



Resettlement Monitoring Report

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CURRENCY EQUIVALENTS

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In this report, "\$" refers to US dollars.

ABBREVIATIONS

AAOV	Average Annual Output Value
ADB	Asian Development Bank
APs	Affected Persons
CNY	China Yuan
EA	Executing Agency
GDP	Gross Domestic Product
IA	Implementation Agency
LAR	Land Acquisition and Resettlement
LA	Land Acquisition
EME	External Monitoring and Evaluation
Mu	Chinese Unit (one mu=667sq m)
PRC	People's Republic of China
RP	Resettlement Plan
XASS	Xi'an Academy of Social Sciences
XMG	Xian Municipal Government
XTRRC	Xi'an Third Ring Road Company

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Preface

1. This resettlement External Monitoring (EM) report is submitted to the Asian Development Bank (ADB) by Xi'an Academy of Social Sciences (XASS), which accepts the entrustment from the Implementive Agency (IA) of the Third Ring Road Project in accordance with ADB's requirement. This EMEE report mainly includes the revision particularly toward the Resettlement Plan (RP) according to two months' research on the affected villages and persons.

2. For the Third Ring Road Project is undertaking, this report is not the final report but an initial result reflecting whether RP is progressing smoothly and raising revision suggestions on the RP (November 2003), and it includes the adverse impacts and the remedial measures as well as the time table and progress of implementing rehabilitation plan for affected persons (APs) and seriously affected villages along the East, West part of Third Ring Road and three connected roads.

3. The RP is based on the inventory data from the redline impact survey on the whole third ring road (70.98 km) and five connected roads of the project, and it is not an accurate resettlement action plan, which needs revising with the project developing. EME report is based on the determined proposal of implementing the project, and the EME report of this phase concerns the affected villages, persons and enterprises only along the East and West part of the Third Ring Road as well as the Zhuhong extention road, northern Second Ring Road eastern extension, eastern Second Ring Road northern extension. Since the detailed proposal on the north and south part of the Third Ring Road has not been determined, and Kunming road western extension and Taiyi road southern extension are not included in the Third Ring Rord project, the EME in this phase excludes them.

4. The data has a high level of reliability as they have been assessed based on the determined proposal. However, the final construction project may get some slight revision with the construction progressing; besides, the date of starting the construction is different in different working areas, and in some areas the resettlement work has not been finished completely. Therefore, the data may be a little different from the data of 2003.

Chapter I The Project

1.1 Measures to Minimize Impacts

5. Measures to minimize the impacts of project in RP are: (i) acquisition of as little farmland as possible; (ii) demolition of as few houses/structures as possible; and, (iii) re-routing the alignment close to village instead of going through the village. By having analyzed on engineering, environment protection and resettlement feasibility before the construction was begun, the alignment optimization was based on the principle of keeping away densely populated residential areas.

6. It is especially wide of the effect that 3rd ring road project take on loss of land, buildings/houses and fixtures. The survey shows that TRRC and LAR office of each ward have held a serial of consultations and interviews from the beginning of preparing the project until now, particularly in the first half year of 2005. With patient and thorough publicity, IA has partially learned APs' opinions and suggestions and taken them into necessary consideration. The RP has been implemented smoothly in the first half year of 2005 as the timetable indicates.

1.2 Requirements for Land and Property

7. The loss of property lead by land acquisition and resettlement mainly includes building/houses, fixtures, trees, infrastructure and non-residential establishments.

- Land: irrigated, non-irrigated, vegetable land, orchard, residential, processing enterprise, timberland. In addition, other land area covered by water/fish ponds, road and river beach are also identified.

- Housing categorized by type of construction: e.g. brick-concrete, brick and wood, clay and wood house, and simple house/shed.

- Structures and fixtures: e.g. gateway, enclosure wall, water pond, wells fishpond, greenhouse and tomb.

- Planting and breeding: fish ponds, green house, fruit trees, and scattered timber trees.

- Infrastructure: e.g. power lines, telecommunication lines, and pipelines.
- Non-residential establishments: e.g. schools, enterprises, shop/businesses, gas station, guesthouse and restaurant.

1.3 Land Acquisition Impacts

8. Based on the newest EME impact survey in November, 2005, regarding the third ring road and three inter-connectors (the road from Qujiang to Chanhe in the south sector excluded), the total expected permanent acquisition of land is around 11,447 mu (763.14 hectares). Around 66% of the land to be acquired is currently farmed and most of this land is irrigated. Table 1-1 summarizes the principal categories of land and property acquisition. More details, including a breakdown by village, are contained in Annexes 1, 2 and 3. Around 2,002 private households will require relocation, and around 773 enterprise/businesses and social organizations will be affected in varying degrees.

Table 1-1: Land Acquisition and Resettlement Impact(Summarized)

Item	District						Total	
	Yanta		Baqiao		Weiyang			
	Of RP	Of EM	Of RP	Of EM	Of RP	Of EM	Of RP	Of EM
Affected Wards	5	5	3	3	9	9	17	17
Affected Villages	28	24	17	22	60	59	105	105
Permanent Land Requirements (in mu)	3469	1649	2790	4042	6329	5756	12588	11447
	27.56%	14.41%	22.16%	35.31%	50.28%	50.28%	100%	100%
Productive land (arable land+orchard)	3123	1517	2005	2829	4346	3165	9474	7511
% of productive land over total district land loss	90%	92%	72%	70%	69%	55%	75%	66%
Private Households Requiring Relocation	297	35	883	724	1556	1243	2376	2002
Floor space (m ²)	94662		365901	352368	499878	379266	960441	
	9.87%		38.10%		52.05%		100%	
Enterprises/Premises Requiring Relocation	23	119	16	61	112	593	151	773
Floor space (m ²)	26516		78033	53877	236287	365234	340836	
	7.78%		22.89%		69.33%		100%	
Total Building Requiring Relocation (m2)	121178	81621	443934	406245	736165	744500	1301277	1232366
	5	5	3	3	9	9	17	17

Note: For further details, see Annex 1, 2 and 3. At the end of EME survey in November 2005, the alignment from Qujiang interchange to Chanhe has not been confirmed, and the alignment involving into resettlement in Southern sector(in Yanta district) is from Dianzicheng interchange to Qujiang interchange. Moreover, some data in this table is in vacancy because the statistical work in different districts is processed in different schedule and EME survey group can not update the data in time. The EME report of next phase will offer the updated data when the confirmation of southern sector is completed finally.

1.4 Number of Affected Persons (APs)

1.4.1 Population Requiring Resettlement

9. According to the EME survey of this phase, around 2002 households requiring resettlement along the eastern and western ring road as well as three inter-changes, involve the population of 7829 affected by the project.

10. Around 773 enterprises/social organizations are affected by the demolition (wholly or partially).

11. Because the alignment from Qujiang interchange to Chanhe has not been confirmed and the statistical work in different districts is processed in different schedule, EME survey group can not update the data in time. According to the statistical survey made by XASS in August 2005, along the eastern and western ring road and three inter-connectors, there are 21 villages requiring relocation, of which relocation work concentrates in 6 villages involving at least 100 households. These villages account for 44.1% of the total demolition and 67.8% of total households that need relocation. These villages are Sanqiao, Hutuo, Xinfang, Andi, Guanting and Liangjiajie.

1.4.2 Population Affected by Loss of Land

12. Estimated in a way of RP providing, the number of households affected by the loss of land along the eastern and western ring road and three inter-connectors, is around 2759 and the total affected population is about 10790 with average 3.911 people per household.

1.4.3 Total Population Affected

13. Because the alignment from Qujiang interchange to Chanhe has not been confirmed and the total number of APs in Weiyang district need updating, some data in table 3-3 is in vacancy. The next EME report will offer the updated statistics. (See table 1-2, table 1-3)

Table 1-2: Estimation of Total Population Affected by Project (of RP)

District	Ward		Village		Household		Affected Enterprises		Population	
	Total	Affected	Total	Affected	Total	Affected	Unit	Person	Total	Affected
Yanta	8	5	201	28	147275	1394	23	442	588102	6004
Weiyang	12	9	252	60	116614	2982	112	4071	385731	12154
Baqiao	11	3	259	17	121944	1754	16	574	433623	10866
Total	31	17	712	105	385833	6130	48	5087	1407456	29044

Table 1-3: Estimation of Total Population Affected by Project (of EME)

District	Ward		Village		Household		Affected Enterprises		Population	
	Total	Affected	Total	Affected	Total	Affected	Unit	Person	Total	Affected
Yanta	8	5	201	24	147275		119		588102	
Weiyang	12	9	252	59	116614		61		385731	
Baqiao	11	3	259	22	121944		593		433623	
Total	31	17	712	105	385833		773		1407456	

Chapter II Issues Mostly Concerned by APs

14. The survey shows that there are five issues mostly concerned by APs, including compensation rate, livelihood restoration, social security, environment, information transparency and APs' participation, which are same with the issues concerned in other state financed projects. Since the area occupied by the third ring road project, mostly joining town and country, is pretty large, and the present situation is so complicated and the number of APs is so great that much more money needs to be injected into resettlement work.

2.1 Resettlement Progress

15. IA focuses most of its attention on the resettlement work of the third ring road project in the early stage. Although IA meets some unavoidable difficulties, the resettlement is progressed smoothly. Until the end of November 2005, the land acquisition has been completed about 9307 Mu, 66.2% of the total, and the floor space of relocated building has reached to 758,000 m², 42.9% of the total. It is progressed smoothly to distribute compensation as document regulates to APs whose land has been acquired and whose structures have been demolished. However, the unfinished land acquisition work about 33.8% and building relocation about 57.1% have delayed the project construction to some extent, and IA will take measures to speed up the resettlement and land acquisition progress as possible as it is.

2.2 Issue of compensation rate

16. The project is regarded as governmental public welfare undertaking instead of commercial activity, so the IA must implement the resettlement compensation rate strictly according to the legal articles of state, provincial and municipal laws. The planting economy in suburban area of Xi'an is lack of variety, which limits villages' economic development and the promotion of villagers' livelihood. The third ring road project has actually considered APs' difficulties, and raised the compensation rate much higher based on the relative policies and laws.

17. The state land law stipulates that the compensation rate concerns land acquisition compensation, resettlement compensation, compensation for structure and fixture, and compensation for crops. According to the EME survey, the compensation is undertaken with the adjusted price measured by the assets evaluation agency. The compensation rate for young crops, which is 800 CNY per Mu for vegetable land and 700 CNY per Mu for other crops land, is based on the relative articles stipulated in the Municipal Government's eighty-eighth document. The complaints from the public mainly concentrate on the compensation rate for acquired land and resettlement, which is stipulated in the Municipal Government's eighty-eighth document as 30,000 CNY per Mu for vegetable land and 25,000 CNY per Mu for other land. Actually, such a compensation rate is almost 18 to 22 times of AAOV in the previous three years, much higher than that of state land law. Besides, the surveys shows that the compensation rate of third ring road project is higher than that of Xi Yan railway project in 2004 with the rate of 18,800 CNY per Mu, and also higher than that of special transport railway project in 2005 with the rate of 24,000 CNY per Mu.

18. Obviously, the compensation rate of third ring road project is higher than that of many other governmental construction projects, but the public still considers it pretty lower. In fact, such a problem taken place in Xi'an ever throughout the whole state, is caused by the difference of compensation rate for acquired land and resettlement undertaken by different construction agencies. For example, the compensation rate in some open economic zones of Xi'an has reached to 74,000 CNY per Mu, and the compensation rate under commercial interests is high up to more than 100,000 CNY per Mu. Finally, the difference leads to the disorder of compensation rate for land and leads APs to the psychological unbalance, which blocks the processing of third ring road project. While the state government has realized the necessity to end such a disordered situation, so that the State Council and the State Land and Resource Department have issued relative documents to require each Provincial Government draw up and publicize the land price matching the local economy before the end of 2005.

19. In fact, farmers of Xi'an outskirts occupy cultivable land no more than one mu per capita, and a few of them have only several fens land, so that it is easy to understand their requirement for

higher compensation. Secondly, many farmers of Xi'an outskirts, encouraged by government carrying out the policy of contract system with remuneration linked to output for thirty years unchanged, consequently plant fruit trees for more economic efficiencies, and the value of land acquisition will increase in the future for the convenient communication brought by the Third Ring Road; therefore, it means much more loss for the non-land farmers who undoubtedly hope to get land through land redistribution within villages they belong to.

2.3 Issue of information transparency and APs' participation

20. EA has learned about open information and participation rate concerned by APs through on-the-spot meetings and environmental, economic surveys in 2002 and 2003. Each LAR agency has held dozens of consultations participated by relative officers of each level and APs representatives, discussing on the land acquisition, resettlement, compensation allocation, grievances procedure and so on.

21. In some villages, farmers participate a little less into the land measuring course, and they acquire a few about the resettlement policy and the compensation rate that it is natural for difficulties to exist in these villages. Lack of affected persons' participation, the evaluation progress is not transparent. For example, affected persons of eighth group, Hutuo Village (belonging to Tanjiexiang Ward, Weiyang District) do not take part in during the evaluation for lack of organization, while the compensation will be paid according to the previous evaluation result so that farmers have opinions on it. Omissions and mistakes taken place in the measurement and resettlement evaluation have been made up as soon the APs reported them to LAR office.

22. In order to guarantee APs' interests not being damaged, the TRRC determines to ask asset evaluation agency to evaluate all the acquired land and structures at first, and under the approval of LAR, the notary office will particularly notarize on the assets evaluation result for those land owners who can not participate the evaluation course for any reason. As a result, the conflicts are avoided, and the resettlement continues smoothly.

2.4 Issue of restoration and rehabilitation

23. Such an issue may be concerned by APs naturally after the land acquisition and resettlement evaluation is completed. IA implements restoration plan with three strategies as (i) the income strategy within community, (ii) allocation of compensation to individuals, and (iii) training program. These strategies aim to keep most of APs continuously living by agriculture and to promote minority of APs hunting for job in the urban area.

24. Under the assistance by LAR agencies and local government, affected villages will make use of compensation to increase the productive rate of cultivable land, to enlarge the irrigate land area, and to develop vegetable green houses, poultry, agricultural processing industry and crops diversification. In fact, the Municipal Government and TRRC have concluded a serial of measures to solve the problem of restoration and rehabilitation. Firstly, certain land area will be directly allocated to the village committee for commercial use. Besides, the problem also can be handled by undertaking the program of rebuilding villages within the town. The government should assist villagers to change the planting agricultural pattern lacking variety into multiple productive pattern, and to organize young labors joining into professional training program for the purpose of promoting the EMEmployment among young labors.

25. The survey shows that most of villages are in the phase of resettlement and the restoration plan has been implemented to some extent. Since the resettlement work is processing, most of non-land farmers just prepare to open shop along the Third Ring Road, and live by house leasing even though the restoration plan has been drawn up. However, according to the economy theory, the over supply of renting house may not increase the revenue and as a result, APs' income and life may not get promoted. Lacking necessary market-oriented techniques and bravery, non-land farmers need the guidance and support from government and industries especially from the LAR agencies to avoid the dangers caused by aimlessness and disorder. That should be IA's initial task in the next phase. For the cost of production restoration, most villages solve it by deducting part from the compensation paid to village committee. About some APs' distrust on restoration plan and individual restoration activities, IA will consult with them in the next phase.

26. The project will promote the urbanization of Xi'an, and villages along the third ring road will be included into the urban area in the future so that great changes will be taken place within these villages. For the urbanization and the improvement of investment environment within the areas along the third ring road, the land price will be raised greatly that is useful to enhance the investment and economy to be prosperous and that will promote villagers to become urban residents and enter into service Industry. However, it is such a course that the government and villagers must pay adequate efforts to complete it.

2.5 Issue of infrastructure and environment restoration

27. Such an issue is widely concerned by APs, villages and enterprises/ organizations. In order to ensure the communication and other infrastructures continue to serve the public, IA, LAR offices and local government of each level pay quite a lot efforts to complete the reconstruction of roads, electric cable, communication cable and optical cable but wells charged by each village committee. However, the communication and transport in some villages did not get in-time restoration, and the restoration plan pays inadequate attention to the transport problem in some villages. For example, the communication of Lingao Village in Sanqiao Ward has been blocked from the neighboring villages. In some villages, since LAR agencies handle the work of cleaning the construction sites not once for all, the construction dust and garbage bring residents inconvenience. But these problems have been fairly solved as soon as they are raised.

28. At present, TRRC has completed the designing work of making project concerned areas green and beautiful, and the public bidding is going to be held. The future environmental restoration work will be undertaken with detailed proposals, and be completed though rebuilding villages, absorbing investment and adjusting land. However, it particularly depends on the improvement of economy and villagers' qualities as well as on the continuous efforts.

Chapter III Monitoring and Improvement on Restoration Plans of Affected Villages

29. In 2003, the RP reported twenty-three seriously affected villages along the 3rd ring road as the original project planning and redline survey indicated, while the EME report just involves into the survey on seriously villages along western, eastern ring road and three inter connectors. Therefore, the EME survey group takes research only in the areas that project has been implemented definitely, and details as follows.

30. Since the number of affected villages and population in the areas that project has been definitely implemented, could be counted, it is quite convenient for survey group to have thorough discussion on relative issues with APs, and to improve the RP.

31. Besides of the EME surveying result of seriously affected villages, some villages in RP of 2003, which are actually affected by the project, also are included in this chapter.

32. There is no revision on the rehabilitation plan of affected villages along northern and southern ring road because the resettlement impact there is limited compared with other sectors.

33. During the village rehabilitation planning, EME survey staff has briefed the village leaders and villagers' representatives, and a SWOT analysis approach was continuously used. With the efforts of participants, staff outlines the strength, weakness, opportunity and threat of villages. Based on this analysis, strategies and possible measures have been more reasonable and feasible. This planning process really reflects the way for the affected villagers to formulate their own village rehabilitation plan. Village representatives very much appreciated this approach of mobilizing their own efforts to do their own planning based on the policy framework, over which participants have a strong feeling of the ownership for the village plans.

34. Currently the economic rehabilitation plans for the most affected villages by land acquisition

and relocation are summarized as follows (details in Annex 1,2,3)

3.1 Relocation Plans of Seriously Affected Villages

3.1.1 Pangma Village

35. There are 106 households with 420 persons in this village. The total farmland area is 500 mu. This village is pre-dominated by construction about 35%, with additional income from transportation(7.8%), business(16.7%), fishery (21%) and temporary labor(18%). The annual average net income per household was CNY12,482 in 2004.

36. LAR impact: the land to be acquired will be 81.44 mu, accounted for 16% of total land, which will affect 20 households. In fact, the number of affected land area reaches to 150 mu because 60 mu cultivable land is isolated by the 3rd ring road and become uncultivable. None of household needs relocation in this village. Acquired land involves orchard, and fishery pool which get compensation of CNY380, 000 and 200,000 respectively.

37. Economic rehabilitation: (i) based on relative resettlement policies, IA affords sufficient and reasonable compensation to village on acquired land and structures; (ii) to redistribute land among villagers, and all the villagers losing land will get relocated; (iii) TRRC allocates funds for village's infrastructural construction; (iv) this village intends to develop the third industry through opening more shops, and restore the affected enterprises. Villagers expect more house leasing income by taking the house a new look with compensation. Fishery pool owners plan to live on the rest of fishery pool.

38. In the respect of the number of affected households, this village is not affected the greatest. However, it is disadvantageous for Pangma village to develop business because it locates far from business center and villagers live chiefly on agriculture. Besides, this village owns land quite a little before the land acquisition of third ring road that will decrease the land area per capita greatly in the future. As a result, villagers mostly expect to restore their lives depending on small businesses, from which villagers may not get return in a short term, but the situation will be quite

different in the future as the third ring road construction is completed and the urban area gets enlarged. On the other hand, this village is affected not only by the third ring road project but also other governmental projects continuously. Villagers' life and production are affected to some extent, for example, the farmland and fishery pool may be divided by the road. But their lives and production will be restored as soon as the construction is completed.

3.1.2 Qingdong Village

39. There are 140 households with 532 persons in this village. The total farmland area is 185 mu. This village was pre-dominated by orchard in 2003, and by house and land leasing about 78.4% since 2004, with additional income from construction (6.4%), business, transportation (5.7%) and temporary labor.

40. LAR impact: the land to be acquired will be 49.07 mu, accounted for 26.5% of total land. The number of household need relocation is 53, accounted for 50% of total households. The total floor space of affect building/ houses is 19,058 square meters.

41. Economic rehabilitation: Qingdong Village is one of the earliest resettled village along the 3rd ring road. In July, 2005, villagers have moved into newly constructed houses continuously, locating to the north of demolished village, near to the previous site of village. Resettlement houses are prior to be reconstructed, and the public infrastructures have been restored with the efforts of village and IA. Resettlement houses are constructed with a wholly planned outside decoration and arrangement, and the village takes on a new look. Villagers plan to continue house and land leasing, or to open stores. The investment comes from the compensation and personal savings, and villagers feel quite confident to future life.

3.1.3 Zhuhongbu Village

42. There are 110 households with 432 persons in this village. The total farmland area is 540 mu. This village was pre-dominated by transportation about 51%, with additional income from house and land leasing (25%), business (13.8%) and temporary labor (8.3%). The annual average net

income per capita was CNY 4,200 in 2004.

43. LAR impact: the land to be acquired will be 170.52 mu, accounted for 31.58% of total land, which will affect 47 households. The total floor space of affect building/ houses is 16846 square meters, less than Qingdong Village. The acquired land mostly was occupied with buildings and market.

44. Economic rehabilitation: this village plans to enlarge the present market at first. On the other hand, a new business center is planned to be constructed, with a construction style of Han Dynasty for simple classical outside. Villagers plan to pay the construction costs with the compensation for acquired land and resettlement, while the future life is relied on house leasing. Undoubtedly, in order to improve their livelihood, villagers are also eager to get training and information about certain profession from government

45. Villagers have moved into newly built-up houses continuously. And this village locates in the prosperous area, so it is easy for villagers to restore their lives depending on businesses.

3.1.4 Dongwali Village

46. There are 145 households with 580 persons in this village, which locates in Sanqiao Ward, Weiyang District. The total farmland area is 400 mu. This village was pre-dominated by temporary labor (60%) and business (10%), with additional income from land leasing about 9.4% and agriculture, trees and fishery. Peach orchard occupies around 40 mu. The annual average net income per household was CNY 30,000 in 2004.

47. LAR impact: the land to be acquired will be 206.06 mu, accounted for 50% of total land, which will affect 120 households. The total floor space of affect building/ houses is 43,676 square meters. Total compensation for the land and property loss is around CNY1.78 billion, one of the most among affected villages.

48. Economic rehabilitation: After the buildings are demolished, new village will be built up in the new site, from which there is some distance to the present site of village. The new site is near

to the trunk road and easy to develop businesses. The houses have been built up with the same structure and style as the village proposal plans to be. TRRC will allocate funds for infrastructural construction. This village is prior to construct stores and market in order to develop third industries. The net income per capita is expected to increase CNY 728. The development capital comes from part of compensation to individuals, enterprise investment and individual savings.

49. The restoration plan of Dongwali village continues its production pattern, which includes the business and trade as essential part, and the new village locates near to the trunk road that provides convenience and advantages to develop business. New village is designed to meet the trend of urbanization as the residential community. Villagers need more opportunities to participate into training in order to meet EMEmployment requirement.

3.1.5. Lingao Village

50. There are 456 households with 1869 persons in this village, which locates in Sanqiao Ward, Weiyang District. The total farmland area is 1092 mu. This village was pre-dominated by temporary labor (37%) and business, with additional income from transportation (29%), land leasing (23%), construction (6.4%) and house leasing (4%). The annual average net income per capita was CNY 4,024.

51. LAR impact: the land to be acquired will be 206.06 mu, none of household needs relocation.

52. Economic rehabilitation: (i) Restore the infrastructure and pipelines through the cooperation with TRRC. (ii) since the land area per capita is less than 0.5 mu, this village intends to strengthen the labor export; (iii) village will earn more income from land leasing as the third ring road is built up. (iv) encourage the private business and service industry.

53. It is quite necessary to provide training assistance for village's labor export. As long as government supports and encourages such a measure, the village could develop its economy in a sustainable way.

3.1.6 Sanqiao Village

54. There are 1,480 households with 5,370 persons in this village. The total cultivable land area is 1,590 mu. In the respect of economic development and scale, it has the fame of No. 1 Village in the west of China, performing quite outstanding of high income per capita. The annual average net income per capita was CNY 7,000 in 2002

55. Economic structure covers wheat, corn, fruit and vegetable planting, which is a small part of village's gross income (5%). The annual gross product is about CNY 36.4 million, mainly coming from (i) land leasing to enterprises and small business(27.8%); (ii) construction (16.8%); (iii) private business (18.9%); (iv) house leasing (15.2%); (v) transportation (13%);(vi) other.

56. LAR impact: the land to be acquired will be 1068.52 mu, accounted for 68% of total land. The total floor space of affect building/ houses is 74491 square meters, which will affect 235 households. Total compensation for the land and property loss is around CNY 1.1224 billion.

57. Economic rehabilitation: this village has a favorable location; that has become the regional business center and the gateways of Xi'an. Xi'an & Xianyang Municipal Circle promotes this village into more favorable development. According to the speedy development tendency, this village intends to apply for redistributing state owned land to reconstruct the village in a new site, and develop business in the present land. If such an application gets improved, the net income per capita will be increased greatly. Capital partly comes from compensation, and chiefly from (i) capital owned by village, (ii) enterprise investment, (iii) credit of banks.

3.1.7 Hutuozhai Village

58. There are 108 households with 716 persons in this village, which locates in Tanjia ward, Weiyang district. The average household population is 6.62 The total land area is 2300 mu and farmland area 243.44 mu. The land area per capita is 0.34 mu. The major crops are corn and wheat. This village was pre-dominated by land leasing (30%), with additional income from temporary labor (30%), and cropping (20%). The annual average net income per household was CNY 12,000.

59. LAR impact: the land to be acquired will be 187.26 mu, accounted for 20.8% of total land, and cultivable land 15 mu accounted for 37.5% of farmland. The total floor space of affect building/ houses is 33581 square meters, which affects 105 households involving relocation.

60. Economic rehabilitation: (i), a serial of meeting s were held to determine the reconstructed village develop urbanization, involving into beautifying the environment, improving the road condition, regulating the electric lines and so on. (ii) The construction of market is also on the restoration plan of this village for the purpose of developing private economy. (iii) TRRC allocates funds for new village's infrastructural construction; (iv) This village is near to the industrial area where many big enterprises, construction industry, storage center and private businesses have moved into continuously, so the EMEmployment pressure of nearby villages can get released to some extent. Furthermore, the industrial center can drive the service industry develop quickly at the same time, so that villagers can earn more income from it.

3.1.8 Tuanjie Village

61. There are 331 households with 1326 persons in this village, which locates in Tanjia ward, Weiyang district. The average household population is 4. The total land area is 2262 mu and farmland area 88.42 mu. The land area per capita is 0.67 mu. The major crops are corn and wheat, with vegetable, grape, peach etc. economic agricultural products. This village was pre-dominated by land leasing (20%), with additional income from construction (20%), and vegetable (20%). The annual average net income per household was CNY 10,000.

62. LAR impact: the land to be acquired will be 150.56 mu, accounted for 7.6% of total land, and cultivable land 15 mu accounted for 37.5% of farmland. The total floor space of affect building/ houses is 17887 square meters, which affects 50 households involving relocation.

63. Economic rehabilitation: (i) adequate in land resource, it is proper to develop economic cropping.(ii) reconstruct village in a new site, involving into beautifying the environment, improving the road condition, regulating the electric lines and so on; (iii) The public communication of this village is pretty well that it is much easier for villagers to go out hunting

for job as well as to lease land to enterprises or build up houses for leasing. (iv) TRRC allocates funds for new village's infrastructural construction;

3.1.9 Beishiqiao Village

64. There are 292 households with 1213 persons in this village, which locates in Yuhua ward, Yanta district. The total land area is 2262 mu and farmland area 1050 mu. The land area per capita is 1.1 mu. This village was pre-dominated by orchard (30%), with additional income from transportation (20%) and temporary labor (15%). The annual average net income per household was CNY 20,000.

65. LAR impact: the land to be acquired will be 285.94 mu, accounted for 27.23% of total land, affecting 84 households. None of household needs acquiring land. The total compensation for acquiring land is CNY 10,290,000.

66. Economic rehabilitation: this village intends to increase villagers' income by (i) opening stores and enterprises, (ii) bring barren land under cultivation. On the other hand, this village has planned to build up a market by real estate agency, supported financially by compensation, credit and enterprise investment.

3.1.10 Laoyanzhuang Village

67. There are 350 households with 1575 persons in this village, which locates in Yuhua ward, Yanta district. The total land area is 1800 mu and farmland area 1700 mu. The land area per capita is 1.08 mu. This village was pre-dominated by business (83%), with additional income from temporary labor (4%), and transportation (12.5%). The annual average net income per household was CNY 37270.

68. LAR impact: the land to be acquired will be 124.83 mu, accounted for 6.9% of total land, and none of household involves relocation.

69. Economic rehabilitation: (i) opening stores with compensation, (ii) attracting the investment

from real estate agency, (iii) establishing a market with financial support from enterprises and banks.

3.1.11 Yingfazhai Village

70. There are 186 households with 605 persons in this village. The total land area is 71 mu and farmland area 457 mu. The land area per capita is 0.76 mu. This village was pre-dominated by construction (40%), with additional income from transportation (26%), land leasing (13%). The annual average net income per household was CNY8,000.

71. LAR impact: the land to be acquired will be 104.11 mu, accounted for 20% of total land and 30% of total cultivable land, and none of household involves relocation. The losses of infrastructures and public property include five economic orchards, 4000 fruit trees, 500000 trees and one pig farm as well as electricity lines 3000m, and nearly 800 m² roads. Total compensation for the land and property loss is around CNY 4,830,000.

72. Economic rehabilitation: there is a long-term development strategy, but the strategies to increase villagers' income in a short-term are more practical. They are: (i) attracting enterprises investments, and establishing a market or business center with compensation, (ii) land leasing, (iii) house leasing. For those households whose income is not sufficient, they can depend on small business in the market.

3.1.12 Wuxi Village

73. There are 153 households with 612 persons in this village, which locates in Baqiao ward, Baqiao district. The annual product of this village is CNY 8,970,000, depending mainly on vegetable, crops, kiwi. This village was pre-dominated by orchard (31%), with additional income from business (15%), temporary labor (30%) and cropping (18%).

74. LAR impact: the land to be acquired will be 221.8 mu, involving households 200 for land acquisition, and 15 household involves relocation.

75. Economic rehabilitation: this village plans to distribute land of 0.3 mu per household to those losing the house plot. And APs intend to reconstruct houses for leasing and to continue cropping.

3.1.13 Andi Village

76. There are 320 households with 1,200 persons in this village, which locates in Xiwang ward, Baqiao district. The total land area is 1080 mu. The land area per capita is 0.9 mu. This village was pre-dominated by transportation (86%), with additional income from investment on Ba river (9%), and construction (5%).

77. LAR impact: the land to be acquired will be 474.45 mu, accounted for 44% of total land, and 18 household involves relocation acquiring reconstruction land area of 500 mu. The total floor space of affect building/ houses is 12104.7 square meters, and 3689.3 square meters for enterprises.

78. Economic rehabilitation: this village plans to (i) retain 7% of compensation for the cost of infrastructure reconstruction, (ii) develop business and big market for land rent increasing (iii) help to arrange temporary working opportunities in the urban area. The development capital comes from part of compensation to individuals, enterprise investment and individual savings.

3.1.14 Guoqu Village

79. There are 84 households with 416 persons in the third group of this village, which locates in Xiwang ward, Baqiao district. The total land area is 330 mu and farmland area 243.44 mu. This group was pre-dominated by transportation (35.4%), with additional income from temporary labor (2.5%), business (1%), construction (1.5%), vegetable (7.5%), poultry (15.7%) and orchard (36.4%). The annual average net income per household was CNY 19,395.

80. LAR impact: the land to be acquired will be 202.98 mu, and 41 household involves relocation. The total floor space of affect building/ houses is 6372 square meters. There is only 127 mu land left to villagers. The actual number of affected households reaches 61. The grape product base, which has been formed, is seriously damaged by the project.

81. Economic rehabilitation: this village plans to guarantee the regular production of grape bas, and intends to develop small sized fruit production base for the future communication convenience. On the other hand, households intend to construct houses for leasing. The development capital comes from part of compensation to individuals, enterprise investment and individual savings.

3.1.15 Xinfang Village

82. There are 910 households with 3225 persons in this village, which locates in Xinjiamiao ward, Weiyang district. The total farmland area is 4400 mu. This village was pre-dominated by fruit and vegetable production (46%), with additional income from house leasing (26%), land leasing (20%) and business. The annual average net income per capita was CNY 4366 in 2004.

83. LAR impact: the land to be acquired will be 280.89 mu. The total floor space of affect building/ houses is 92640 square meters, which affects 241 households involving relocation about 26.4%of total households. Total compensation for the land and property loss is around CNY 34,430,000.

84. Economic rehabilitation: this village is prior to establish market, and construct a refrigerated storage for fruit wholesale as well as a hotel. As a result, the net income per capita will be increased CNY1057. The development capital comes from part of compensation to individuals, governmental investment and individual savings.

Resettlement and Economic Restoration of Some Affected Villages



Relocation Site of Tuanjie Village



Relocation Site of Tuanjie Village



Businesses Need Relocation in Laoyanzhuang



Buildings Need Relocation in Yingfazhai

3.2 Monitoring and Supplementary Remarks on Restoration Plans for Non-residential Establishment

85. As the RP the enterprise need relocation will account for 30%, buildings/houses partially affected will account for another 30% and the slighted affected will account for the remaining 40%. The restoration or relocation plans for these enterprise/businesses are more diversified. However, the following features can be summarized:



Xi'an No. 16 Middle School Being Affected

(i) Schools, Kindergarten requiring relocation will be re-constructed before the existing ones and dismantled.

(ii) Relocation site has been primarily selected.

(iii) In order to use this opportunity to improve their building or incorporate images,



Haierong Axletree Factory Hospital Being Affected

either in terms of structure or size, the development funding between the replacement value of the "old" building and the new one will be provided by the entrepreneurs or the building owners.

86. Table 3-1 shows the survey result and monitoring suggestions toward RP, and there are something need noted:

87. According to the evaluation result on affected enterprises along western, eastern ring road and three interconnect road, TRRC has signed compensation agreement with them and has paid or is to pay the compensation to them. With the standard of evaluation price of demolished structure, the final compensation is actually higher than the replacement price, so that the livelihood and production of APs is the same or better than that before the resettlement

88. The EME report provides the restoration plan of relocated enterprises/businesses and states the resettlement progress on affected staffs and EMEmployees.

89. The EME report does not revise the restoration plan of those enterprises/businesses locating in the sector that the resettlement amount is not too much or the resettlement proposal has not been implemented finally, such as Qujiang interchange to Chanhe of Southern sector.

Table 3-1: Sample Survey Result of Affected Enterprises and Organizations

Organization/Location	Basic Information Plan	Plan	Implementation of RP	Resettlement of Affected EMEmployees	Remarks
1、Yangcheng Paper Mill; Nanzaohe Village, Liucunbu, Weiyang (Relocation)	Total area 40 mu. It needs relocation, with total building floor space 26660 m ² , of which, brick and concrete building 16500 m ² , and brick and wood houses 10160 m ² . This factory is one of the ten star township enterprises in Xi'an City.	Relocation in a new site	Plan to reconstruct factory as large as the previous one. The relocation site has been settled down, the area is about 60 mu, within which the enclosure walls have been constructed. The enterprise is satisfied with the compensation about 6,700,000. However, since the environmental protection laws limits the reconstruction of factory, the enterprise stops reconstructing.	Employees have to find other jobs because the enterprise is not allowed to rebuild for polluting the environment.	
2、Sanqiao State-owned Restaurant, Weiyang District (Relocation)	Established in 1987, serving chiefly on catering and lodging, the hotel occupies the area of 7000m ² , the fixed capital 9,000,000.	Relocation in a new site	Be in reconstruction, and the enterprise is satisfied with the compensation	The enterprise stops serving, and most of its EMEmployees find other jobs except some of them stay there.	
3、Huanan Cement Factory, Sanqiao, Weiyang (intermediate)	Affect factory gate and building on its both sides 2000 m ² . This will not affect production	Re-building Move the gate backward about 25 meters, affected building will be re-built within the factory, total 1000 m ² .	Be in rehabilitation	Employees continue to work there, and the production goes on.	
4、Fenghui Papermaking Factory,	total land area 28 mu, affected building 9000 m ² , of which brick and concrete	Rebuild in a new	Relocate to the Paper Making Special Area of Sanqiao Ward	Workers find temporary job in the labor market, and some	

Organization/Location	Basic Information Plan	Plan	Implementation of RP	Resettlement of Affected EMEmployees	Remarks
Dongwali Village, Weiyang (Relocation)	building 8000 m ² , loss of fixed capital is 6,000,000	site		technicians will go back to work as the factory is reopened.	
5、Lunjian Community of Missile Academy (Relocation)	Affected construction area 723.25 m ²	Currency compensation	Be compensated of CNY1183871.55. There is no new construction, and the enclosure walls' reconstruction handled by themselves.	No impact on EMEmployees.	
6、Xi'an Feiyu Industrial Co. Ltd. (Relocation)	Established in Sept., 2002. the chief commodity is concrete. The total area is 49 mu, and total construction area is 3000m ² . it owns fixed capital of 36,000,000. There is 7 mu land acquired, leading to the loss of 180,000	Currency compensation	Compensation for fixtures has been paid about 131,000. there exists the problem of drainage.	Employees go back to labor market for new jobs.	
7、Xinfang Primary School (Relocation)	Established in 1964, with staff of 27 and area of 19.33 mu. All of the construction area of 3137 m ² need relocation.	Re-locate in new site.	The relocated school will decrease the area of land with 17 mu, so the space for students to have outdoor activities is lessened even though the school is much more beautiful and modernized	No impact on teachers and staffs.	
8、Mixer Factory under Xi'an Road Bureau (Relocation)	Established in 1983, and moved to the present site in 1991. the chief product is asphalt concrete. It owns staff of 70 and land area of 23 mu. There is 3.591 mu land acquired and 984.29 m ² demolished, including the operation center.	Currency compensation	It gains the compensation of CNY 1290410.51 for construction. A new entrance is opened for the convenience of vehicles. It brings some inconvenience for using the operation facilities, which are stored in the storehouse	No impact on EMEmployees	
9、Huahai Vehicle Company	Moved in 1999, it serves chiefly in vehicle sale, repairing and machinery,	Currency	It gains compensation amounted CNY137954.43 for construction. Besides, it meets the land acquisition by	Because of reduction of enterprise floor space, the	

Organization/Location	Basic Information Plan	Plan	Implementation of RP	Resettlement of Affected EMEmployees	Remarks
(Only the yard acquiring resettlement)	and it occupies land of 20 mu, with 6 mu acquired and 46.55 m2 needing resettlement.	compensation	governmental project, so it is small of space for enterprise in operation.	number of EMEmployees is cut 1/3 down, and they go back to labor market for new jobs.	
10、Star Optical Facility Factory (Partial relocation)	Established in 1988, chiefly produces optical facility. It is affected by land acquisition of 2 mu and 446.2 m2 construction.	Currency compensation	It gains compensation of CNY192834.67 for construction. Since the workshop and dormitory building get demolished, the area of office now is decreased. Staff living in the dormitory now rents room in neighboring village. Three months are waste for adjusting the facilities caused by the resettlement. Now, the production is in regular order.	Because of the demolition of staff dormitory, some EMEmployees move to nearby village and live in there. Four unemployed staffs go to High Tech Zone for new position.	
11、Xi'an Hongyuan Hostel (Relocation)	Established in 1998, with contracted staff of 4 and waitresses of 8. The total floor space area is 1392.71m2.	Currency compensation with the assistance from high level	Since the whole relocation, the hotel stops opening. The compensation is not used on restoration, so the high level has decided to distribute some sum of money to rebuild the hotel. The site is determined and the livelihood of four staffs is as same as before.	Contracted EMEmployees go back to labor market for new jobs, and other staffs live on regular salary supported by the state.	
12、Xi'an No. 16 Middle School(Only playground)	Established in 1992, occupies land of 31 mu. The project acquires the playground about 17.44mu and damages some physical facilities.	Redistribute land for playground	With the efforts of LAR office, the school has got the land by consulting with its neighborhood.	No impact on staffs.	
13、Xi'an Haihong Bearing Factory (Only hospital demolished and some land acquired)	Established in 1972 and moved here in the early 1990's. the hospital is demolished with impact of 1312.27m2. the total number of acquiring is 3.233,	Searching for new site	It gains acquired land compensation of CNY412114.53, and resettlement compensation of CNY2111312.9. there are 30 APs losing their job for the resettlement having got resettlement from the factory. For affected staff in hospital, they keep their job vacancies by working with sequency, and	Enterprise has assigned new position for 30 EMEmployees, and the staffs of attached hospital can get job opportunities by reducing the working time.	

Organization/Location	Basic Information Plan	Plan	Implementation of RP	Resettlement of Affected Employees	Remarks
	which affects people 50.		for those working in sales department, they are arranged other working opportunities.		
14、Xi'an Profession-oriented Technical Institute (Partial relocation)	Established in 1965, and moved to present site in 1976, owns land of 239 mu, construction floor space area of 18000m ² . the resettlement involves in demolishment of one unit of a building, about floor space area with 620 m ² , as well as three greenhouses, about acquired land of 6.7mu.	Currency compensation	Resettlement evaluation has been started, but the resettlement has not been implemented.	No impact on staffs.	
15、Sanqiao Bleaching Company (Relocation)	Established in 1980 with staff number of 45, got compensation of CNY 600,000	Reconstruct	It has been reconstructed	Employee mostly go on working in their position.	
16、Chamhe Petrol Station (Out of management)	Established in 1993 with staff number of 13, there is 6 mu land acquired, 50% of total land area.	Relocate in a new site	It is hard for it to find out new site to continue business, besides, the cost of developing market is increased. So it has not been reconstructed.	Unemployed staffs go back to labor market for new jobs.	
17、Sandian Brick Factory in Baqiao District	It is in the process of establishment. It has been invested of CNY 200,000, chiefly on machinery and processing. Constructed buildings about floor space area of 1200 m ² and wells are demolished.	Reconstruct in a small size	It is affected of fixtures excluding fixed capital. It prepares to lessen the size of enterprise and relocate in a new site.	Some unemployed workers find new jobs by themselves.	
18、Baqiao Fangxing	Private business, established for 20 years, chiefly produce on package and		Project acquires all land of this factory, total compensation is CNY 500,000, it has gained half of	Unemployed staffs go back to labor market for new jobs.	

Organization/Location	Basic Information Plan	Plan	Implementation of RP	Resettlement of Affected Employees	Remarks
Print Factory (Relocation)	paper print product, with staff number of 10, land area 3 mu, floor space area of 1020 m2, and fixed capital of CNY600,000, no staff dormitory, annual product value of CNY 300,000, tax payment of CNY3000 per year. Staff's average wage is CNY7000~8000		compensation for the resettlement is not started. It is searching for new site to relocate.		
19 、 Sandian Jujube Orchard (Partial relocation)	Private business, established 6 years ago, with staff number of 40, land area of 18 mu, floor space area of 100m2, facilities of well and pumps, fixed capital of CNY160,000, annual gross product of 100,000, staff average wage of CNY5000. acquired land area is 9 mu	Rehabilitation	Rehabilitation on some facilities, but the final compensation has not been cleared, suggest the business owner consult with LAR office.	Unemployed staffs go back to labor market for new jobs.	
20、Banpo Construction Material Market (Relocation)	Collective owned, established in 1993 with staff number of 420, total number of land acquired is 30 mu and floor space area involving resettlement is 14000 m2.	Relocate in a new site	Annual gross product value is more than CNY90,000,000, important in eastern urban area. It will be reconstructed more modernized	Unemployed staffs go back to labor market for new jobs.	
21、Baqiao Liangjiajie Primary School(Relocation)	Established in 1951, with staff number of 40, land area of 13 mu, floor space area of 15000 m2, total loss of floor space area is 4565 m2	relocate	According to the Village in Urban Area Reform Plan, it will be moved in another community	No impact on staffs.	

Chapter IV Issues on APs' Social Security and EMEployment Training

90. According to the relative state policies and regulations, local government should be responsible for guiding farmers losing land enter into urban social security system in addition. In order to handle the issue of AP's social security well, relative departments of municipal and district level pay many efforts to build up the criteria of entering social security system particularly for farmers losing land. From 2005 July to August, a serial of relative documents are made to explain the details of this issue. TRRC also tries to persuade APs joining into the social security system by publicizing and explaining.

4.1 Issues on APs' Social Security

91. Farmers losing land mostly concentrate on the social security issue, and ask to enter into the social security system, but some of them whose ideas are out of date, consider it unreasonable to spend some money on participating into social security system, with expecting the resettlement and land acquisition compensation from the 3rd ring road project. On this issue, local government should encourage APs to find new EMEployment opportunities through the education and publicity. Certainly, the disables should get favorable policies on re-employment. However, the survey shows that part of APs losing land have complaints to pay the social security fees with LAR compensation, which is limited in amount. So the civil department, labor department and land administration department explain and publicize policies patiently toward APs.

4.2 Governmental Documents on Social Security

92. At present, the criteria of social security concerning the medical treatment and endowment for agricultural population losing land has been drawn up and the detailed procedure of joining the social security system will come into the open very soon. Social security fees concerning

endowment can be burdened both by village and individuals, and for those who have difficulties to pay the social security fees, it is feasible for them to apply for installment toward social security administration agency. The EME survey group suggests that explanation and appropriate direction is necessary to make farmers losing land learn the benefits of joining in the social security system. According to the latest governmental document about APs' EMEmployment and social security, TRRC regards those possessing land less than 0.3 Mu as farmers losing land, and manages to assist each district government working on right classification. The document stipulates that for farmer losing land caused by land acquisition, social security fees concerning the medical treatment and endowment should be included in the land and resettlement compensation. But because of the land occupation per person within the third ring road project is so low that the compensation can not meet the requirement of social security fees, many APs give up entering the social security system. Therefore, TRRC pay APs certain sum of money as livelihood subsidy, and the total sum of subsidy paid to APs along western, eastern ring road and three connectors is 91,770,000 CNY, the highest subsidy per household even being up to 40,000 CNY. The total number of livelihood subsidy actually occupies 61% of total compensation.

93. To solve the problem of social security for APs is a complicated work led by the Municipal Government concerning departments of civil affair, social security, public security and land & resource etc. Suggest relative departments responsible for this issue to solve problems in a practical way.

94. Moreover, the social security concerning venerable group should be handed over to civil affair department and the venerable group will enjoy the benefits brought by urban social security system of residents while they become the urban residents according to the relative policy.

4.3 EMEmployment Training

95. A great deal of farmers are impacted by the municipal governmental construction in recent years more or less, particularly in Weiyang, Baqiao and Yanta district impacted by the resettlement and land acquisition of third ring road project. Farmers live on land, so the loss of land means that farmers have to face the problem of medical treatment and endowment which will be settled

within the social security system. However, it is the key factor to encourage farmer joining into social security system by providing them more EMEmployment opportunities. SIYB project is such an training course that is appropriate to foster farmers to establish small businesses. In Weiyang district where the SIYB project is carried out, some farmers learn to establish small businesses accordingly. In addition, these businesses provide job vacancies for more farmers losing land. SIYB project has been proved to be practical, and it will be introduced to other districts involving into the third ring road land acquisition and resettlement.

4.4 EMEmployment Assistance

96. Shaanxi Labor and EMEmployment Department has highly praised the SIYB project, which is regarded practical. This project has been introduced to Weiyang district which is seriously affected by the third ring road project and even to other districts of Xi'an city because it is proved to be efficient. As long as affected villagers have received education to some extent and please to establish businesses, they can apply for participating into the training.

97. SIYB project can promote the issue of EMEmployment be settled with the direction of government to some extent. However, the survey on EMEmployment market and demand and relative assistance are quite necessary for the implementation of SIYB project, or the issue of EMEmployment among APs will not be handled very well. EMEmployment assistance should be gradually improved in near consideration of farmers' benefits being guranteed.

Chapter V Project Evaluation

5.1 Legal Resettlement

98. At the beginning of resettlement, the LAR offices have been established in each affected district, and the cadres EMEmployed by the LAR office have accepted the systematical training on practicing laws and policies including *Land Administration Law of PRC* (revised version in 2004), *Implementation Measures for Urban Houses Resettlement Plan Administration in Shaanxi Province*, *Measures of Municipal Construction and Resettlement in Xi'an*, *Municipal Housing Resettlement Administration Rules and Regulations for Implementation in Xi'an*, *Provisional Decree on Appraising the Value of Municipal Demolished Houses in Xi'an* and so on. These legal documents and decrees provide the 3rd ring road resettlement work a legal support platform. During the course of resettlement implementation, each district LAR office can work by law.

5.2 Civilized Resettlement

99. The difficulties exist in the process of LAR, especially in the resettlement work. For example, there are 250,000 m² areas and more than 400 households with 140 enterprises/businesses are involved into the resettlement of Sanqiao Ward locating in the western 3rd ring road, and the impact is so great that the resettlement is hard to be processed. Sanqiao ward combines Xi'an with Xianyang in communication, and the businesses there develop pretty well. It is hard for residents there to leave such a prosperous life that the LAR office must face tremendous pressures from them. However, the LAR office in Sanqiao Ward ask the EMEmployees to win the understanding and support from the public through patient and thorough publicity with hearing service. The LAR officers publicized the project and relative policies in the form of distributing leaflets, sending publicity trunks, and holding meetings, for the purpose of persuading APs to resettle voluntarily. During the publicity course, LAR officers in Sanqiao ward are divided into several groups to enter into villages and to convey the state, provincial and municipal government laws or regulations stipulating the compensation rate and resettlement plan. Especially, the LAR office

hold more than ten public meetings and forty consultations among villager representatives and village committee cadres. Since the publicity in Sanqiao ward is under the guide of law and civilization-oriented patterns, the resettlement in Sanqiao develops smoothly.

5.3 Evaluation on Compensation and Satisfaction Rate

5.3.1 Legal Grounds for Compensation Rate

100. The article forty-seven of Land Administration Law of PRC says, “Compensation fee for acquired cultivable land should include compensation for acquired land, the resettlement subsidy and compensation for land fixtures and young crops. The compensation for acquired cultivable land should be six to ten times of the average annual output value (AAOV) of the land in the previous 3 years before land acquisition. The resettlement subsidy of acquired cultivated land is calculated on agricultural resettlement population. The agricultural resettlement population comes from the result of gross acquired cultivable land area being divided by cultivable land occupation per capita before land acquisition. The resettlement subsidy standard for each AP should be four to six times of the average annual output value (AAOV) of the acquired land in the previous 3 years before land acquisition. However, the resettlement subsidy per hectare acquired land should be no more than fifteen times of the average annual output value (AAOV) of the land in the previous 3 years before land acquisition.” And the compensation rate is based on those legal articles.

5.3.2 Satisfaction Rate on Land Acquisition Compensation Standard

101. The compensation standard of 30,000 RMB per Mu for acquired cultivable land and 25,000 RMB per Mu for acquired crops land seems a little bit lower for farmers along the 3rd ring road. Since the patient publicity by LAR EMEmployees, 95% APs express their support and understanding on the resettlement by signing the agreement with TRRC in stead of refusing cooperation. Finally, the resettlement develops smoothly.

5.3.3 Satisfaction Rate on Resettlement Compensation Standard

102. The resettlement compensation standard is base on *Implementation Measures for Urban*

Houses Resettlement Plan Administration in Shaanxi Province, Measures of Municipal Construction and Resettlement in Xi'an, Municipal Housing Resettlement Administration Rules and Regulations for Implementation in Xi'an. Since the compensation rate and resettlement building/ house evaluation rate are addressed within the state, provincial and municipal laws, 23.4% households involving in resettlement satisfy with the compensation rate, and 76.6% basically satisfying.

5.3.4 Evaluation on the Resettlement Process

103. The resettlement process mainly contains house reconstruction, EMEmployment guidance, and land adjustment.

5.3.4.1 House Reconstruction

104. The households requiring resettlement all have settled the new house plots, and in Sanqiao village and Dongwali village, there is little land for new house plots that have been solved by dividing some from land reserve in Xi'an. Such an action wins the high praise from majority of households requiring resettlement.

105. Qingdong and Zhonghongbu village have reallocated house plots to households impacted. Seven households in Zhonghongbu village have moved into new constructed houses, while the other forty are building up new houses and prepare to move in at the end of 2005. (See attached photos)

List of some Zhuhongbu Households moving into new houses:

Luo Dewang, family members :5

Luo Guangchong, family members: 5

Lin Fangchao, family members: 6

Shi Xianshi, family members: 6

Luo Delong, family members: 5

Wang Manfeng, family members: 5

Floor space area of new house is 333.5 m2 per household.

Comparison of Qingdong Village Before and After the Resettlement



Before the Resettlement



In Resettlement



New village in construction



Newly built up village

Newly Built up Zhuhongbu Village



Gate of villager's new house



Interior of new house



New village in construction

New Houses of Zhuhongbu Village



Interior of new house



New house

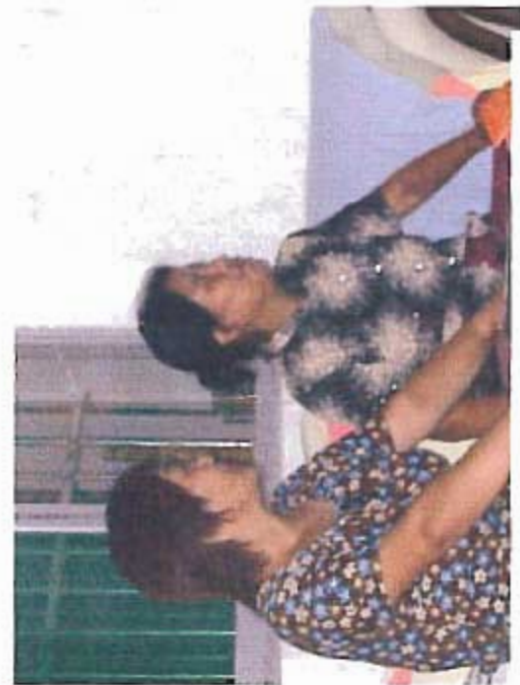


Three floored house newly built up



New building

Discussion Between APs and Survey Group Members



APs make introduction on resettlement



Discussion between APs and XASS staffs



Discussion between APs and XASS staffs



APs make introduction on resettlement

5.3.4.2 Land Adjustment

106. Half of affected villages have a little land to redistribute to households requiring resettlement, and these APs basically are satisfying. While in the rest of affected villages such as Sanqiao, Dongwali, and Buzi village lacking land, the APs take strong exception to the fact of losing fundamental productive materials and of livelihood being affected seriously. The restoration is progressing.

5.3.4.3 EMEmployment Guidance

107. Farmers' livelihood and production mainly depends on land, and the loss of it means the loss of productive materials. So that, the loss of land, less education and the lack of professional techniques lead to worries from APs about their future life and about how to feed their families. Therefore, EMEmployment guidance should be essential issues considered by government and IA. According to the EME survey, one third of young labors hunt for job opportunities in the urban of Xi'an, one fourth earn their life on transport, one fourth on business, and 17% young labors kill the time by idling or playing card. Farmers need to learn some productive techniques and skills by receiving education and training. EMEmployment Service Bureau has been established in each district affected by the third ring road resettlement, and it charges the training affairs about farmers losing land and laid-off workers chiefly. With the assistance of village committee, LAR should organize APs to join into the training for more productive techniques and skills.

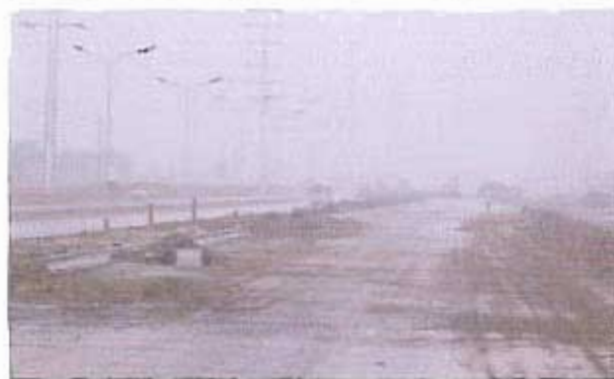
5.3.5 Evaluation on Infrastructure Restoration

5.3.5.1 Villages

108. Transport and communication, electric devices, irrigation facilities and other infrastructures such as wells are damaged to certain extent during the resettlement. Although the compensation standard has touched upon the compensation fee on infrastructures, the TRRC pays little attention to the inconvenience of communication and watering brought by 3rd ring road separating the cultivable land from residential area. The compensation excludes these factors.

5.3.5.2 Enterprises

109. Enterprises mostly reflect that the compensation rate for aluminium alloy window and door is much lower than the market price. Besides, enterprise must take money to move infrastructures such as water pipelines and transformers concerning enterprises' production, which are out of TRRC's compensation standard. Such a problem mainly exists in Hancheng and Sanqiao ward of Weiyang district, and it is discussed for solving.



Zhuhong Extention in Construction
(Pictures above)

Chapter VI Suggestions on the Resettlement Plan

6.1 Issues on Farmers' Livelihood and Production after Land Acquisition

110. Suggest to bring the production and livelihood restoration issue into the work of rebuilding villages within urban area so that the LAR office can solve it with the proposal of one village, one program as early as possible.

111. About the resettlement land, it should be solved based on the suggestions of experts, under government's comprehensive proposal, considering the production and livelihood of the public.

112. Suggest relative government departments to pay enough concerns on production and livelihood improvement and to draw up the detailed proposals and undertake them as soon as possible.

113. The reconstruction and restoration of public infrastructures including education organization, medical organization, transport, electric facility, communication cable, watering pipe line, and toilet, should be undertaken.

6.2 Issues on APs' Social Security

114. Farmers losing land should be guided into the social security system, which demands the insured pay certain sum of money for joining in social security system. For those whose economic situation is worse, the pattern of instalment should be considered, while the insured economically capable can pay the social security fees once. Departments of Civil Affairs and Land Administration should explain and publicize policies patiently toward APs so that APs losing land could understand permanent benefits of entering into the social security system.

6.3 Issues on Invulnerable Groups

115. During the resettlement, LAR office should pay special attention and provide favorable policies to widows and orphans, disables, households under the poverty line and other invulnerable groups, for the purpose of giving them priority to restore their livelihood and supporting them with opportunities to improve their life standard to some extent.

6.4 Issues on Allocation of Compensation for Acquired Land and Resettlement

116. The LAR office should implement the PRC Land Administration Law and relative provincial, municipal laws and regulations strictly. Since compensation for acquired land is paid to land owners or users and resettlement compensation is paid to resettle the agricultural population acquiring land, the village committee has the right to allocate the acquired land compensation, and resettlement compensation should be allocated by those who charge the population resettlement. If APs intend to resettle on their own, the resettlement compensation should be paid directly to APs. According to the principles above, the compensation of acquired land and resettlement as well as subsidy of resettlement have been distributed to APs as relative policies and regulations regulate.

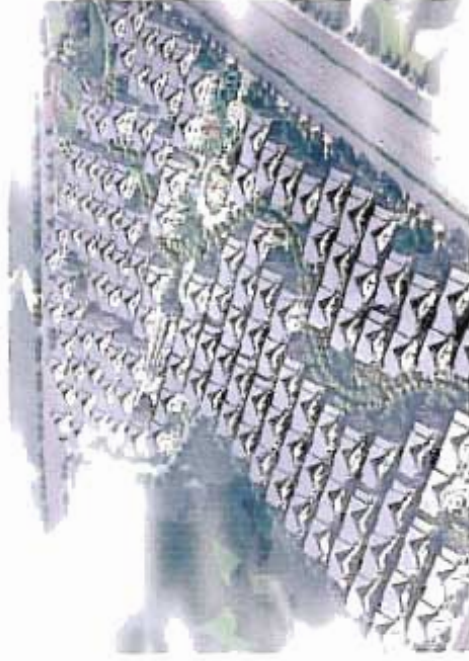
6.5 Issues on Mistakes and Omissions

117. The area concerning resettlement and land acquisition is so large and the population affected is so great that the mistakes and omissions are unavoidable. However, the LAR offices of each level should decrease the mistakes and omissions to the lowest extent as possible as they can, and serve the APs with highest responsibility.

Officers of ADB Visit Affected Village



Visit in affected village



New village proposed

LAR officer introduce the progress of resettlement



Visit APs