them. These two buildings are 6-storied, in masonry concrete structure. Building 12 was completed in 1992 and Building 29 in 1997. The living areas of these 9 houses are much larger than those of their current houses.

83. Second, the college plans to construct a new residential building in the west part of the campus, which is ready for construction and can commence construction at the end of this year, and whose main frame will be completed in 2016. This building has 30 units of 120 m² houses available for resettlement. A household will be entitled to equal-size exchange and pay for any excess size at construction cost. If a AH
selects this program, the college will offer Buildings No.12 and No.29 for transition free of charge.

84. In March 2014, the 8 households reached agreements with the college, where 4 HHs chose the first program (all choosing 85 m\(^2\) houses) and 4 HHs chose the second program, so they will be in transition until the new housing is ready. They will move out in July 2014. Affordability was not a concern because all HHs have good jobs and the housing offered is much cheaper than the market price.

3.5 Information Disclosure and Grievance Redress

3.5.1 Information Disclosure and Consultation

85. According to the General Principles of the Civil Law of the PRC, Land Contract Law of the PRC, and Implementing Measures of Engineering College for New House Funding and Old House Reallocation, it is very necessary to conduct public participation at the preparation and implementation stages in order to protect the lawful rights and interests of the APs, reduce grievances and disputes, and realize the resettlement objectives properly.

86. Extensive consultation was conducted, and the overall rankings of the relocated workers, house reallocation process, and reallocated houses of the workers' households were disclosed.

<table>
<thead>
<tr>
<th><strong>Interview 1: AH, Hao Junjun (worker)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>During house reallocation in 2008, my family moved from the old house in Building 10 to a new one in Building 30. My family’s housing size changed from 73 m(^2) to 128 m(^2). My daughter, and his husband and child have been living with me and my wife. The former house with a per capita housing size of less than 15 m(^2) was too narrow and crowded; after relocation, housing size has almost doubled and we feel much better.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interview 2: AH, Zhang Linhu (worker)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Our college has always endeavored to improve housing conditions of workers. My family has 3 members and our former house in Building 10 was 44 m(^2) only. We moved into the 80 m(^2) new house in Building 30 in 2008. Now, my daughter, studying at a senior high school, has her own room. The new house is in frame structure and much better than the old one in masonry concrete structure.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interview 3: household to be relocated, Wang Xueyuan (worker)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 10 is an old building of over 30 years, and most of the households in it have been relocated. I still live here because my overall ranking in house reallocation was low. My house is only 44 m(^2), which is too small for my family as my child is grown up. I prefer a larger house of at least 85 m(^2), preferably with two bedrooms and one living room..I have selected an house of 85 m(^2) in No.29 building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interview 4: household to be relocated, Ji Wending (worker’s widow)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>I am 78 years old and have lived in Building 10 for many years. Frankly speaking, this house is too low and cannot be renovated. I want a larger house. Since I’m old, I should have priority in floor selection. Since I live alone and have limited financial capacity, I expect a preferential price for any excess size. Leaders have discussed this with me several times, and I’m now reassured.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interview 5: staff members of HD Team of the Infrastructure Construction Office, Li Ximin, etc.</strong></th>
</tr>
</thead>
</table>
The 4 of us are responsible for the HD work of the college. We work in a people-oriented manner. We explained the resettlement policies patiently to the AHs, communicated on difficult issues repeatedly, and offered assistance to vulnerable groups as much as possible. As a result, we have won their understanding and support. Currently, HD is progressing smoothly as scheduled.

3.5.2 Grievance Redress

87. During new house funding and old house reallocation, a transparent, effective grievance redress mechanism was established:

◆ Stage 1: An AP may refer any grievance to the HD Team of the Infrastructure Construction Office within the college, which should make a disposition timely.
◆ Stage 2: If the AP is dissatisfied with the disposition of Stage 1, it may resort to the trade union or New House Funding and Old House Reallocation Committee of the college, which should make a disposition within 3 days;
◆ Stage 3: If the AP is dissatisfied with the disposition of Stage 2, it may resort to the CPC committee of the college, which should make a disposition within one week;
◆ Stage 4: If the AP is still dissatisfied with the disposition of Stage 3, it may bring a suit in the Taiyuan Municipal People’s Court.

3.6 Conclusions and Follow-up Actions

3.6.1 Conclusions

88. Impacts of house reallocation: Building 10 with a floor area of over 2,600 m² will be demolished for the proposed main teaching building, affecting 48 households with 152 persons. During housing construction with raised funds and house reallocation in 2007-2011, 40 of the 48 households living in this building were relocated, with 8 households remaining. These 8 households have a total housing size of 396 m² and a total population of 21, of which 6 households since occupy these apartments. They reached agreements with the college in March 2014, and will move out by July 2014. 4 HHs will move to the existing apartments while other 4 HHs will be in transition period in the house provided by the college free of charge.

89. Policies on house reallocation and resettlement: The house reallocation and resettlement work of this component complies with the Contract Law of the PRC and General Principles of the Civil Law of the PRC. The purpose is to improve housing conditions of workers. The resettlement policies of this component comply with the state laws, regulations and policies on LA, HD and resettlement, and are generally consistent with the principles of ADB’s Safeguard Policy Statement.

90. Public participation and grievance redress: During the development of house reallocation and resettlement policies, the resettlement agencies attached great importance to the participation of and consultation with the AHs, and collected their comments by various means. The grievance redress mechanism is smooth, transparent and effective.

In case of raising funds for housing construction, an organization organizes its workers to raise funds, and constructs housing on its own land in its own name. The completed housing will be sold to workers at cost.
3.6.2 Follow-up actions

91. The college should commence the construction of the new building as soon as possible, where the 4 households selected, in order to allocate the apartments to them by the end of 2016.

92. The college should ensure the other 4 households are relocated to the resettlement housing units by July 2014.

93. Further monitoring and evaluation will be required by a qualified external monitoring agency to follow up on the relocation progress of the 8 HHs, the living conditions of the new housing, and the affordability of new housing to ensure APs are not worse off.

3.7 Attachment

94. Land use certificate of the main campus of the main campus of Engineering College.

![Figure 16- Land Use Certificate of Main Campus of Engineering College](image)

- Land Use Certificate of the PRC
- Issuing authority: TMG
- Area: 81,160.16 m²
- Time of issue: August 2005 (reissue)
4. Jinzhong College

95. The proposed infrastructure in the Jinzhong College component will occupy 6,600 m² of land in the existing campus, involving no additional LA.

96. Jinzhong College was merged from former Jinzhong Farm Machinery School (founded in September 1958), Jinzhong Finance and Trade School (founded in May 1976), Jinzhong Supply and Marketing School (founded in January 1985), and Jinzhong Coal Technical Secondary School (founded in June 1983) in December 2004. The proposed coal training building and coal teaching building are located in the campus of former Jinzhong Farm Machinery School. The campus has a floor area of 201.35 mu, which was acquired by allocation in 1958, and its land type has changed to educational land. This plot formerly belonged to Guojiabao Village, Guojiabao Xiang, Yuci District and was wasteland then. Currently, this plot has no outstanding issue.

97. The training facilities include a coal training building and a coal teaching building, with floor areas of 3,600 m² and 3,000 m² respectively. See Table 16.

<table>
<thead>
<tr>
<th>No.</th>
<th>Building</th>
<th>Building area (m²)</th>
<th>Number of floors</th>
<th>Structural type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Aboveground</td>
<td>Underground</td>
<td>Total building area</td>
</tr>
<tr>
<td>1</td>
<td>Training building</td>
<td>18000</td>
<td>2000</td>
<td>20000</td>
</tr>
<tr>
<td>2</td>
<td>Teaching building</td>
<td>10636</td>
<td>1182</td>
<td>11818</td>
</tr>
<tr>
<td></td>
<td>Subtotal</td>
<td></td>
<td></td>
<td>31818</td>
</tr>
</tbody>
</table>

(1) Land use certificate of the Former Farm Machinery School campus of Jinzhong College

![Figure 17-Land Use Certificate of the Former Farm Machinery School Campus of Jinzhong College](image)

- Land Use Certificate of the PRC
- Issuing authority: Yuci District Government
- Time of issue: June 11, 2002
- Area: 43527.17 m²
(2) Construction sites of coal training building and coal teaching building in the campus, as these buildings will be demolished and new facilities will be built here.

Figure 18-Site of Coal Teaching Building (Location of Lecture Theater)

Figure 19-Site of Coal Teaching Building (Location of Basketball Court)
5. Railway School

98. The proposed infrastructure construction of Railway School will occupy 3,070 m² of land in the existing campus, involving no additional LA.

99. Railway School was founded in 1949. Since the existing schoolhouses were unable to meet teaching demand, TMG acquired some land in Wucheng Village, former District 4, Taiyuan City, and allocated it to Railway School in 1953. After the reissue of the land use certificate in 2010, its land type has changed to educational land. The existing teaching building of the school will be demolished for the proposed main teaching building and training building, involving no compensation, as this is an internal matter.

100. The proposed main teaching building has a building area of 28,500 m² and the training building 9,000 m². The main teaching building will be constructed on the site of the existing teaching building, and the training building will be northwest of the main teaching building. After completion, they will meet the teaching demand of 4,000 students and the training demand of 3,000 trainees.

Table 17-Main Technical and Financial Indicators

<table>
<thead>
<tr>
<th>No.</th>
<th>Building</th>
<th>Building area (m²)</th>
<th>Number of floors</th>
<th>Structural type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Aboveground</td>
<td>Underground</td>
<td>Total</td>
</tr>
<tr>
<td>1</td>
<td>Main teaching building</td>
<td>26300.00</td>
<td>2200.00</td>
<td>28500.00</td>
</tr>
<tr>
<td>2</td>
<td>Training building</td>
<td>7190.00</td>
<td>1010.00</td>
<td>8200.00</td>
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<tr>
<td></td>
<td>Subtotal</td>
<td></td>
<td></td>
<td>36700.00</td>
</tr>
</tbody>
</table>

(1) Land use certificates of Railway School

◆ The Railway School has two campuses and accordingly two land use certificates.
◆ Issuing authority: TMG
◆ Time of issue: February 2010 and June 2009
◆ Area: 71,750.40 m², 25,415 m²
(2) Construction sites of main teaching building and general training building

Figure 21-Site of Main Teaching Building (Location of Existing Teaching Building)

Figure 22-Site of General Training Building
6. Traffic College

101. The proposed infrastructure construction of Traffic College will occupy 1,875 m² of land in the old campus (Wusu campus), involving no additional LA. The Wusu campus was completed in 1987, and has a land area of 190.939 mu, in which 87.859 mu of land formerly belonged to Taiyuan Farm, and 103.8 mu of land to Qiucun Village, Mingqian Town, Yuci City. During 1985-1996, TMG and the Yuci Municipal Government allocated the land to Traffic College in 6 times based on its development requirements, in which the plot of 32.025 mu for the training base in this component was allocated by TMG in 1996. Its former type was public land. After the reissue of the land use certificate in 2013, its land type has changed to educational land.10

102. The training base consists of a general student service building, a student sports area and the landscaping work of the Wusu campus. The general student service building is located in the Wusu campus, with a building area of 7,500 m². The main technical and financial indicators of the building are as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total building area</td>
<td>m²</td>
<td>7500</td>
</tr>
<tr>
<td>Land area</td>
<td>m²</td>
<td>1875</td>
</tr>
<tr>
<td>Number of floors</td>
<td>/</td>
<td>3</td>
</tr>
<tr>
<td>Overall building height</td>
<td>m</td>
<td>15</td>
</tr>
</tbody>
</table>

(1) Land use certificate of Traffic College

Figure 23-Land Use Certificate of Traffic College

◆ Land Use Certificate of the PRC
◆ Issuing authority: TMG
◆ Time of issue: June 14, 2013
◆ Area: 21351 m²

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10 Educational land is one type of public land according to PRC’s category on land.
(2) Construction site

Figure 24 - Current Situation of Construction Site
7. Logistics School

The proposed infrastructure construction of Logistics School will occupy 1,350 m$^2$ land in the existing campus, involving no additional LA. The land of the school was allocated in 1980, being educational land. The land use certificate of the school was reissued in 2011. The main technical and financial indicators of the building are as follows:

Table 19 - Main Technical and Financial Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total building area</td>
<td>18600 m$^2$</td>
</tr>
<tr>
<td>Where</td>
<td></td>
</tr>
<tr>
<td>Aboveground</td>
<td>17518 m$^2$</td>
</tr>
<tr>
<td>Underground</td>
<td>1082 m$^2$</td>
</tr>
<tr>
<td>Land area</td>
<td>1350 m$^2$</td>
</tr>
<tr>
<td>Number of floors</td>
<td>17 aboveground floors, 1 underground floor</td>
</tr>
<tr>
<td>Overall building height</td>
<td>59</td>
</tr>
</tbody>
</table>

(1) Land use certificate of Logistics School

![Figure 25 - Land Use Certificate of Logistics School](image)

- Land Use Certificate of the PRC
- Issuing authority: TMG
- Time of issue: September 8, 2011
- Area: 57479.86 m$^2$
(2) Construction site

The facilities will be built in this car park site

Figure 26-Current Situation of Construction Site—Car Park
8. Yuncheng School

104. A training building will be constructed in the Shanxi Yuncheng Financial & Economic School (Yuncheng School) component, with a building area of 15,377 m², located on the reserved land in the east of the existing campus, involving no additional LA.

105. In 2002, Yuncheng Airport Economic Development Zone (YAEDZ) started to acquire 260 mu of river-flat land from Group 2 of Zhangxiao Village, Taocun Town.

106. In 2003, all land compensation and resettlement subsidy was paid to the village and this was confirmed during site visit.

107. In January 2004, Yuncheng Experimental High School signed the land use agreement with the YAEDZ Committee, specifying that Yuncheng Experimental High School should recruit 21 laborers affected by LA, with an average monthly salary of not less than CNY300 per capita. 260 mu land was allocated to the Yuncheng Experimental High School.

108. On September 1, 2008, Yuncheng School signed a campuses exchange agreement with Yuncheng Experimental High School coordinated by the Yuncheng Municipal Government. Two old campuses of Yuncheng School were transferred to Yuncheng Experimental High School, and the campus of Yuncheng Experimental High School in YAEDZ was transferred to Yuncheng School. This exchange procedure was completed by the end of September 2008.


110. After its relocation to YAEDZ, Yuncheng School has recruited 25 laborers in Zhangxiao Village to do logistical jobs for the school, with a per capita monthly pay of about CNY2,000.

   (1) Land use certificate of Current Campus of Yuncheng School

Figure 27-Land Use Certificate of Yuncheng School
Land Use Certificate of the PRC
Land User: Shanxi Yuncheng Financial & Economic School
Type of land: Educational
Type of Land right: Allocation
Issuing authority: Yuncheng Municipal Government
Time of issue: October 28, 2008
Area: 141,526.4 m²

(2) Certificate of LA compensation for the current campus issued by the YAEDZ Management Committee: On April 3, 2014, the YAEDZ Management Committee issued a document to confirm compensation for LA for the existing campus of Yuncheng School.

It reads: YAEDZ is a municipal level development zone approved by the Yuncheng Municipal Government in 2002, and was brought into provincial administration in 2012 by the Shanxi Provincial Government. YAEDZ has a planned area of 30 km², and all townships (towns, townships and sub-districts) and villages within this range are administrated by the YAEDZ Management Committee in a unified manner. The construction land acquired for YAEDZ in 2002 includes 260 mu of land occupied by the campus of Yuncheng School (the land was used by Yuncheng Experimental High School), which was formerly river-flat land belonging to Group 2 of Zhangxiao Village, Taocun Town. By the end of 2003, the YAEDZ Management Committee had paid land compensation fees and resettlement subsidies fully to Group 2 of Zhangxiao Village, and there is no outstanding issue.

Figure 28-Certificate of LA Compensation for the Current Campus Issued by the YAEDZ Management Committee, 3 April 2014

(3) Land use agreement between YAEDZ and Yuncheng Experimental High School: On January 14, 2004, YAEDZ entered into a land use agreement with Yuncheng Experimental High School, specifying the land area, location
and price of the land, mode of payment, and rights and obligations of both parties, where an obligation of Party (Yuncheng Experimental High School) was "resettling one rural laborer for every 10 mu of land acquired, and recruiting 21 laborers affected by LA, with an average monthly pay of not less than CNY300 per capita."

There are no remaining LAR issues for this College.
9. Conclusions and Follow-up Actions

111. Among the 8 colleges, except the Architectural College component, the other 7 colleges will involve infrastructure construction on 2.4 hectares of land within the campuses in total. All construction sites are located in their existing campuses, and all land occupied is state-owned construction land.

112. For the Coal College and Engineering College, the compensation and entitlements provided to the APs and the AHs. All mitigating measures implemented complied with national requirements, and there is no outstanding noncompliance issue.

113. Based on the findings of due diligence, the following actions will be implemented:

**Coal College**

(1) Taiyuan Farm should allocate the resettlement housing as soon as possible and ensure that it is allocated to the AHs by the end of June.
(2) All AHs should be moved into the resettlement housing by October 2014.
(3) Further monitoring and evaluation will be required by an independent qualified agency during 2014 and 2015 to follow up on the relocation progress of the 75 HHs, their livelihood restoration and their incomes and expenditures, to ensure APs are not worse off. Reports should be provided to ADB semi-annually starting Sept. 2014.

**Engineering College**

(1) The college should commence the construction of the new building as soon as possible, where the 4 households selected, in order to allocate the apartments to them by the end of 2016.
(2) The college should ensure the other 4 households are relocated to the resettlement housing units by July 2014.
(3) Further monitoring and evaluation will be required by external qualified monitoring agency to follow up on the relocation progress of the 8 HHs, the living conditions of the new housing, and the affordability of new housing to ensure APs are not worse off. Reports should be provided to ADB semi-annually starting Sept. 2014.
Appendix-Terms of Reference for External Monitoring

A. Purpose of resettlement monitoring and evaluation

1. Through external monitoring and evaluation, ADB and the PMO can fully understand if the follow-up actions for the remaining issues for the Engineering College and Coal College are implemented on schedule.

B. Scope of resettlement monitoring and evaluation

2. The external M&E agency will conduct periodic follow-up resettlement monitoring semiannually of the following activities by means of field observation, panel survey and random interview:

   - Timely payment and amount of compensation;
   - Participation of APs during implementation;
   - Preparation and adequacy of resettlement sites and housing;
   - House reconstruction progress;
   - Relocation of APs to new houses;
   - Support measures for vulnerable groups and women;
   - Livelihood restoration and their incomes and expenditures of HHs of the Taiyuan Farm;
   - Timetables of the above activities (applicable at any time);
   - Performance of resettlement organizations;
   - Handling of grievances.

C. External monitoring agency

3. The external resettlement monitoring and evaluation work of the project shall be undertaken by an external monitoring agency entrusted by the PMO and accepted by ADB.

D. Organization of resettlement monitoring and evaluation

4. The PMO shall entrust the external qualified monitoring agency to take charge of the survey, data collection and computational analysis for monitoring and evaluation, and to review the corresponding findings.

5. The external monitoring agency shall set up a “resettlement monitoring and evaluation taskforce of the Project”, whose task is to monitor and evaluate the follow-up actions, prepare the monitoring and evaluation outline, select monitoring targets, take charge of field survey, monitoring and in-house analysis, and prepare resettlement monitoring and evaluation reports.

6. During the field monitoring and survey by the taskforce, the PMO and colleges shall offer assistance in staffing and traffic.
E. Reporting of external resettlement monitoring and evaluation

1. The external monitoring agency shall submit a resettlement monitoring report to the PMO and ADB semiannually.

<table>
<thead>
<tr>
<th>Resettlement report</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>M&amp;E Report (No.1)</td>
<td>September. 2014</td>
</tr>
<tr>
<td>M&amp;E Report (No.2)</td>
<td>March. 2015</td>
</tr>
<tr>
<td>M&amp;E Report (No.3)</td>
<td>September. 2015</td>
</tr>
<tr>
<td>M&amp;E Report (No.4)</td>
<td>March. 2016</td>
</tr>
<tr>
<td>M&amp;E Report (No.5)</td>
<td>September. 2016</td>
</tr>
<tr>
<td>M&amp;E Report (No.6)</td>
<td>March. 2017</td>
</tr>
</tbody>
</table>