



Social Monitoring Report

Project Number: 36432
May 2006

PRC: DALI-LIJIANG RAILWAY PROJECT Monitoring and Evaluation Report on the Land Requisition and Resettlement

Prepared by: Beijing OASIS Environment Protection Technology Co., Ltd.
Research Institute of Foreign Capital Introduction and Utilization
Southwest Jiaotong University
Beijing, People's Republic of China

For West Yunnan Railway Co. Ltd.

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Asian Development Bank

**Applying for a Loan from Asian Development Bank on
Dali-Lijiang Railway Construction Project**

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**Beijing Oasis Environmental Protection Technology Co., Ltd
Research Institute of Foreign Capital Introduction and Utilization, Southwest
Jiaotong University
May 15th, 2006, Beijing**

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- (15) Agreement on the Land Requisition for the Construction of Dali-Lijiang Railway by Dali Municipality – No. 86 Document for Land Requisition, 2005. Unit whose land was requisitioned: Kanglang Village Committee of Wase Town
- (16) Warrant to Dali Municipality on the Compensation Fees for Land Requisition and Building Demolition by Dali Government (April 22nd to December 28th, 2005)
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- (19) Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali-Lijiang Railway Construction (Heqing Segment) (March 17th, 2005)
- (20) Regulations on the Creation of a Clean and Honest Environment for the Construction of Dali-Lijiang Railway (Heqing Segment) (December 27th, 2004)
- (21) Notification (No. 89 Document) on the Leadership Restructuring of the Office of Coordination of Dali-Lijiang Railway Construction of Songgui Town issued by Songgui People's Government, Heqing County (July 30th, 2004)

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- (28) Notification on the Establishment of the Leading Team for Land Requisition and Building Demolition in Qihe County for the Construction of Dali-Lijiang Railway issued by Qihe County Committee and Qihe People's Government (No. 14 Document) (June 1st, 2005)
- (29) Agreement on the Land Requisition for the Construction of Lijiang

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- (30) Agreement on House Demolition – Unit whose houses were demolished: Youren Brick Factory, Xintuan Village
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1. Preface

1.1 Project Profile

Dali-Lijiang Railway is located in the West of Yunnan province, starting south from Guangtong to Dali railway station, going along the eastern coast of Erhai Lake, winding through the development zone, Fengyi, Haidong, Wase, Shuanglang, Shangguan (of Dali), then passing through Xise, Xinsong, Hualanqing, Jindun, the county seat of Heqing and Xintun. It ends in Lijiang railway station in Hongjia Village of Lijiang after passing through Renhe and Lijiang. The railway, including the connections, has a total length of 167km.

The trunk line of Dali-Lijiang is 70.80km long, accounting for 42.4% of the whole railway. There are 77 newly built large and medium girder bridges with a total length of 26.25km, accounting for 15.7% of the total length of the railway. 45 tunnels, with a total length of 72.023km, contribute to 41.9% of the total length of the railway. Most of the bridges and tunnels are between the Haidong and Wenbi segment as well as between Shangguan and the divide of Lancang River and Jinsha River.

The eastern segment of Dali station and the Dali station are the two stations already built on Dali-Lijiang Railway. 11 stations including the new Dali Station, Haidong, Wase, Shangguan, Zhugecheng, Xise, Hualanqing, Jindun, Heqing, Renhe and Lijiang are to be built in the initial phase.

There will be a turning section for diesel locomotives in East Dali station and another turning section for mechanical engineering in Lijiang station.

Dali-Lijiang railway project has a time limit of 3 years and a half, starting from the last quarter of 2004 and is scheduled to be finished at the beginning of 2008.

1.2 Progress of the Construction

Dali-Lijiang construction headquarters of Dianxi Railway Co., Ltd is responsible for the Dali-Lijiang railway project. During the last quarter of 2004, 3 domestically invested sub-projects started construction. Another 7 foreign invested sub-projects will start construction in August, 2006.

By the end of December, 2005, the progress of Dali-Lijiang railway construction has been:

(1) The progress of the domestically invested sub-projects:

These sub-projects have been progressing rapidly due to their early construction. The construction of long and large tunnels has been:

- Tashan tunnel has finished 2069.5m lining, which is 47.72% of the scheduled work.
- Songshuyuan tunnel has finished 2367.3m lining, which is 44.95% of the scheduled work.

- Beiya tunnel has finished 3966.35m lining, which is 47.02% of the scheduled work.

(2) The progress of the foreign invested sub-projects:

These sub-projects have been finished a small amount of construction because of their late construction, preparation for interior construction and land requisition as well as demolition.

(3) The progress of the whole project:

By the end of 2005, the construction of Dali-Lijiang railway has:

- excavated $264.74 \times 10^4 \text{m}^3$ earth and rock, including $166.23 \times 10^4 \text{m}^3$ for intervals and $98.51 \times 10^4 \text{m}^3$ for stations, which has contributed to 32.8% of the total earth and rock needed by the project.

- Super-large and medium girder bridges have constructed 4351.86 meters, accounting for 19.54% of the total designed length.

- tunnels have finished 16935.92 meters, accounting for 21.55% of the total length.

- Culverts have finished 2491.89 meters, accounting for 34.10% of the total length.

1.3 Monitoring and Evaluation

Entrusted by Dianxi Railway Co., Ltd for independent monitoring and evaluation of Dali-Lijiang railway project, Beijing Oasis Environmental Protection Technology Co., Ltd and Research Institute for Foreign Capital Introduction and Utilization of Southwest Jiaotong University began to conduct the monitoring and evaluation, and to work out the report as well.

In September, 2005, the monitoring and evaluation team has finished the schedule for basic survey of the land requisition and building demolition for Dali-Lijiang railway project. The team members also accepted training. During October 8th and November 4th, they has conducted surveys on 3 counties, 12 towns, 20 villages, 203 farmers, a school as well as a brick factory, and finished the survey report.

In order to finish the survey report of land requisition and resettlement for Dali-Lijiang railway project, the monitoring team worked out the work schedule for the survey of resettlement for the project, and submitted it to Dianxi Railway Co., Ltd and the Construction Headquarters of Dali-Lijiang Railway project. The report then was transmitted to institutions in Dali, Heqing and Lijiang who were responsible for land requisition and resettlement. The team conducted survey of land requisition and resettlement along Dali-Lijiang railway during April 3-25, 2006. The team collected documents, standard, work methods and data concerning the land requisition and resettlement from railway construction units, counties, villages and towns. The team also held discussions with institutions and principals in these counties and towns who were responsible for the land requisition and resettlement to understand the progress of resettlement in these areas. The team interviewed 12 village heads to find out the progress and problems of land requisition and resettlement. It also conducted face-to-face interviews on farmers who had been affected by land requisition. The team carried out return interviews on 28 relocated households (which had been interviewed in October, 2005) and interviews on another 40 non-interviewed households. 68

households have been interviewed altogether.

The monitoring is targeted to understand changes in the relocated farmers' production and living after land requisition and resettlement, and to understand the implementation of compensation standard and fees so as to ensure that the affected population get standard compensation prescribed in the RAP (Resettlement Action Plan). The monitoring also aims to find out problems in the implementation of land requisition and resettlement and report them to the construction units and institutions concerned, and make suggestions for improvement.

1.4 Progress of the Resettlement

Dali-Lijiang railway project requires that under the supports of governments at all levels, the construction units and institutions responsible for land requisition and resettlement should coordinate various interests and relations concerning land requisition so as to accomplish the land requisition and resettlement and provide construction land, and therefore to ensure that the project will be constructed within schedule.

(1) Plan for Land Requisition and Resettlement

- Finish the land requisition and demolition for the three domestically invested sub-projects to build main tunnels, bridges, roadbeds as well as stations as well as for the temporary accesses, refuse dumps and temporary facilities by December 31st, 2004.

- Finish the land requisition and demolition for the whole construction land of the three domestically invested sub-projects by the end of March, 2005.

- Finish all the land requisition and demolition for the project by the end of August, 2005.

According to the plan, both the front and the back of the station shall be requisitioned. Requisition of large land for temporary facilities shall be approved.

(2) Actual Progress of Land Requisition and Resettlement

According to the survey conducted by the monitoring team, most sections have finished the land requisition within schedule except the section of Dali and North Dali station as well as East Dali station, guaranteeing the normal construction of the 10 sections. The local government has put forward new requirements for Dali station, and at the same time, Dali – Ruili railway project is to start. Therefore, the section between Dali, North Dali and East Dali stations shall be redesigned to meet the demand of Dali – Ruili railway. Furthermore, with comprehensive research and approval from Yuannan Government and the local governments at all levels, two railways – Dali-Lijiang and Dali – Ruili will be planned and redesigned for the reconstruction project of Dali, North Dali and East Dali in order to avoid problems and difficulties rising from repeated land requisition and resettlement within a short period. The design of the project has been finished and submitted to Ministry of Railway for approval. Land requisition in these areas has not been finished yet. (See appendix 8)

• Progress of Land Requisition and Resettlement in Dali

Land requisition and resettlement in Dali for Dali-Lijiang railway project has been progressing

smoothly after the construction of the sections since the last quarter of 2004 and September 2005. Land requisition and demolition in Haidong, Wase, Shuanglang and Shangguan has been conducted in accordance with the plan. Land requisition and demolition will reach a new high in 2005. By the end of 2005, land requisition and resettlement of the above fourth counties and towns will have been finished. Except for a few relocated households whose new houses have not been built, most households will be relocated well. New houses for these households either have been built or are being built. Land requisition for the development zone and Fengyi town has not been finished due to the above mentioned reason that Dali-Lijiang and Dali – Ruili are built at the same time. By the end of 2005, Dali has requisitioned 2117 acres of land and demolished 25871.2m² of houses.

• Progress of Land Requisition and Resettlement in Heqing

Land requisition and resettlement in Heqing for Dali-Lijiang railway project has been progressing smoothly after the construction of the sections since the last quarter of 2004 and September 2005. Land requisition and demolition has been conducted in accordance with the plan, and will reach a new high in 2005. By the end of 2005, land requisition and resettlement will have been finished. Except for some land for temporary use, most households have been relocated well. By the end of 2005, Heqing has requisitioned 2397.40 acres of land and demolished 35936.5m² of houses.

• Progress of Land Requisition and Resettlement in the Gucheng District of Lijiang

Land requisition and resettlement in the Gucheng District of Lijiang for Dali-Lijiang railway project has been progressing smoothly after the construction of the sections since the last quarter of 2004 and September 2005. Land requisition and demolition has been conducted in accordance with the plan, and will reach a new high in 2005. By the end of 2005, land requisition and resettlement will have been finished. Except that a few farmers' houses are still under construction, most houses have been built for the relocated households. By the end of 2005, the Gucheng District of Lijiang has requisitioned 1597.2 acres of land and demolished 61521.322m² of houses.

(3) Progress of Land Requisition and Resettlement for the Whole Dali-Lijiang Railway Project

By the end of 2005, land requisition and demolition for the project has:

- requisitioned 6111.6 acres of land;
- demolished 123329.022m² of houses.

Land requisition and resettlement for the project is still in progress at present.

2. Monitoring on the Project Effects

2.1 General Monitoring of the Project Effects

Dali-Lijiang railway project plans to requisition 6331.2 acres of land for permanent use, including 4159.7 acres of plough, 116.5 acres of garden plot, 78.6 acres of construction land and 447.1 acres of unutilized land. There is 1600 acres of land for temporary use. The project also needs to demolish 120907.8m² buildings, including 84103m² masonry-concrete and masonry-timber structured houses and 36804m² civil structured houses. In addition, ground attachments, graves and special facilities such as roads, communication routes, power lines and irrigation ditches will either be removed or altered.

By the end of December 31st, 2005, 6111.6 acres of land has been requisitioned for the project. Some land for temporary use has been reported for approval and thus has not been counted. 123329.02m² houses have been demolished. Land requisition and demolition for sections concerned between Dali, North Dali and East Dali stations has not been started yet. Land requisition, small land use, scattered trees and special facilities will be reported in the next monitoring report.

2.2 Monitoring on the Indices of Land Requisition

Dali-Lijiang railway project plans to requisition 6331.2 acres of land for permanent use, including 4159.7 acres of plough, 116.5 acres of garden plot, 78.6 acres of construction land and 447.1 acres of unutilized land. There is 1600 acres of land for temporary use.

By the end of December 2005, 6111.6 acres of land has been requisitioned for the project, including 2117 acres in Dali, 2397.4 acres in Heqing and 1597.2 acres in the Gucheng District of Lijiang, accounting for 96.53% of the total planned land requisition.

See Table 2-1 for the land requisition in respective counties and towns.

Table 2-1 shows that 6111.6 acres of land has been requisitioned for Dali-Lijiang railway project, accounting for 96.53% of the land requisitioned for permanent use. The Gucheng District of Lijiang has finished the requisition of planned land for the project, and Dali has finished 91.1% and Heqing 99.4%.

Table 2-1 Total areas of Land Requisitioned for Dali-Lijiang Railway Project

County and Town		Permanent Land Requisition (acre)					
		Total	Plough	Garden Plot	Woodland	Construction Land	Unutilized Land
Dali	Planned	2323.13	1427.10	87.62	718.37	86.44	3.60
	Actual	2117.0					
Heqing	Planned	2410.9					
	Actual	2397.4	899.03	202.91	1029.42		266.04
Gucheng District of Lijiang	Planned	1597.2	956.934		438.977		
	Actual	1597.2	1346.0				
Total	Planned	6331.2	4159.7	116.5	1529.3	78.6	447.1
	Actual	6111.6					

2.3 Monitoring on the Indices of Demolition and Resettlement

Dali-Lijiang railway project plans to demolish 129,000 m² houses, including 84,000 m² Brick-concrete and masonry-timber structured houses and 36,800 m² civil structured houses.

By the end of December 2005, 123,300 m² houses have been demolished. Dali has demolished 28,900 m², Heqing 35,900 m² and the Gucheng District of Lijiang 61,500 m², accounting for 102.43% of the planned building demolition.

See Table 2-2 for the building demolition in respective counties and towns.

Table 2-2 Total areas of Houses Demolished for Dali-Lijiang Railway Project

County and Town		Household	Population	Area Demolished (m ²)					
				Total	Frames	Masonry—concrete	Masonry—timber	Civil Structure	Facilities
Dali	Planned	209		34143.22	16250.00	3200.61	565.05	9526.26	4601.3
	Actual	106		25871.2		7337.7	2069.466	9400.74	69.24
Heqing	Planned								
	Actual	112	690	35936.5	45.65	173.69	4250.24	30421.9	1045.0
Gucheng District of Lijiang	Planned								
	Actual	111	525	61521.322					
Total	Planned			120907.8		84103		36804	
	Actual	329		123329.022					

2.4 Monitoring on the Infrastructure

There is no statistics about the facilities such as power lines (including high and low voltage

power supply lines) and communication routes, which will be analyzed in the next monitoring report.

2.5 Monitoring on the Temporary Land Requisition

Construction land for temporary use refers to the land used temporarily during the construction, including the land for dumps, construction and living areas as well as pavements. Temporary land can be used for one year and according to the agreement, it shall be recovered after construction. Some land for temporary use has not been requisitioned by far, therefore, it will be explained in the next monitoring report.

2.6 Monitoring on the Demolition of Scattered Trees and Graves

Relocation of scattered trees and graves for the project is under way. There is no final statistics except that 2938 graves in Heqing have been relocated with a total compensation of 1,278,200 Yuan. By October 16th, 351 graves in the Gucheng District of Lijiang have been relocated with a compensation of 178,000 Yuan. By far, 987 graves in the Gucheng District have been relocated, but the total compensation fees have not been calculated, which will be explained in the next monitoring report.

2.7 Monitoring on the Affected Population

According to former statistics, 7709 people will be affected directly by the land requisition and resettlement for Dali-Lijiang railway project. The survey shows that by the end of December 2005, 329 households have been affected. 13025 people in Heqing and 23067 people in the Gucheng District of Lijiang have been affected by the project, far exceeding the planned number. On the one hand, the population actually affected by the project has been far more than the planned one. On the other hand, some villages have readjusted land use, resulting in obvious increase in the affected population. However, the extent to which the population has been affected has reduced correspondingly.

2.8 Monitoring on the Enterprises and Individual Businesses

Among the enterprises and individual businesses, only one brick factory and one school are planned to be affected by Dali-Lijiang Railway project. The survey by the monitoring team shows that the number of enterprises and individual businesses to be affected by the project has exceeded the plan. Individual businesses have been accounted into the relocated households. See table 2-3 for the units that have finished the demolition.

Xiacunren Primary School of Jinshan County, the Gucheng District of Lijiang is now in the

process of choosing a new location.

Some numbers in the table cannot be filled up since the collection of the load of land requisition is still in process. The next monitoring report will give an evaluation on that.

Table 2-3 Statistics on the Demolition Finished by Enterprises and Institutions for Dali-Lijiang Railway Project

County and Town	Affected Units	Affected Population	Affected Houses	Total Demolished Area (m ²)	Including (m ²)				
					Frame	Masonry—concrete	Masonry—timber	Civil Structure	Facility
Dali	Haoyi Timber Manufacturing Factory			2111.76		2111.76			
	Xiahe Brick Factory			1879.48			1879.48		
Heqing	Clinic of Xinwo Village Committee	8		467.67			363.47		
	Yangjun Primary School	126		296.84		109.91	186.93		
	Baowo Primary School	110		189.45				174.75	14.70
	Dongpo Village Committee			87.35			61.65		25.7
	Beixi School	242		1013.84					
Lijiang	Water Station			205.12					
	Drug Rehabilitation Center			290.40					
	Xiacunren Brick Factory	28	Workshop	3000					

3. Monitoring on the Compensation Standard and Fees

3.1 Monitoring on the Compensation Policy

Compensation for land requisition and demolition and the monitoring shall comply strictly with the following laws and regulations as well as standards.

(1) Strictly implement the *Land Administration Law of the People's Republic of China* and *Rules for the Implementation of the Land Administration Law of the People's Republic of China* and *Housing Demolition and Relocation Management Regulations*;

(2) Strictly observe agreement reached between Ministry of the Railways and Yunnan Provincial Government on the compensation of land requisition, as well as laws and regulations on land requisition issued by Ministry of the Railways and Yunnan Provincial government.

(3) Strictly implement the compensation standards included in the *Action Plan for Relocation and Resettlement* recognized by the Asian Development Bank and the Ministry of Railway.

The laws and regulations and action plans above virtually reflect the same issue – to ensure the production and living of the population affected by Dali – Lijiang railway project be recovered to its original state.

3.1.1 Policy Basis

(1) Laws and Regulations, and agreements between Ministry of the Railways and Yunnan Provincial Government.

- *Land Administration Law of the People's Republic of China* that entered into force in 1999
- *Rules for the Implementation of the Land Administration Law of the People's Republic of China* that entered into force in 1999
- *Forest Law of the People's Republic of China* that was revised in 1998
- *Railway Law of the People's Republic of China* that was entered into force on May 1, 1991
- Notice on Implementing Land Use Standards for Road and Railway Construction issued by the Ministry of Land Resources, the Ministry of Communications and the Ministry of Railway in June, 2000
- Reporting Measures on Land Requisition issued by the Ministry of Land Resources that entered into force in 2002
- Land Administration Regulations of Yunnan Province that entered into force in 2000
- Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Government (No. 475 Document on Railway Construction) (August 27th, 2004)

(2) Documents and Notifications by the Construction Units

- Notification on the Establishment of Construction Headquarters for Dali – Lijiang Railway by Kunming Railway Bureau (No. 367 Document Issued by Kunming Railway Bureau in 2004)

- Notice on Issuing the Design Plan for the Construction of Dali- Lijiang Railway , No. [2005]2 issued by Dianxi railway Co., Ltd. Dianxi Railway Bureau

(3) Agreement on Land Requisition between the Construction Units and Local Governments

- Agreement on Land Requisition and Demolition signed by Dianxi Railway Co., Ltd. and Lijiang Municipal government on Aug. 8, 2005

- Agreement on Land Requisition and Demolition for the Construction of Dali- Lijiang Railway signed by Dianxi Railway Co., Ltd. and Dali People's government on Aug. 8, 2005

- Land Requisition, Demolition and Resettlement Plan on Dali Lijiang Railway Project by Using ADB Fund compiled by the Foreign Investment Center of the Ministry of Railway and other related agencies. (Sep, 2004)

(4) Policies by the Local Governments

- Approval by Dali Municipality on the Application Proposed by the Municipal Bureau of Land and Resources to Establish the Land Requisition and Demolition Headquarters for the Construction of Dali – Lijiang Railway (Dali Segment) (January 7th, 2005)

- Implementation Plan on Land Requisition, Demolition and Compensation Resettlement for the Construction of Dali- Lijiang Railway issued by Dali Land Resources Bureau (Jan. 7, 2005)

- Working Plan on Land Requisition and Demolition for Dali Railway , Manjiang District issued by the Economic Development Zone Branch of Dali city Land Resources Bureau(Mar. 10, 2005)

- Notice on Land Requisition and Demolition for the Heqing Section of Dali Railway, No. [2004]21 issued by the Heqing government (July 25, 2004 日)

- Notice on Issue of the Implementation Plan and Compensation Standards on Land Requisition, Demolition, Compensation and Resettlement for the Construction of Heqing Section of Dali Railway issued by the Heqing Government, No. [2005]11 (Mar. 16, 2005)

- Measures of Implementing Compensation Standards on Land Requisition, Demolition, Compensation and Resettlement for the Construction of Heqing Section of Dali Railway issued by the Heqing Government (Mar. 16, 2005)

- Compensation Standards on Land Requisition, Demolition, Compensation and Resettlement for the Construction of Heqing Section of Dali Railway issued by the Heqing Government(Mar. 16, 2005)

- Temporary Measures of Administering Land Requisition and Demolition Fund for the Construction of Heqing Section of Dali Railway issued by the Heqing Government(Dec. 27, 2004)

- Implementation Plan and Approval of Compensation Standards on Land Requisition, Demolition, Compensation and Resettlement for the Construction of Lijiang Section of Dali Railway issued by Lijiang Municipal Government, No. [2005]16 (May. 25, 2005)

- Measures of Implementing Compensation Standards on Land Requisition, Demolition,

Compensation and Resettlement for the Construction of Lijiang Section of Dali Railway issued by Gucheng District, Lijiang Government (Mar. 25, 2005)

- Compensation Standards on Land Requisition, Demolition, Compensation and Resettlement for the Construction of Lijiang Section of Dali Railway issued by Lijiang Gucheng District Government (May. 25, 2005)

- Additional Notice on Compensation Standards For House and Building Demolition issued by Land Requisition, Demolition and Coordination Leading Group for Dali Railway Construction, Lijiang Gucheng District (June 18, 2005)

3.2 Monitoring on the Compensation Standard

According to the agreements between the ministries and provinces, laws and regulations on land requisition and resettlement as well as the agreements between Ministry of the Railways and Yunnan Province, Kunming Railway Bureau, Dianxi Railway Co., Ltd and Dali – Lijiang Construction Headquarters have consulted with the people's government of Yunnan province, Dali and Lijiang city. They have also checked various production value and reconstruction cost along the Dali railway, and signed compensation agreements for land requisition demolition with Dali Bai Autonomous Prefecture Government and Lijiang Municipal Government on Aug. 8, 2005. Dali city, Heqing town and Lijiang Historic District published implementation plans for land requisition and demolition as well as standards, agreements and measures of compensation for land requisition and demolition (See the attached 10)

According the conference proceedings on Dali railway construction from the Ministry of Railway and Yunnan province, on the basis of average compensation agreed on, local governments of Yunnan province take an integrated approach on land requisition, resettlement and compensation distribution according to related laws and regulations on land requisition and demolition. If compensation fees are not enough, local governments of Yunnan province use local finance to make up.

3.2.1 Monitoring on Compensation Standards for Land Requisition

(1) Monitoring on the Compensation Standards for Land Requisition in Dali

- Monitoring on the Compensation Standards for Permanent Land Use in Dali

Land requisition compensation fees in Dali city include land requisition compensation fees and compensation fees for green sprouts. Compensation for paddy field is 20000Yuan/mu; Dry land 10000Yuan/mu; woodland 1300 Yuan/mu ~ 6000 Yuan/mu. Land requisition compensation standards can be seen in table3-1.

According to the implementation plan of compensation for land requisition, demolition in Dali city, compensation fees for land requisition are distributed to entities and individuals with land use

certificate. The Implementation plan and compensation standards can be seen in the attached 9 and 10.

- Monitoring on the Compensation Standards for Temporary Land Use in Dali

Compensation for temporary land use shall be decided according to the types of construction land and time of temporary land use. Temporary land use shall be no more than one year. Compensation for temporary land use shall cover that for green sprouts, forest, buildings above the ground and for failure to restore the original functions. See Table 3-2 for the compensation standards for temporary land use in Dali.

Table 3-1 Compensation Standards for Permanent Land Use in Dali

Villages and Towns		Compensation Standards for Permanent Land Use				
		Paddy Field	Dry Land	Woodland	Construction Land	Unutilized Land
Fengyi	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03
Haidong	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03
Wase	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03
Shuanglang	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03
Shangguan	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03
Development Zone	Planned	2	2	0.13~0.6	2.2	0.03
	Actual	2	2	0.13~0.6	2.2	0.03

Compensation standards for land of temporary use follow these principles: early spring water farm 800Yuan/mu, late spring 600Yuan/mu; Dry land 600Yuan/mu. Above-ground buildings and auxiliaries are compensated according to permanent land requisition standard. For parts that cannot be restored, 70% of compensation is given according to permanent land requisition and demolition standards after construction.

(2) Monitoring on Compensation Standards FOR Land Requisition in Heqing town

- Monitoring on the Compensation Standards for Permanent Land Use in Heqing

Heqing town land requisition compensation fees include compensation fees for land requisition, compensation fees for green sprouts. Compensation for paddy field is 20000Yuan/mu; taxable dry land 10000Yuan/mu, non-taxable dry land 3000Yuan/mu; woodland 1300Yuan~4000Yuan/mu. Land requisition compensation standards can be seen in Table3-3. Implementation measures and standards of compensation for land requisition and demolition in Heqing can be seen in the attached 18 and19.

Table 3-2 Compensation Standards for Temporary Land Use in Dali

Villages and Towns		Compensation Standards for Temporary Land Use			
		Paddy Field (10 Thousand Yuan/Acre)	Dry Land (10 Thousand Yuan/Acre)	Building	Unrecoverable Compensation
Fengyi	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Haidong	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Wase	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Shuanglang	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Shangguan	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Development Zone	Planned	0.14	0.06	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.06	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use

Table 3-3 Compensation Standards for Permanent Land Use in Heqing

Villages and Towns		Compensation Standards for Permanent Land Use in Heqing (10 Thousand Yuan/Acre)				
		Paddy Field	Dry Land	Woodland	Construction Land	Unutilized Land
Caohai	Planned	2	0.3-1	0.13~0.4	2.2	0.03
	Actual	2	0.3-1	0.13~0.4	2.2	0.03
Jindun	Planned	2	1	0.4	2.2	0.03
	Actual	2	1	0.4	2.2	0.03
Songgui	Planned	2	1	0.4	2.2	0.03
	Actual	2	1	0.4	2.2	0.03
Xiyi	Planned	2	1	0.4	2.2	0.03
	Actual	2	1	0.4	2.2	0.03
Xintun	Planned	2	1	0.4	2.2	0.03
	Actual	2	1	0.4	2.2	0.03

• Monitoring on the Compensation Standards for Temporary Land Use in Heqing

Temporary compensation for railway construction in Heqing town depends on land use variety and period. Land for temporary use during the railway project is less than a year. Compensation fees of land for temporary use include compensation for green sprouts, compensation for wood and forest, compensation for above-ground buildings and auxiliaries and compensation for failure to restore the original function. Compensation standards on land for temporary use can be seen in table3-4.

Compensation standards for land of temporary in Heqing use follow these principles: early spring water farm 800Yuan/mu, late spring 600Yuan/mu; Early spring dry land 600Yuan/mu, late spring 400Yuan/mu. Above-ground buildings and auxiliaries are compensated according to permanent land requisition standard. For parts that cannot be restored, 70% of compensation is given according to permanent land requisition and demolition standards after construction.

Table 3-4 Compensation Standards for Temporary Land Use in Heqing

Villages and Towns		Compensation Standards for Temporary Land Use in Heqing			
		Paddy Field (10 Thousand Yuan/Acre)	Dry Land (10 Thousand Yuan/Acre)	Building	Unrecoverable Compensation
Caohai	Planned	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.10	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Jindun	Planned	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
Songgui	Planned	0.14	0.10	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
	Actual	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
Xiyi	Planned	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.10	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Xintun	Planned	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.14	0.10	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use

(3) Monitoring on compensation standards for land requisition in Lijiang historic district

- Monitoring on the Compensation Standards for Permanent Land Use in the Lijiang historic district

Compensation fees for land requisition in Lijiang historic district include land requisition compensation fees, compensation fees for green sprouts. Compensation for paddy field is 15840Yuan/mu; dry land 7090 Yuan/mu; woodland 1000Yuan/mu. Land requisition compensation standards for permanent land use can be seen in Table3-5. Implementation measures and standards of compensation for land requisition and demolition can be seen in the attached 23, 24, 25 and 26.

Table 3-5 Compensation Standards for Permanent Land Use in Lijiang Historic District

Villages and Towns		Compensation Standards for Permanent Land Use in the Gucheng District of Lijiang (10 Thousand Yuan/Acre)				
		Paddy Field	Dry Land	Woodland	Construction Land	Unutilized Land
Jinshan	Planned	1.296	0.709	0.1039	1.296	0.03
	Actual	1.584	0.709	0.1	1.584	0.03
Qihe	Planned	1.296	0.709	0.1039	1.296	0.03
	Actual	1.584	0.709	0.1	1.584	0.03

- Monitoring on the Compensation Standards for Temporary Land Use in the Gucheng District of Lijiang

Temporary compensation for railway construction in Lijiang Historic District depends on land use variety and period. Land for temporary use during the railway project is less than a year. Compensation fees of land for temporary use include compensation for green sprouts, compensation for wood and forest, compensation for above-ground buildings and auxiliaries and compensation for failure to restore the original function. Compensation Standards for Temporary Land Use in Lijiang Historic District can be seen in Table 3-6.

Compensation standards for land of temporary use in Lijiang Historic District follow these principles: early spring water farm 600Yuan/mu, late spring 400Yuan/mu; early spring dry land 400Yuan/mu and late spring 300 Yuan/mu. If the land is used during the farming season, land user should sign an agreement of farming restoration, and pay 3000Yuan/mu as guarantee fund. When the project is completed, the guarantee fund will be refunded once the land is confirmed as appropriated for restoration farming. Above-ground buildings and auxiliaries are compensated according to permanent land requisition standard. For parts that cannot be restored, 70% of compensation is given according to permanent land requisition and demolition standards after construction.

Table 3-6 Compensation Standards for Temporary Land Use in Lijiang Historic District

Villages and Towns	Compensation Standards for Temporary Land Use in Lijiang Historic District				
		Paddy Field (10 Thousand Yuan/Acre)	Dry Land (10 Thousand Yuan/Acre)	Building	Unrecoverable Compensation
Jinshan	Planned	0.1	0.07	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.1	0.07	Decided by the office of land requisition and demolition	70 % of the compensation for permanent land use
Qihe	Planned	0.1	0.07	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use
	Actual	0.1	0.07	Decided by the office of land requisition and demolition	70% of the compensation for permanent land use

The monitor group survey shows that land requisition compensation standards of Dali Lijiang railway in Dali, Hetou, Lijiang Historic district meet the requirements of the Ministry of Railway, Yunnan province and Asian Development Bank.

3.2.2 Monitoring on compensation standards for demolition and resettlement

(1) Monitoring on compensation standards for demolition and resettlement in Dali city

The Dali municipal government worked out the Implementation plan on land requisition, demolition, compensation and resettlement for Dali railway project and compensation standards for land requisition and demolition. The land requisition and demolition headquarter for Dali railway (Dali city section) construction is in charge of land requisition, demolition and resettlement. Demolition compensation standards can be seen in Table3-7. The standards are quoted from Compensation standards for land requisition, demolition and resettlement in Dali city (see the attached 10) .

(2) Monitoring on compensation standards for demolition and resettlement in Heqing town

The Heqing township government worked out the Implementation plan on land requisition, demolition, compensation and resettlement for Dali railway project and compensation standards

for land requisition and demolition. The land requisition and demolition headquarter for Dali railway (Heping section) construction is in charge of land requisition, demolition and resettlement. Demolition compensation standards can be seen in Table3-8. The standards are quoted from Compensation standards for land requisition, demolition and resettlement in Heping town (see the attached 18 and 19)

Table3-7 Compensation standards on House and Auxiliaries Demolished for Dali railway project in Dali city

Village	House compensation standards (Yuan/m²)						Auxiliaries						Other		
		Framework	Brick-concrete	Brick-and-wood	Adobe-timber	Simple	Wall Yuan/m	Well Yuan/unit	Pot and stove Yuan/set	Water pool Yuan/unit	Cement Yuan/m²	Tomb Yuan/set	Moving fees Yuan/household	Transitional fees Yuan/month/household	Awards Yuan/household/month
Fengyi	Planned	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
	Actual	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
Haidong	Planned	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
	Actual	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
Wase	Planned	700	500	380	350	100							200~800	350	100
	Actual	700	500	380	350	100							200~800	350	100
Shuangjiang	Planned	700	500	380	399	100							200~800	350	100
	Actual	700	500	380	399	100							200~800	350	100
Shangguan	Planned	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
	Actual	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
Development zone	Planned	700	500	380	350	100	50	150/m²				400~800	200~800	350	100
	Actual	700	500	380	350	100	50	150/m²				400~800	200~800	350	100

Table3-8 Compensation standards on House and Auxiliaries Demolished for Dali railway project in Dali

Town	House compensation standards (Yuan/m ²)							Auxiliaries					Other			
		Framework	Brick-concrete	Brick-and-wood	Adobe-timber	Simple	Wall Yuan/m	Well Yuan/unit	Pot and stove Yuan/set	Water pool Yuan/unit	cement Yuan/m ²	Tomb Yuan/set	Moving fees Yuan/household	Transitional fees Yuan/month/household	Awards Yuan/household/month	
Xintun	Planned			230~250	170~200	30~100	100	150		150		400~1000	200~800	350	100	
	Actual			230~250	170~200	30~100	100	150		150		400~1000	200~800	350	100	
Songgui	Planned	700	480~520	340, 370, 400	310, 340, 360	30~100	Brick200 Adobe100	150		150	30	400~1000	200~800	350	100	
	Actual	700	480~520	340, 370, 400	310, 340, 360	30~100	Brick200 Adobe100	150		150	30	400~1000	200~800	350	100	
Jindun	Planned			340~400	310~360	30~100	100~200	150		150	30	400~1000	200~800	350	100	
	Actual			340~400	310~360	30~100	100~200	150		150	30	400~1000	200~800	350	100	
Caohai	Planned		480~520	230~400	170~360	30~100	80~200	1000~3000		100~1000	30	400~1000	200~800	1050	100	
	Actual		480~520	230~400	170~360	30~100	80~200	1000~3000		100~1000	30	400~1000	200~800	1050	100	
Xi'yi	Planned		480~520	230~400	170~360	30~100	80~200	150		150	30	400~1000	200~800	350	100	
	Actual		480~520	230~400	170~360	30~100	80~200	150		150	30	400~1000	200~800	350	100	

(3) Monitoring on compensation standards for demolition and resettlement in Lijiang Historic District

Monitoring on compensation standards for demolition and resettlement in Heqing town

Lijiang Historic District government worked out the Implementation plan on land requisition, demolition, compensation and resettlement for Dali railway project(Lijiang section) and compensation standards for land requisition and demolition, and set up a Dali railway Lijiang section construction coordination leading group led by the district government, under which are offices, land requisition and mineral resources coordination group, demolition resettlement group, forest and woodland coordination group, logistics and finance groups in charge of compensation for land requisition, demolition and resettlement . Demolition compensation standards can be seen in table3-9, quoted from Implementation plan on land requisition, demolition, compensation and resettlement for Dali railway project and compensation standards for land requisition and demolition of Lijiang Historic District (See the attached 23~26) .

The survey shows that Dali city, the demolition resettlement standards in Heqing town and Lijiang Historic District meet the requirements of the Ministry of Railway, Yunnan province and the Asian Development Bank.

3.2.3 Additional Compensation for Relocated Households

To ensure smooth resettlement for Dali railway, railway construction company and local governments distribute compensation fees for resettlement on a timely basis, and try every means to facilitate resettlement and construction of new houses.

<Case 1>

Jiangshan village of Dali Haidong town have many households to be relocated, which involves a large area. As the village is sparsely populated with limited construction sites, the township government solicited public opinion and decided to take 18.8mu of land to be requisitioned as house sites for resettlement. To ensure smooth demolition, the township government adopted uniform design on water, power supply, road and other public facilities as well as green area. To prepare for resettlement, the construction company employs construction equipment to fill in 15,000m³ of soil. The township government has invested 354,000Yuan in building an inter-village road of 200m long and 12m wide. After the construction is over, households to be relocated of Jiangshang village can begin the construction of their new houses.

<Case 2>

To facilitate resettlement of Laotaiqing and Songzi villagers due to geological disaster, the construction company employed heavy equipment to fill in 20,000 m³ of soil into new house sites.

<Case 3>

The fourth bureau of China Railway, which is working in the Lijiang section of Dali Railway donated 10,000Yuan of cement to the construction of a cement road in Qihe Sanjia village. It

employed heavy equipment to excavate 2000m³ of mud for Qihe village, and build up over 2,000 m of irrigation channel for villages along the line.

Table3-9 Compensation standards on House and Auxiliaries Demolished for Dali railway project in Lijiang Historic District

Town	House compensation standards (Yuan/m ²)						Auxiliaries					Other		
	Framework	Brick-concrete	Brick-and-wood	Adobe-linber	Simple	Wall Yuan/m	Well Yuan/unit	Pot and stove Yuan/set	Water pool Yuan/unit	Cement Yuan/ m ³	Tomb Yuan/set	Moving fees Yuan/household	Transitional fees Yuan/month/household	Awards Yuan/household/month
Jinshan	Planned	700	580~620	340~400	310~360	30~100	100~200	500	150	30	400~1000		350	100
	Actual	700	580~620	340~400	310~360	30~100	100~200	500	150	30	400~1000		350	100
Qilhe	Planned	700	580~620	340~400	310~360	30~100	100~200	500	150	30	400~1000		350	100
	Actual	700	580~620	340~400	310~360	30~100	100~200	500	150	30	400~1000		350	100

<Case 4>

To provide jobs for local farmers, the 12th bureau of China Railway tries to employ local farmers. Since the beginning of the construction, it has employed 300 farmers (including 50 female) . The 4th bureau entrusted short-distance transportation to local farmers. About 50,000 tons of materials have been transported, and 30,000 workdays are spent. According to the wage standard of 20~40Yuan/day, over 100,000Yuan of wage has been paid by each bureau of the construction company, thus easing unemployment in the area.

<Case 5>

The 14th bureau of China Railway and Yunnan Provincial Railway Corporation that are in charge of Dali railway W9 section have built up 3.5km of galvanized steel pipes, two water pools for Songgui town during the half year. They have also excavated 4800m³ of soil for new house sites for villager Wang GenYuan, repaired 580m of irrigation channel, and expanded 5.07km of road.

During construction, 2500 working days were spent, and about 500,000Yuan of wage were paid to local farmers, which helped increase farmers' income and ease unemployment in the region.

3.2.4 Conclusion on Compensation Standards Monitor

Yunnan province is located in the central western part of China, a underdeveloped province. As Dali railway is in the northwestern part of the province with a high concentration of ethnic minority and underdeveloped economy, the central and local governments raised compensation standards for this area to promote social and economic development.

During the survey, the monitor group checked original statistics and documents from the railway construction headquarter and local land requisition demolition resettlement coordination offices, held town, municipal, district and village meetings, interviewed the local officials, revisited relocated households, and chose new households that haven't been interviewed. They also looked into the distribution of compensation fees for land requisition and demolition. The survey shows that compensation standards have been fully followed in places along the Dali railway. The compensation fees standards are mostly higher than those included in the Land Requisition, Demolition Resettlement Plan for Dali— Lijiang Railway by Using ADB Fund complied by the Ministry of Railway, Dianxi Railway Company, Yunnan province Dali Bai Autonomous Prefecture Ministry of Statistics, Yunnan Lijiang Dali Lijiang railway construction leading group in Sep, 2004.

Table3-10 shows implementation standards of land requisition compensation for Dali Lijiang railway. Table3-11 is the comparison between actual standards and planned standards. The actual standards come from the field survey and planned from Land Requisition, Demolition Resettlement Plan for Dali— Lijiang Railway by Using ADB Fund complied by the Ministry of Railway, Dianxi Railway Company, Yunnan province Dali Bai Autonomous Prefecture Ministry of Statistics, Yunnan Lijiang Dali Lijiang railway construction leading group in Sep, 2004.

Table3-10 Comparison of Land Requisition Compensation Standards for Dali railway Construction

Land Variety Classification	Compensation standards for permanent land use (10,000 Yuan/mu)				
	Paddy fields	Dry land	Woodland	Land for construction	Unutilized land
Planned standards	1.2960	0.7092	0.1039	1.296	0.03
Actual standards	2.0	0.3~1.0	0.13~0.4	2.2	0.03

The table shows that only part of the dry land in Caohai town follow the compensation standard of 3,000Yuan/mu, and the other part and other places 10,000Yuan/mu. Compensation standards for unutilized land are equal to planned standards. The Actual compensation standards for other varieties are higher than planned.

Table3-11 Comparison of Demolition Compensation Standards for Dali Railway

Land Variety Classification	Compensation standards for permanent land use (10,000 Yuan/mu)					
	Framework	Brick-concrete	Adobe-timber	Wall (Yuan/m)	Well (Yuan/unit)	Tomb (Yuan/set)
Planned standards		300	180	35~150	200	200
Actual standards	700	480~620	170~400	50~200	150~3000	400~1000

The survey shows that among the 13 villages, compensation for adobe-timber houses in Heqing Xintun and two Caohai villages is 170~200 and 170~360Yuan/m³. As for other villages, the demolition standards are higher than planned budget.

The survey finds that compensation standards followed in practice are almost all higher than planned. The Ministry of Railway and local governments have paid much attention to the rights and interests of households to be relocated by providing them with tangible and intangible compensation, thus ensuring smooth land requisition, demolition and resettlement. Therefore, their work has been widely acclaimed by the public.

3.3 Monitoring on Fund Appropriation & Appropriation Channels

The monitor group focuses on compensation appropriation and appropriation channels. The group first checked how much and when the railway headquarters have distributed the fund compensation, and then checked whether the recipient has received the fund, while it also checked the distribution of fund to grass-roots households. At last, it interviewed the village

committee and affected rural households on payment and use of the land compensation. Through such layer-by-layer confirmation process, the monitor group can confirm that compensation fees have been allocated to the village committees and the affected in full. There are incomplete cases. The introduction of Dali Ruili railway leads to uncertainties of land requisition and demolition in Dali city Dali station, Dali north station, and Dali east station. The design is to be approved; application for temporary land use is under review, and once approved, compensation fees can be appropriated; part of administration fees have yet to be allocated to the local land requisition and demolition authorities, and once land requisition demolition procedures have been gone through, the rest of the fees will be paid; Due to the large discrepancy between the planned and actual compensation standards, after the work is completed, the difference will be made up.

3.3.1 Appropriation of Compensation Fees

The monitor group finds that compensation fees are appropriated for two times, once when the contract is signed and the other when the land is given. Demolition compensation is distributed by land requisition and demolition authorities through the rural credit cooperatives for two times

(once 50% after the signing of contract, the other 50% after moving out) to households, and at the same time, moving fees and transitional grants are also given to them. An additional of 100Yuan awards are given for every one day ahead of the deadline since the demolition notice is issued. 15 days are the limit. Demolition fees standards can be seen in Table 3-7~3-9.

3.3.2 Appropriation Channels of Compensation Fees

The monitor group finds that compensation appropriation channels in Dali city, Heqing town and Lijiang Historic District are more or less the same. Compensation fees are also distributed by railway construction headquarter to Dali prefecture and Lijiang government, and then to land requisition demolition coordination offices of Dali city, Heqing town and Lijiang Historic District, and then further to village governments, and village governments to village committees and individuals.

There are only minor difference in appropriation channel among the three:

- Dali city

The Dali Lijiang railway construction headquarters distribute the compensation fees to Dali prefecture Land Resources bureau, and then to Dali city land requisition demolition coordination offices and then further to village and township governments, and village and township governments appropriate the fees to villagers' groups and households.

- Heqing town

It is much similar here in Heqing as that in Dali city.

- Lijiang Historic District

The Dali Lijiang railway construction headquarter distributes the compensation fees to

Lijiang land reserve center, and then to Historic District land requisition demolition offices, and then further to village and township finances and then the local land requisition, demolition and compensation resettlement offices distribute the compensation to villagers group household individuals.

Land requisition compensation fees are distributed by the village and township governments to village committees or villagers' groups. In one case, after land requisition, rural households readjust their land, and village committee decides to take out some of the compensation fees to build collective facilities (such as village roads and water conservancy facilities), and the rest are distributed according to the number of rural households and individuals. Household whose land has been requisitioned will get additional land, so that the impact of land requisition on agricultural production can be eased, thus lowering risks and difficulties concerning land requisition. Household who do not have adjusted land will get full compensation.

As the work has yet to be finished, follow-up on land requisition and demolition will be presented in later reports.

4. Monitoring on the Resettlement Results

4.1 Monitoring on the General Results of Land Requisition and Resettlement

The members of the Resettlement Monitoring and Survey Group, by means of holding seminars, interviewing village committee leaders, and interviewing and surveying the households relocated due to land requisition and demolition, acquaint themselves with the production, building resettlement and lives of the villages and teams which have been affected by the land requisition and demolition due to the construction of Dali-Lijiang railway project. In general, the properly amount of compensation fees for land requisition and subsidies for demolition and resettlement have been in place on time. The villages, teams and farmers which are affected by the land requisition have been relocated or monetarily compensated according to the implementation standard agreed by the Ministry of the Railways and the People's Government of Yunnan Province. The compensation fees for the villages and teams which are affected by the resettlement will be used to develop agricultural production, refit roads and irrigation establishment, or be divided between farmers. Among these, monetary relocation is to pay all the compensation fees for land requisition and subsidies for resettlement to the affected individual. Analyzed in general, the land requisition of Dali-Lijiang railway project has a relatively small influence on the farm production along the line, especially the farmers who live in the outskirts of cities and towns where they have a fairly small dependence on agricultural production. Therefore, the resettlement of land requisition has achieved a favorable effect with the efforts of railway construction units and various levels of local governments, and the production and life of the villages, teams and farmers which are affected by the land requisition have been dealt with preferably.

Dali-Lijiang railway construction units and various levels of local governments established proper compensation policy of demolition and resettlement for the resettlement households, therefore, the work of demolition and resettlement of migrants has achieved a preferable effect. Private households as well as collective and cooperate stores, temporary buildings as well as peccant buildings, new houses as well as ancient rooms, all will be compensated timely and sufficiently during the demolition work. All levels of local governments along the Dali-Lijiang railway have established detailed compensation standard for demolition, and their consideration has been all-rounded. The quality of the houses as well as the interior decoration, telephone transference, pipe-work transference, corridors and yard walls, yard wells and flower beds, all these appertaining constructs will be taken into consideration and be compensated. Besides, resettlement fees, transference fees, increasing resettlement rewards and business losses will also be included in the list of compensation fees. Still, various levels of local governments choose those places with transport, production and life convenience as resettlement locations for migrants; besides, in order to ensure the smooth residence of migrant households, they put into capital to buy building land, and make good "Three Supplies, One Leveling" (Supply of road, water and

electricity, and leveling of ground). According to the field research, most of the migrant households have moved into new houses, with their old and small houses changing into new and big ones, poor clay-timber-structured houses into brick-timber, brick-cement and even framework-structured new households. Almost all of the migrant households are very satisfied, with only a few of them have not moved into their new houses which either are undergoing "Three Supplies, One Leveling" or have not been built due to the extremely smallness of the demolition area.

4.2 Monitoring on the Land Requisition and Resettlement in Respective Counties

The following parts are about the situations of the cities/counties/districts, villages and towns, villages and farmers which are affected by the land requisition and resettlement according to the field sampling survey.

(1) Dali Municipality

Apr. 20, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with Dali's Land Requisition and Building Demolition Headquarters of Dali-Lijiang Railway and Dali's Land & Resources Bureau in the morning. Guobin Wang, Commander of Dali's Railway Headquarters and Deputy Director General of Dali Municipality Land & Resources Bureau, Nongwen Zhao, Director of Headquarters Office, Jiayu Yang, Leader of Dali Municipality Building Demolition Office, Jingan Yang of Building Demolition Office, and Zhijun Yang of Land & Resources Purchase and Reserve Center, etc., attended the seminar.

(a) Land Requisition and Resettlement

Dali Municipality has established Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali-Lijiang Railway Construction. Dali Municipality takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to the affected households and individuals, and there will be no resettlement of land. Dali Development Zone adopts the method of re-adjusting land within the farmers of the villages and teams. And, since the development zone has not put the land requisition and building demolition into final practice, the work is still on progress.

(b) Building Demolition and Resettlement

The new house sites for migrant households of Dali Municipality are included in the construction layout of villages and towns, and the relocated households build their own houses on the collectively-allotted house sites. Due to limited land resources, the new house sites of most relocated households are comparatively small (the old house sites are relatively bigger), but all households show their appreciation. The government carries out "Three Supplies, One Leveling" in the collectively-allotted house sites in advance, that is, the government pays the bill for the

supply of road, electricity and leveling of land in the house sites, and then transfers the house sites to relocated households to build their own houses. Currently, the land requisition and building demolition in the development zone is suspended because it coincides with the land requisition and building demolition of the Dali-Ruili railway construction, and the relocated house sites in Jiangshang Village, Haidong Town is undergoing "Three Supplies, One Leveling", while most relocated houses of all the other villages and towns have been, or nearly have been, build up. The previous houses of most relocated households are clay-timber-structured, while the new houses are brick-cement or brick-timber structured.

① Dali Hi-Tec Development Zone

Apr. 17, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with the personnel from the Land Requisition and Building Demolition Headquarters of Dali Economic Development Zone and the people in charge of building demolition of the Land Bureau in the afternoon. The relevant persons-in-charge are:

Junsheng Gao Deputy Director of Land Bureau in charge of land requisition and building demolition

Panhu Yang Staff Member in charge of land requisition

Wucong Yang Principal Staff Member in charge of financial affairs

The development zone was set up in 1992. Now, it has an exploited land area of 7km², and a build-up area of 6km². The development zone is divided into three parts according to their functions, i.e., Trade and Tourism Zone, Storage Zone, and Hi-Tec Development Zone, and it covers a portion of Guandong City Zone and Fengyi Town of Dali Municipality.

Because the Dali-Ruili Railway Construction is to be started, the land requisition and building demolition in the development zone is somewhat lagging behind for sake of avoiding repeated construction and troubling of citizens with the two-fold land requisition and building demolition near Dali Railway Station and Dali East Railway Station in a short range of time.

a) Land Requisition and Resettlement

According to the survey and demarcation, the occupied land of the development zone by the Dali-Lijiang railway construction is 198.43mu (1/15 of a hectare). The land requisition program has acquired 158.55 mu, and has paid a overall compensation fee of 3,280,000 Yuan. The compensation fee for land requisition in the development zone is higher than the standard compensation fee of Dali-Lijiang railway construction, for example, the actual compensation fee for the land requisition in Manjiang section is 81,000 Yuan/mu, which is 60,000 Yuan/mu higher than the standard compensation fee of Dali-Lijiang railway construction, and which brings a certain extent of difficulty to the land requisition.

b) Building Demolition and Resettlement

The building demolition in the development zone has not been fully put into practice due to the construction of Dali-Ruili railway. The current building demolition involves the building

demolition and resettlement of part of the farmers in Upper Eryang Village, Lower Eeryang Village, Tianjing Village and DiShiqu Village. The statistical survey and assessment has been finished in the Upper and Lower Eryang Village.

Currently, the land requisition and building demolition in the development zone is on progress.

▲ Manjiang Village, Development Zone

Jianhua Li, Chief of Manjiang Village Committee

- Manjiang Administrative Village has 190 households, about 1,000 villagers. It is a Bai ethnic village.
- It has 350mu of infield, with an average of 0.35mu per person (mpp). Dali railway acquires 116mu, which is about 33.2% of the entire infield.
- The income per capita in 2005 is 4,500 Yuan, which is in the middle level of all villages.
- Part of the compensation fee for building demolition has been in place.
- The village is located in urban and rural junction areas, and 80% of the villagers in the development zone earn their livings by doing businesses, storage and going out as migrant workers rather than living on agriculture. With the construction of the development zone, more fields will be acquired.

② Haidong Town, Dali Municipality

Apr. 20, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with the persons-in-charge of Haidong Town in the morning. The attendees include, Shijie Tang, Deputy Town Chief, Cheng Li, Director of Land & Resources Bureau, ZhuanYuan Li, Deputy Director of Finance Bureau, and Hongwen Zhao, Director of Dali Municipality Land Requisition and Building Demolition Office.

a) Land Requisition and Resettlement

The land requisition of Dali-Lijiang railway construction covers 5 villages, 809 households of Haidong Town. The town takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to the affected households and individuals, and there will be no resettlement of land. Haidong Town encourages the relocated households to find outlets by themselves, and provide loans in priority for the relocated households who launch their own individual enterprises. Currently, the land requisition has been finished in general.

b) Building Demolition and Resettlement.

The construction of Dali-Lijiang railway will affect 31 households in Xiangyang Village and Shanghe Village of Haidong Town. The compensation fees have been transferred to the relocated households. A small part of the households will built their own houses, while most of them will be collectively relocated. At present, construction of the new houses of the households who build by themselves have been finished, or are in progress. The construction of the collectively relocated houses has not been started because the house sites are undertaking "Three Supplies, One

Leveling". The superintendent department of Haidong Town's government attaches great importance to this problem, and it is taking measures to realize "Three Supplies, One Leveling" at an earliest date so that the construction of relocated houses can be initiated as soon as possible.

▲ Jiangshang Village, Haidong Town

Dashuang Li Village Chief of Jiangshang Village

- Jiangshang Village has 108 households, about 530 people. It is a Bai ethnic Village.
- It has more than 700 mu of infield, including more than 200 mu of paddy field, and more than 500 mu of dry land. Besides, it has 500 mu of sloping land according to the conversion of cropland to forest program.
- The income per capita in 2004 is about 2,000 Yuan, including 10 poor households, about 50 people whose income per capita is less than 800 Yuan.
- The construction of Dali-Lijiang railway acquires about 25 mu of the village's field, including 10mu of paddy land. And since the infield of the village is relatively sufficient, the land requisition has little impact upon the households' agricultural production.
- There are 28 relocated households in this village, which is about 25.9% of the village's total households, and is about 90.3% of the relocated households in Haidong Town.
- The compensation fees for building demolition have been transferred to the relocated households.

Due to the problems of water, electricity and road, part of the construction of new houses for relocated households is difficult to proceed. The relocated households demand to speed up the construction for an early date of the initiation of new houses.

③ Shangguan Town, Dali Municipality

Apr. 20, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with the persons-in-charge of Shangguan Town in the afternoon. The attendees include, Junkang Shi, Superintendent of Shangguan Town Land & Resources Bureau and Director of Land Requisition and Resettlement Office; Jinliang Duan, Deputy Town Chief, Liangwen Bi, Superintendent of City Management Bureau, Wenqiang Liu, Staff Member of Shangguan Town Land Requisition and Resettlement Office, and Hongwen Zhao, Director of Dali Municipality Land Requisition and Resettlement Office.

a) Land Requisition and Resettlement

The land requisition of Dali-Lijiang railway construction covers 6 administrative villages, including Da Baguan village, Qingsuo village and Jiangwei village, and 15 farmer teams. The town takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to the affected households and individuals, and there will be no resettlement of land. At present, the land requisition of the railway's formal and temporary land has been accomplished. Relevant compensation fees for land requisition have been in place, and transferred to the relocated households.

b) Building Demolition and Resettlement

The Dali-Lijiang railway construction covers 31 relocated households from 4 natural villages, including Damaoping Village and Qinghua Village. The compensation fees for demolition and resettlement has been transferred to the relocated households. Damaoping Village has 22 relocated households which are relatively concentrated, so the village will determine collectively the new house sites for them to build their own houses. The convenience of production, water, electricity and transportation of the new house sites has been taken into consideration. At present, most relocated households have built up, or is building up, their new houses. The previous houses of most relocated households are clay-timber structured, while the new houses are brick-cement structured. There is only a specific few of the poor who has not built new house, such as Fei Dong of Damaoping Village. He and his brothers did not live separately before the building demolition and they crowded in the same houses, so the compensation fee is only about 29,000 Yuan due to the fewness of houses. Now, the new house site has been decided, but they have not started to build the new houses. Compared to the old houses, the new houses of Shuangguan Town's relocated households are not only higher in quality, but larger in area. All the relocated households are very satisfied. (Ref. Photo 1)

▲ Damaoping Village, Shangguan Town

Zhicheng Li Village Chief of Damaoping Village

- Damaoping Village has 60 households, 206 villagers, and is a Bai ethnic village.
- It has 193mu infield, including 93mu paddy land and 100mu dry land.
- In 2004, the income per capita is about 2,000 Yuan. The village has 10 households, 40 people in need. The local government compensates 3,000 Yuan for each poor household who lived in thatched cottages in order that they can be rebuilt into brick-timber structured houses, and the government also gives the extremely poor some relief annually.
- The Dali-Lijiang railway construction acquires 38 mu of the land in Damaoping Village, including 30 mu of wasteland and 8mu of dry land, which has a certain effect on the agricultural production. According to the survey, the farmers indicate that they can accept the influence on agriculture.
- The relocated households in Damaoping Village are relatively large in number, which is about 1/3 of all the households. Almost all the houses in the village are clay-timber structured.
- The compensation fee for building demolition has been transferred to the relocated households.
- At present, the new houses of most relocated households have been build up, nor in progress. The new house sites are collectively located to the east of the village, which is better than the previous ones in transportation and supply of water and electricity. Almost all the new houses are two or three-storey brick-cement structured buildings, with better quality and larger area than the old ones. All the relocated households are very satisfied.

▲ BihuangYuan Village, Shangguan Town

Zhanneng Zhang Village Chief of BihuaYuan Village

- BihuangYuan Village has 75 households, 310 villagers, and is a Bai ethnic village.
- The village has 535 mu of infield, with an average of 1.73 mpp.
- In 2004, there are 40 households whose income per capita is above 2,500 Yuan; 25 households whose income per capita is between 1500~2000 Yuan; 10 households in need, which is about 50 in number. The main reason for poverty is disease and illness.
- Dali-Lijiang railway construction acquires 35mu of land of BihuaYuan Village, so the average rate has lowered to 1.61 mpp from the original 1.73 mpp, but the land requisition has no big impact on the agricultural production of the village.

The village has 3 relocated households, all of whose previous houses are facility lodgings or clay-timber structured ones. The compensation fees have been transferred to the relocated households, and the new houses have been built up, all of which are brick-cement structured storey buildings. All construction areas are above 300m², which is obviously larger than the previous houses. (Photo 2, Shangxian Yang, one of the relocated household and his newly-built storied building)

(2) Heqing County

Apr. 11, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with the relevant units of Heqing County Land Requisition and Building Demolition Cooperative Guidance Group of Dali-Lijiang Railway and County Land & Resources Bureau in the morning. The attendees are, Yufen Duan, Deputy Director of Land Bureau, Sixuan Yang of County Building Demolition Office, Xuesong Cha, Clerk of County Layout Construction Bureau, and Yongqin Zhou of County Building Demolition Office.

a) Land Requisition and Resettlement

Dali-Lijiang Railway, Heqing Segment is 65.8km, and has acquired 2,407mu of land, including 148.4mu of paddy land, and 311.2mu of dry land. The overall compensation fee is 20,520,995 Yuan. The land compensation fees for the relocated farmers have been in place. The town takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to the affected households and individuals, and there will be no resettlement of land. Heqing County is a provincial-level poverty county. Its natural condition is poor, and the income per capita and the average crop production is low. Thus, the relocated households are satisfied with the standard for compensation fee.

b) Building Demolition and Resettlement

The building demolition in Heqing County has now been finished, and the compensation fees have been in place. The building demolition takes the pattern of a combination of building their own houses by the relocated individuals, and collective arrangement. The villages and towns will find the house sites for the relocated households, who will build the houses by themselves. Most of the relocated households build their houses on the new sites which are chosen by the villages and towns, and which has been implemented with "Three Supplies, One Leveling". The living and production conditions are better than the previous ones. The previous houses of relocated

households are generally clay-timber structured, while part of the new houses are brick-cement and brick-timber structured; most of them are clay-timber structured. Even so, the relocated households are still satisfied with their old houses being replaced with new ones.

① Songgui Town, Heqing County

Apr. 11, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters hold a seminar with relevant persons-in-charge of Songgui Town, Heqing County in the morning. The attendees include, Liwen Yang, Deputy Town Chief, Liping Xu of Land Bureau, and Laikun Duan of Finance Bureau.

a) Land Requisition and Resettlement

Songgui Town acquires 374.5mu of land, including 62mu of paddy land, and 78.2mu of dry land. The compensation fees, 2,979,255 Yuan, have all been transferred to the relocated households. The town takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to the affected households and individuals, and there will be no resettlement of land. Since the acquired land is no more than 0.5% of the town's entire infield, it has little impact on the agricultural production. The Songgui Town is higher in altitude, so the agricultural production is relatively low, with an average of 300kg per/mu (p/m). Therefore, the relocated households are satisfied with the compensation of 21,000 Yuan p/m (including compensation fee for young plant).

b) Building Demolition and Resettlement

Part of the relocated households in Songgui Town is arranged separately, and the households choose new house sites and build new houses by themselves. Part of the households is collectively arranged, i.e., the towns and villages choose sites with convenient supply of water, electricity and transportation, after the "Three Supplies, One Leveling", and the relocated households will be able to build their houses on the sites. At present, the compensation fees for the 59 households of 5 villages, including Songgui Town, have been in place. The new houses of the relocated households have been built up, or are on progress. The old houses of the relocated households are clay-timber structured, while parts of the new houses are clay-timber structured, parts of them are brick-timber structured, and a few of them are brick-cement structured. The quality is improved obviously, and the building area is much larger than before. The relocated households are very satisfied with the resettlement.

▲ Xinwo Village, Songgui Town

Yongkang Li Village Chief of Xinwo Village

- Xinwo Village has 119 households, about 570 villagers, and it is a Bai ethnic village.
- The village has 1,070mu of infield, including 504mu of paddy land, and 566mu of dry land. The average rate is 1.9 mpp.
- In 2004, the income per capita of Xinwo Village is about 1,024 Yuan, including 29 poor households, 140 people whose income per capita is below 800 Yuan.
- Dali-Lijiang railway construction acquires totally 57mu of land, including 19mu of paddy

land and 26.6mu of dry land. The land acquired occupies only 0.35% of the total infield of the village, so the land requisition has little impact upon the agricultural production.

- The village has 10 relocated households, and all the compensation fees have been transferred to the relocated households.
- The old houses of the relocated households are clay-timber structured. The new houses of the relocated households have been built up, or are on progress. A major part of the new houses are brick-cement or brick-timber structured, and a few of them are clay-timber structured. The quality is improved obviously, and the building area is much larger than before. The relocated households are very satisfied with the resettlement. (photo 3)

▲ Baowo Village, Songgui Town

Zhonghua Zhao Village Chief of Baowo Village

- Baowo Village has 60 households, about 270 villagers, and it is a Bai ethnic village.
- The village has 240mu of infield, with a rate of no more than 0.9 mpp.
- In 2005, the income per capita is about 1,500 Yuan. The village is in remote mountain area, and the traffic condition is poor.
- Dali-Lijiang railway construction acquires 58mu of land, including 10mu of infield. The land requisition has little impact upon the agricultural production. Since Baowo Village is located in a remote mountain area, the land quality and production is poor, so the relocated households are satisfied with the standard for compensation fee.
- There are 17 relocated households in the village, and the compensation fees have all been in place. The old houses of the relocated households are clay-timber structured which are poor in quality. A major part of the new houses of the relocated households are clay-timber structured, while a few of them are brick-cement or brick-timber structured. The quality is improved obviously.
- The old houses are mixed with the fenced folds. Now, part of the new houses built by the relocated households have no such folds, the sanitation condition is thus improved greatly. But some households reflect that, it is relatively hard for them to undertake domestic breeding. (photo 4, the present houses of Baowo Villagers)

② Caohai Town, Heqing County

On Apr. 11, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters held a seminar with relevant persons-in-charge of Caohai Town, Heqing County in the morning. The attendees included, Jinzhao Yang, Town Chief, FuYuan Li, Director of Land Bureau, Taiyun Hong, Director of Party Politics Office.

a) Land Requisition and Resettlement

Dali-Lijiang railway construction acquires 496.6mu of land in Caohai Town, the overall compensation fee is 4,279,000 Yuan. Caohai Town takes the pattern of monetary resettlement, which means that the compensation fees for land requisition and resettlement will be granted to

the affected households and individuals, and there will be no resettlement of land. At present, the land requisition has generally finished.

b) Building Demolition and Resettlement

The Caohai Town resettles the relocated households separately who choose house sites and build houses by themselves with the guidance of the town and villages. At present, the new houses of the relocated households have been built up, or are on progress. The old houses of the 23 relocated households are basically clay-timber structured. Half of the new houses are brick-timber structured, while the other half are brick-cement structured. The quality is improved obviously, and the building area is much larger than before. The relocated households are very satisfied with the resettlement.

▲ Small Shuimeishang Village, Caohai Town

Yarong Han Chief of Village Party Branch

- The village has 244 households, about 1,180 villagers, and it is a Bai ethnic village.
- The village has 1,220mu of infield, with a rate of 1.03 mpp.
- The village is mainly mountain land of poor quality. In 2005, the income per capita is about 1,000 Yuan. The village has 42 poor households, 168 poor villagers.
- Dali-Lijiang railway construction acquires 145mu of land, over 90% of which is dry land and patty land. Since the village is located in mountain area with poor land quality and production, the relocated households are satisfied with the standard for compensation fee.
- The houses of the village are generally clay-timber structured. At present, the new houses of the relocated households have been built up, or are on progress. Most of the new houses are brick-timber structured, while a few are brick-cement structured. The quality is improved obviously, and the building area is much larger than before. The relocated households are very satisfied with the resettlement.

(3) Lijiang Gucheng District

On Apr. 10, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters held a seminar with relevant persons-in-charge of Lijiang Gucheng District in the morning. The attendees included, Liangyun He, Deputy Director of Gucheng District PRC, Siqiang Zhao, Director of Gucheng District PCC and Deputy Leader of the Cooperative Guidance Group of Dali-Lijiang Railway Construction, Qiongfen He of Gucheng District Construction Bureau, Yuan Zhang, clerk of the Group of Land Requisition of Gucheng District Land Bureau, and Zhendi He, clerk of the Forest Affairs Section of Gucheng District Forest Bureau.

a) Land Requisition and Resettlement

The Dali-Lijiang railway construction acquires 1,597.2mu of land, including 956.94mu of infield. The compensation fee has been in place. The Gucheng District takes the measures of readjusting infields for the relocated households after the land requisition. The concrete method is

to pay young plant fee to the relocated households at the same year of land requisition, to readjust land according to the population in a certain extent of time, and to give certain amounts of infield to the relocated households. Most of the compensation fees are divided among villagers, while a small part is used as maintenance fees for road and irrigation infrastructure. Since Qihe County and Jinshang County are located in the outskirts of Gucheng District, and have fertile land, the relocated households are satisfied with the readjustment of land.

b) Building Demolition and Resettlement

The building demolition in Gucheng District has been finished, except that the Cunren School of Jinshan County is still choosing its school sites. The compensation fees have all been transferred to the relocated households. The Gucheng District takes the pattern of a combination of collective arrangement of building demolition and self-construction of houses by the relocated households. The collective arrangement means that the local governments choose sites with production, life and transport convenience, and bring them into the layout of the new countries; and the relocated households can build their houses after the completion of "Three Supplies, One Leveling". A few households will choose their own house sites, and build houses after the authorization of local governments. Half of the relocated households' old houses are brick-timber structured, while the other half are clay-timber structured. Half of the new houses are brick-timber structured, half are brick-cement structured, and the quality is much improved. The relocated households are satisfied. Currently, the villages in the two counties admire the relocated households very much for their improved living standard with the help of local governments.

① Jinshan County, Gucheng District

On Apr. 10, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters held a seminar with relevant persons-in-charge of Jinshan County in the morning. The attendees included, Xiangquan Hong, President of County PRC, Rurong Jiang, Director of County Land Bureau, and Xiaoliang Yang, Stationmaster of County Afforestation Station.

a) Land Requisition and Resettlement

The Dali-Lijiang railway construction acquires 964.15mu of land, including 567.9mu of infield. The local farm land is fertile and has a high production, so the county takes the measures of readjusting infields for the relocated households. The concrete method is to pay the part of young plant fee of all compensation fees to the relocated households. A major part of the fees will be divided among the villagers according to the population, while a small part is used to build road and irrigation infrastructure. Then, the local government will readjust the infields based on the overall quantity of land to make up the acquired land for the relocated households. The local villagers are satisfied with the readjustment of land.

b) Building Demolition and Resettlement

Jinshan County takes the pattern of relocated households choosing house sites and building their own houses with the authorization of local government. Currently, the compensation fees

have been in place. The new houses of the relocated households have been built up, or are on progress. The old houses of the relocated households are clay-timber, or brick-timber structured, and only a very small part of them are brick-cement structured. Half of the new houses are brick-timber structured, while the other half are brick-cement structured. The quality is improved obviously, and the building area is much larger than before. The house sites are chosen well, and the production, living and transport conditions of the relocated households are improved.

▲ Shibei Village, Jinshan County

Lichun Yang Village Chief of Shibei Village

- Shibei Village has 43 households, 214 inhabitants, and they are mainly Bai ethnic people.
- The village has 340mu of infield, with a rate of 1.6 mpp.
- Shibei is a relatively well-to-do village. Except the income per capita of 4 households is below 2,000 Yuan, all the other households are above this level. Agricultural production contributes only a small part to the village's income per capita, and their income mainly comes from managing enterprises, doing business and manual work.
- Dali-Lijiang railway construction acquires 93mu of land. Since the land in the village is readjusted and that the villagers' income depends not upon agriculture, the land requisition has little impact upon their lives.
- The village has 12 relocated households, and all the compensation fees have been transferred to them.
- Half of the old houses of the relocated households are brick-timber structured, while the other half are clay-timber structured. Currently, the new houses are brick-timber and brick-cement structured, and the quality is obviously improved, and the area is much larger. The relocated households are satisfied with this. (Photo 5)

▲ Jiudong Village, Jinshan County

Wenming Li Village Chief of Jiudong Village

- The village has 46 households, 222 inhabitants. They are mainly Han and Bai people.
- The village has 204mu of infield, with a rate of 0.88 mpp.
- The village is located in the outskirts of Lijiang Municipality, so the income per capita is high. Except the income per capita of very few is below 2,000 Yuan, all the other households are above 3,000 Yuan. The income from manual work accounts for a relatively high proportion. According to the survey, the income from manual work accounts for about 50% of the entire income. Domestic breeding accounts for about 30%, while agricultural production about 20%.
- The railway construction acquires 89mu of land, including road and waste sloping land. Since the infield is readjusted and the villagers do not live upon agriculture, it has little impact upon the agricultural production and the villagers' lives.
- The village has 4 relocated households, and the compensation fees have been in place.
- About 2/3 old houses of the villagers are clay-timber structured, while 1/3 of them are brick-timber structured. The new houses for the relocated households have been, or are

being, built up, about half of which is brick-timber structured, and the other half are brick-cement structured. The quality is improved obviously, and the area is much larger. The relocated households are very satisfied with this.

② Qihe County, Gucheng District

On Apr. 9, 2006, Zuo Chen and Sufen Wang of the Resettlement Survey Group, and Xizhang Ma, Director Engineer of the Land Requisition and Building Demolition Department of Dali-Lijiang Railway Construction Headquarters held a seminar with relevant persons-in-charge of Qihe County in the morning. The attendees included, Qinghua Shi, Deputy County Chief, Lizhong Li, Director of Finance Bureau, Qunliang Mu, Director of Land Management Bureau, and ChengYuan Mu, Director of Integration Office.

a) Land Requisition and Resettlement

Qihe County has acquired 633.08 mu of land, including 389.06 mu of infield. The county takes the measures of readjusting infields for the relocated households. The concrete method is to pay the part of young plant fee of all compensation fees to the relocated households, and readjust the infield according to the population of the village. A major part of the compensation fees will be divided among the villagers, while a small part is used to build road and irrigation infrastructure. The infield of the relocated households is made up, and they are satisfied with the readjustment of land.

b) Building Demolition and Resettlement

Qihe County takes the pattern of using collective arrangement as the main method, the relocated households building their own houses as supplementary method. Most relocated households will be collectively arranged. The county government, according to the new layout, chooses sites with production, living and transport convenience, and puts in capital for "Three Supplies, One Leveling", and then the relocated households will build new houses based on the layout of new villages. See the example of Huafeng New Village of Qihe County. (Ref. Photo 6) The old houses of the relocated households are mainly clay-timber structured; only a few are brick-timber structured. At present, the most of the new houses have been built up, while a small part of them are on progress. The new houses are all brick-timber structured, and the area is much larger. The relocated households are very satisfied with this.

▲ Huafeng 1st Village, Qihe County

Shoujiang He Village Chief of Huafeng 1st Village

- The village has 28 households, about 126 inhabitants, and it is a Naxi ethnic village.
- The village has 175mu of infield, with a rate of 1.4 mpp.
- All the income per capita is above 2,000 Yuan except one poor household. The village has a river stone factory, and each household can draw a dividend of 5,000 Yuan annually. The manual work, domestic breeding and the dividends from village-run enterprises constitute the main part of the villagers' yearly income, and the agricultural production only accounts for 20%.
- Dali-Lijiang railway construction acquires 27mu of land. Since the village's infield has

been readjusted and the agricultural production accounts for only a small part of the villagers' income, the land requisition has little impact upon the agricultural production and the villagers' lives. The villagers are satisfied with the readjustment of infield.

- Dali-Lijiang railway construction involves 11 relocated households, and the compensation fees have been in place. Most relocated households are arranged collectively. The local government chooses one site which is 200 m away from the Dali-Lijiang highway with water, electricity and transport convenience as the site for a new village. At present, the construction is on its way. The relocated households build their own houses based on the layout for new village. The previous houses of the relocated households are basically clay-timber structured, while the new houses are all brick-timber structured. The quality is much improved, the space is larger, and the living and transport conditions are better. The relocated households are very satisfied with the resettlement. (Photo 6, Huafeng New Village)

▲ Shahe Village, Qihe County

Yongzhi He Village Chief of Shahe Village

- The village has 50 households, about 220 inhabitants, and they are mainly Han people.
- The village has 350mu of infield, with a rate of 1.55 mpp.
- The village has 5 poor households, about 20 people. The causes for poverty are over-population, lack of labor forces, and mental deformation. Most of the villagers' income per capita is above 2,000 Yuan, belonging to the middle-below level of Qihe County.
- Dali-Lijiang railway construction acquires 7mu of land. The village readjusts the land after land requisition. Since the acquired land is not much in quantity, and the land is readjusted, there is no big influence on the farmers.
- The village has no relocated households. At present, the villagers' houses are basically clay-timber structured, the quality of which is poor.

4.3 Sampling Survey of the Land Requisition and Resettlement

The interview contents of the field research carried out by the Monitoring Group is as following:

(1) Dali Municipality

▲ Jiafen Tao, Upper Eryang Village, Manjiang County, Dali Municipality

Jiafen Tao, female, 49 years old, Han, junior high graduation, has 6 people in her family, including her son, her daughter-in-law, her grandson, her daughter and her daughter's son. Her son is 27 years old, graduated from junior high school, and has worked as casual laborer (packaging worker) in Dali Cement Factory for many years, with a wage of 1000 Yuan monthly. Her daughter-in-law graduated from junior high, and is taking care of her 3-year-old child at home. Her daughter, 23 years old, graduated from junior high, and is now working outside as a fitment

worker, with a wage of 400 Yuan monthly; her child is now more than 1 year old. Tao's family has 3mu of paddy land (the original quantity, the acquired 0.1mu has been adjusted), with a yearly agricultural income of 6,000 Yuan, and a yearly expenditure of 21,000 Yuan. Tao stays at home to take care of children and cooking meals. The compensation fees for their houses are 110,000 Yuan. Since the Dali-Ruili railway is planned to be built, and the Dali Municipality is considering the best route, the household has not been demolished for sake of avoiding a repeated demolition.

▲ Yuezuó Dóng, Upper Eryang Village, Manjiang County, Dali Municipality

Yuezuó Dong, female, 52, Bai, illiterate, has 6 people in her family. She and her husband are healthily strong and are planting crops at the village. Her family has 3.3mu of paddy land, with a yearly income of 6,600 Yuan. Her son, Jingyu Yang, male, 33, Bai, graduated from senior high, bought a station wagon in 1999, and has worked as labor contractors for 7-8 years; he works at construction, with a yearly income of 50,000-80,000 Yuan; he has two children, the elder one is now in grade 4; his wife has doing business in the market for more than 10 years, with a daily income of 20-30 Yuan. Her family is well-to-do.

▲ Fengyu Li, Jiangshang Village, Haidong Town, Dali Municipality

Fengyu Li, 36, male, Bai, graduated from primary school, has 6 people in his family. Her parents are deaf-mute, but Li is very intelligent and industrious. His mother is deformed in legs; his two daughters are respectively in middle school and primary school. Before the land requisition and building demolition, he and his wife has a monthly income of 400 Yuan by doing chores in the town. But after that, they rented a house in the town to do needlework, and they can earn 700-800 Yuan putting aside the expenditure, thus their living standard is much improved. One of his daughter plans to work with them after graduation from junior high. His family has 1.2mu of paddy land, with a yearly income of 1,400 Yuan, a yearly expenditure of 5,000 Yuan. His previous houses have brick-walled and have an asbestos-tile roof, the compensation fees of which are 100,000 Yuan. They are ready to build new houses.

▲ Ruyu Wang, Jiangshang Village, Haidong Town, Dali Municipality

Ruyu Wang, male, 42, Bai, graduated from junior high, has 4 people in his family, including him and his wife, his 18-year-old son who is in 2nd grade of Dali senior high, and his 15-year-old daughter who is in 3rd grade of junior high. His family has 1.6mu of paddy land which was acquired 0.2mu, for which 2,000 Yuan of compensation fee has been paid. His family's yearly agricultural income is 1,920 Yuan, domestic breeding income is 2,000 Yuan, manual work 2,000 Yuan, and the production and living expenditure is 5,000 Yuan. Besides, the expenditure for his son's meal and accommodation in the school is 6,000 Yuan annually. Thus, the burden is heavy. The old clay-timber structured house is 260m², the compensation fee for which is 160,000 Yuan, and the new house is ready to be built.

▲ Zhicheng Li, Damaoping Village, Shanggua Town, Dali Municipality

Zhicheng Li, male, 49, Bai, graduated from senior high, has 5 people in his family, including his wife, son, daughter-in-law and his 79-year-old mother. He is the Village Chief of Damaoping.

The family had 5.5mu of infield, including 2.4mu of paddy land and 3.1mu of dry land, from

which the Dali-Lijiang acquires 2.1mu. At present, it is only 0.7 mpp. The food is sufficient for self-support. And the family has a motorbike, a TV, a telephone, a cellphone, a refrigerator, a washing-machine and a bike. Domestic breeding and agricultural income constitute the main income of the family. The income per capita in 2004 and 2005 is about 2,100 Yuan, which is about the middle level in his village. The old house is 384m², including clay-timber structured 360m², and facility lodging 24m². The compensation fee for building demolition is 130,000 Yuan. His family is now building a brick-cement structured storied building. (Ref. photo 1) The family is satisfied with the land requisition and building demolition.

▲ Shounian Dong, Damaoping Village, Shanggua Town, Dali Municipality

Shounian Dong, female, 48, Bai, graduated from junior high, has 3 people in her family, including her father and her son.

The family had 2.2mu of infield, including 1.8mu of paddy land and 0.4mu of dry land. After the land requisition, it has 1.7mu of paddy land and 0.2mu of dry land, with a rate of 0.63 mpp. The food is sufficient for self-support. The income mainly comes from manual work, planting garlic and food production. In 2004, the family's income is 9,300 Yuan; the income per capita is 3,100 Yuan. In 2005, the family's income is 4,000 Yuan; the income per capita is 1,300 Yuan. The cause for this is that they cannot go out and do manual work due to building demolition and construction of new house. The previous house is clay-timber structured, and is 100m², the compensation fee for which is 18,000 Yuan. The new house is clay-timber structured building of 140m², and there is a 60m² facility lodging. The overall expenditure is 39,000 Yuan. Her family has to borrow to build the new house. The life of her family is hard at present.

▲ Shangxian Yang, BihuaYuan Village, Shangguan Town, Dali Municipality

Shangxian Yang, male, 50, Bai, graduated from junior high, has 5 people in his family.

The family had 6.5mu of infield, including 2mu of paddy land, 3.5mu of dry land. After the land requisition, the dry land is 1mu less, with a rate of 1.1 mpp. The food is sufficient for self-support. The income mainly comes from domestic breeding and agricultural production. The overall income in 2004 and 2005 is 16,000 Yuan, with an income per capita of 3,200 Yuan. The family has a motorbike, 2 TVs, a cellphone, a washing-machine, and a bike. The income is in the middle level of the village. His family has a house of 320m² before demolition, including 280m² of clay-timber structured housing and 40m² of facility lodging. The compensation fee is 70,000 Yuan. The new house has been built up, the fore-yard for living, the backyard for domestic breeding, and the overall space is 480m², including 300m² of brick-cement structured storied building and 30m² of brick-timber structured bungalow. The family is satisfied. (Photo 2, the newly-built storied building)

▲ Quanming Yang, BihuaYuan Village, Shangguan Town, Dali Municipality

Quanming Yang, male, 53, Bai, graduated from primary school, has 3 people in his family. His family has 7mu of infield, with a rate of 2.3 mpp. The infield of his family is not acquired due to the railway construction, and the food is sufficient for self-support. A part of the infield is planted with garlic, with an income of 10,000 Yuan yearly p/m. The income mainly comes from crop planting and domestic breeding, with a yearly income of 13,000 Yuan. His family has a motor, a TV, and a

cellphone. The income per capita of his family is 4,300 Yuan, in the upper-middle level of the village. The house of his family before demolition is 300 m², including 240 m² of clay-timber structured space and 60 m² facility lodging. The compensation fee is 30,000 Yuan. The new house of 300 m² has been built up; including brick-cement structured storied building of 300 m², and facility lodging of 60 m². The new house is well-designed, has an orderly yard which is divided into a fore-yard and backyard. The backyard is a barn. The family is satisfied with this, and indicates that they will increase the planting of garlic, do well with the domestic breeding and increase the income.

(2) Heqing County

▲ Shuchang Li, Baowo Village, Songgui Town, Heqing County

Shuchang Li, male, 61, Bai, graduated from primary school, and has 5 people in his family. The family has 4.8mu of infield, including 3mu of paddy land and 1.8mu of dry land. The family has 4 people last year, and there is one more this year, with a rate of 0.96 mpp. The food is sufficient for self-support. The income mainly comes from farmland and domestic breeding. In 2004, the family's income is 6,100 Yuan, the income per capita is 1,525 Yuan. In 2005, the income is 5,000 Yuan; the income per capita is 1,000 Yuan due to the demolition and reconstruction which renders them incapable of taking of domestic breeding. The living standard is in the lower-middle level of the village. The old house is clay-timber structured, with an area of 310m², the compensation fee for which is 170,000 Yuan. The new house is also clay-timber structured, with an area of 310m². A certain amount of compensation fee is left after the new house is built up. The family is satisfied with the old house being replaced with a new one.

▲ Runrong Li, Baowo Village, Songgui Town, Heqing County

Runrong Li, male, 44, Bai, graduated from junior high, has 5 people in his family. His mother is blind. The family has 4mu of infield, including 2.4mu of paddy land and 1.6mu of dry land. The land requisition acquires 0.5mu of dry land. Since the present number of his family members is one less than before, the average infield is 0.7 mpp. The food is sufficient for self-support. The income comes mainly from manual work, farmland and domestic breeding, and is relatively low. In 2004, the income per capita is 883 Yuan; in 2005, it is 1,160 Yuan. The family is relatively poor in the village. The family has a house of 330 m², including 310m² of clay-timber structured building and 20m² of facility lodging. The new house is 300 m², including 280m² of clay-timber structured building and a brick-timber fold of 20 m². The compensation fee is 135,000 Yuan, with some left after the new house is built up. The family is satisfied with the old house being replaced with a new one.

▲ Jincan Li, Xinwo Village, Songgui Town, Heqing County

Jincan LI, male, 36, Bai, graduated from primary school, has 5 people in his family, including his mother, wife, and two sons who are in the primary school. His mother has one blind eye.

His family has 6 mu of infield, including 2mu of paddy land, and 4mu of dry land. The construction of railway acquires 0.5mu of his family's dry land. Now the average rate is 1.1 mpp. The food is sufficient for self-support. The income comes mainly from planting and domestic

breeding. In 2004, the income per capita is 1,700 Yuan. In 2005, the income per capita is 880 Yuan due to demolition and reconstruction which renders his family unable to do domestic breeding. Last year, the family bought a farm vehicle, and has a TV and a cellphone. The living standard is in the lower-middle level. The old house is 300 m², including 290m² of clay-timber structured building and 10m² of facility lodging. The compensation fee is 170,000 Yuan. The new house is built up, with an overall area of 458 m², including 80m² of brick-cement structured building, 200m² of brick-timber structured building, 120 m² of clay-timber structured building, 48m² of brick-timber structured fold, and a tobacco-baking room of 10m². The family borrows 3,000 Yuan for the construction of the new house. The new house is good in quality, large in space area, and the family is very satisfied. To increase income, the family is ready to run transportation making use of the farm vehicle, and planting tobacco. (Photo 7)

▲ Wenjian Li, Xinwo Village, Songgui Town, Heqing County

Wenjian Li, male, 73, Bai, illiterate, has 6 people in his family, including his wife, son, daughter-in-law, and two grandson who are in primary school.

The family has 8.3mu of infield, including 3.5mu of paddy land and 4.8mu of dry land, with a rate of 1.38 mpp. The food is sufficient for self-support, and part of the land is planted with tobacco. The income comes mainly from transportation, farmland and tobacco planting. The family is ready to buy a truck and a farm vehicle. The old farm vehicle has been sold. The family has a TV and a cellphone. In 2004, the income per capita is 1,850 Yuan; in 2005, it is 2,683 Yuan. The living standard is in the upper-middle level. The old house is 280m, with 270 m² of clay-timber structured building, and 10 m² of facility lodging. The compensation fee is 163,700 Yuan. The new house is 390 m², including 230 m² of brick-timber structured building, 140m² of clay-timber structured building, a brick tobacco-baking house of 10m², and 10m² of facility lodging. The outward of the brick-timber building is pasted with ceramic tiles. The quality is much improved and the area is much larger. (Ref. photo 3) The family is satisfied with this.

▲ Zefeng Shi, Small shuimei Village, Caohai Town, Heqing County

Zefeng Shi, male, 29, Bai, graduated from primary school, has 7 people in his family, including his parents, his wife, two children, and a younger brother. The family has 2.5mu of paddy land, and 3 mu of dry land. In 2004, the income per capita is 2,534 Yuan, while in 2005, it is 1,500 Yuan because Shi did not go out to work for sake of reconstruction. His parents mainly deal with the farmland and sericulture; his brother is a migrant worker. The family has two clay-timber structured houses of 200m², and 40m² of facility lodging. The compensation fee is 200,000 Yuan. This year, the family has 1mu of new house site, 2 yards, and two brick-timber structured storied buildings of 280m². Besides, the family has a brick-cement structured building of 220m², brick-timber structured bungalow of 40m². The overall cost is 220,000 Yuan, and the living standard is much improved.

▲ Hongxue Shi, Small shuimei Village, Caohai Town, Heqing County

Hongxue Shi, male, 46, Bai, graduated from primary school, has 8 people in his family, his wife, son, daughter-in-law, daughter, son-in-law, his daughter's son (born after the demolition), and

his youngest daughter. His family has 2.6mu of paddy land, which is planted with paddy, and 2mu of dry land, which is planted with mulberry. In 2004, the income per capita is 1,900 Yuan; while in 2005, it is 1,200 Yuan, and the difficult situation derives from his family members' incapability of going out to work due to the reconstruction. After the new house is built up, his son, youngest daughter and his son-in-law will go out to find manual work. His youngest daughter worked for 3 months outside last year, and then came back to build their new house. The old house is clay-timber structured, which is about 300 m², now the new one is a house of brick-timber structured of 540 m². The compensation fee is 120,000 Yuan, while the new house costs them 170,000 Yuan. Besides, they bought a new farm vehicle, which is now used to build their house. The quality of the new house is better; the house site is 1mu. Putting aside the compensation fee, his family spent another 50,000 Yuan for the new house, but since the quality is much better and the space is much larger, the family is satisfied with this.

▲ Liqing Zhao, Shiduohe Village, Caohai Town, Heqing County

Liqing Zhao, male, 41, Bai, graduated from junior high, has 4 people in his family. His family had 2.9mu of infield, including 2mu of paddy land and 0.9mu of dry land, from which the railway construction acquires 0.45mu of dry land; the compensation fee for which is 4,500 Yuan. The food is sufficient for self-support. The income comes mainly from manual work, planting and domestic breeding, with a yearly income of 5,000 Yuan, about 1,200 Yuan each person. His family's living standard is in the lower-middle level of the village. His family has a house of 140 m², including 120m² of clay-timber structured building and 20m of facility lodging. His house needs not to be demolished. His family has a TV, and a bike. The land acquisition has some impact upon Zhao's family, but not too serious. Since the agricultural production of the acquired land is low, the family is satisfied with the compensation fee.

▲ Yanxing Zhao, Shiduohe Village, Caohai Town, Heqing County

Yanxing Zhao, male, 45, Bai, graduated from junior high, has 5 people in his family. His family had 3.8mu of infield, including 2.5mu of paddy land and 1.3mu of dry land, from which the railway construction acquires 0.2mu of dry land, the compensation fee of which is 2,916 Yuan. Now, the average rate is 0.72 mpp. The food is sufficient for self-support. The income comes mainly from domestic breeding and planting. The income per capita in 2004 and 2005 is 1,600 Yuan. His family has a TV and a bike. The house is 130 m², including 110m² of brick-timber structured building and 20m² of clay-timber structured building. His house needs not to be relocated. His family's living standard is in the middle level in his village, and his family has no objection to the compensation fee.

(3) Gucheng District, Lijiang Municipality

▲ Shiqin Yang, Shibei Village, Jinshan County, Lijiang Gucheng District

Shiqin Yang, male, 53, Bai, graduated from primary school, has 5 people in his family, including his wife, son, daughter-in-law, and his grandson.

His family has 7mu of paddy land. Yang is a stonemason; sometimes he also does some manual work. The hands of his son are a little deformed, and he is managing a food-processing

factory at home. All of the village's food is processed by his family. Yang's wife and daughter-in-law manage a small store. The income in 2004 is 89,000 Yuan, with an expenditure of 19,600 Yuan. The income in 2005 is 31,400 Yuan, with an expenditure of 15,000 Yuan. The food-processing factory and the small store are closed for sake of building the new house. The demolished old house is a 500m² clay-timber structured building, the compensation fee for which is 130,000 Yuan. The new houses are two brick-timber structured two-storey building of 400m². Besides, they build a 40m brick-cement structured bungalow as the new small store. His family adds 20,000 to build the new houses, and since the traffic is convenient, the family is satisfied. (Photo 5)

▲ Lixian Yang, Shibei Village, Jinshan County, Lijiang Gucheng District

Lixian Yang, male, 43, Bai, graduated from junior high, has 4 people in his family, including his wife and two sons. Yang and his two sons often go out to work. His family has 4mu of paddy land, and the food is sufficient for self-support. The domestic breeding can bring about 4,000 Yuan yearly; the income from their manual work is 15,000 Yuan. The income in 2004 is 30,000 Yuan; while in 2005, the income decreases to 21,000 Yuan due to the demolition and reconstruction. His family's living standard is in the middle-level.

Yang's family had a house of 360m² before demolition, including a 300 m² clay-timber structured storied building, a 60m² of brick-timber structured bungalow, and 64 m² of kitchen room and fold, the compensation fee for which is 126,000 Yuan. The new houses have been built up, with a total area of 480m², including brick-cement structured storied building of 180m², brick-timber structured storied building of 260 m², and a 40m² bungalow. The quality is much improved and the space is much larger. Putting aside the compensation fee, his family adds another 50,000 Yuan for the reconstruction of replacing clay-timber structure with brick-cement and brick-timber structure. The family is satisfied with the improved living conditions.

▲ Yulong Li, Jiudong Village, Jinshan County, Lijiang Gucheng District

Yulong Li, male, 41, Han, graduated from junior high, has 5 people in his family. His elderly son is in 2nd grade of senior high, while the younger son has graduated from junior high and stay home. Li and his wife usually go to the city to do manual work for about 10 months annually when the farm work is no longer busy. His family has 4mu of paddy land, and two old brick-timber structured storied buildings of 360m², a clay-timber structured building of 140m². His family builds a brick-timber structured building of 240m², a clay-timber structured building of 140m², a brick bungalow of 120m² (shop front building, prepared to be a shop) after the demolition, all together 500m². Li is very satisfied, saying that the living condition is much improved and that his family has 24 rooms, which is much better than the citizens' living conditions; and that the life is good, and he is ready to buy new electric appliances. (Ref. photo 8)

▲ Yuhong Li, Jiudong Village, Jinshan County, Lijiang Gucheng District

Yuhong Li, male, 49, Han, graduated from junior high, has 6 people in his family. His family has 5mu of paddy land, with a yearly income of 27,500 Yuan, a yearly expenditure of 15,000 Yuan. Li and his son have been working outside for many years. His family's old house is mainly

clay-timber structured, the compensation fee for which is 170,000 Yuan. The new houses include a brick-timber structured storied building of 220m², and a brick-cement structured storied building of 180m². The quality is much better. He bought a cellphone this year. The new houses cost him 160,000 Yuan, but he is satisfied.

▲ Yangxin He, Huafeng 1st Village, Qihe County, Lijiang Gucheng District

Yangxin He, male, 27, Naxi, graduated from senior high school, has 3 people in his family in 2004, including his wife and father. In 2005, he has a child. The family had a house of 300m², half of which is brick-timber structured, while the other half is clay-timber structured, the compensation fee for which is 114,000 Yuan. His family had a black-white TV and a cellphone. He works outside; besides, the village-run river stone factory gives him 5,000 Yuan of dividend annually. The income of his family is 22,600 Yuan in 2004, with an expenditure of 14,000 Yuan. In 2005, the income is 30,000 Yuan, with an expenditure of 13,000 Yuan. The new house is a little larger than the old one, and is entirely brick-timber structured, the area of which is 330m². The traffic is more convenient because the old one is in the deep mountain while the new one is alongside the Dali-Lijiang highway. The new house costs him 130,000 Yuan. He also buys furniture, kitchen chest, and a 29-inch colored TV. He is satisfied.

▲ Ruqiang He, Huafeng 1st Village, Qihe County, Lijiang Gucheng District

Ruqiang He, male, 51, Naxi, graduated from primary school, has 5 people in his family, including his wife, son, daughter-in-law and his granddaughter.

His family had 8mu of infield, including 4mu of paddy land and 4mu of dry land, from which the land requisition acquires 0.1mu of paddy land and 0.3mu of dry land. After the infield is readjusted by the village, the average rate is 1.56 mpp. The food is sufficient for self-support. His family has a farm vehicle, a TV, a telephone, a cellphone, a washing-machine, a sewing machine, and a bike. The income of the family is 11,800 Yuan in 2004; 29,300 Yuan in 2005. The income comes mainly from manual work, dividend from the village-run river stone factory, domestic breeding and agricultural production. The old house is 200m², including 75m² of brick-timber structured and 125m² of clay-timber structured. The new house is 380m², and it is brick-timber structured. The compensation fee is 124,000 Yuan. The family adds another 20,000 Yuan to build the new house. The quality is much improved, and the area is increased by 180m². The family is satisfied with our work.

5. Monitoring of the Resettlement Institutions

5.1 General Monitoring of the Resettlement Institutions

Whether related laws and regulations, policy on involuntary relocation of the Asian Development Bank and resettlement standards can be implemented to the letter during the land requisition, demolition and resettlement for Dali-Lijiang railway project depends on the availability of a powerful and effective competent institution. As the monitor group finds, railway construction agencies and various levels of government implementation agencies has build up a organizational system for land requisition, demolition and resettlement at the very beginning of the program, designated personnel with rich experience in this regard, and set up an efficient set of rules. The monitor group collected documents and related rules of railway construction companies, township, district and village land requisition and demolition and resettlement agencies. (See Report 10)

(1) Monitoring on resettlement institutions of the railway industry

- The foreign investment office of the railway ministry dispatched Mr. Huang Rengao, a deputy minister, in charge of land requisition and demolition for Dali-Lijiang railway construction project. He performs regular inspection over implementation of land requisition, demolition and resettlement by railway construction companies and related railway agencies, contacts with the local government, resettlement officials from Asian Development Bank and independent monitoring institutions of their ministries, reviews related work reports on land requisition, demolition and resettlement. By doing so, supervision and administration by the railway ministry on the land requisition, demolition and resettlement for Dali-Lijiang railway construction is much strengthened.

- A land requisition and demolition agency is set up in the Dali-Lijiang railway construction headquarter in charge of land requisition and demolition during the construction. The director, vice director and chief engineer of the land requisition and demolition agency is charge of day-today land requisition and demolition, contacting with various levels of government land requisition and demolition offices and land requisition and demolition departments of construction companies, and providing guidance and co-ordination for land requisition and demolition.

- Land requisition and demolition agencies are set up by construction companies of Dali-Lijiang railway. They designate personnel for contract and coordination of land requisition and demolition.

(2) Monitoring on land requisition, demolition and resettlement institutions of local government.

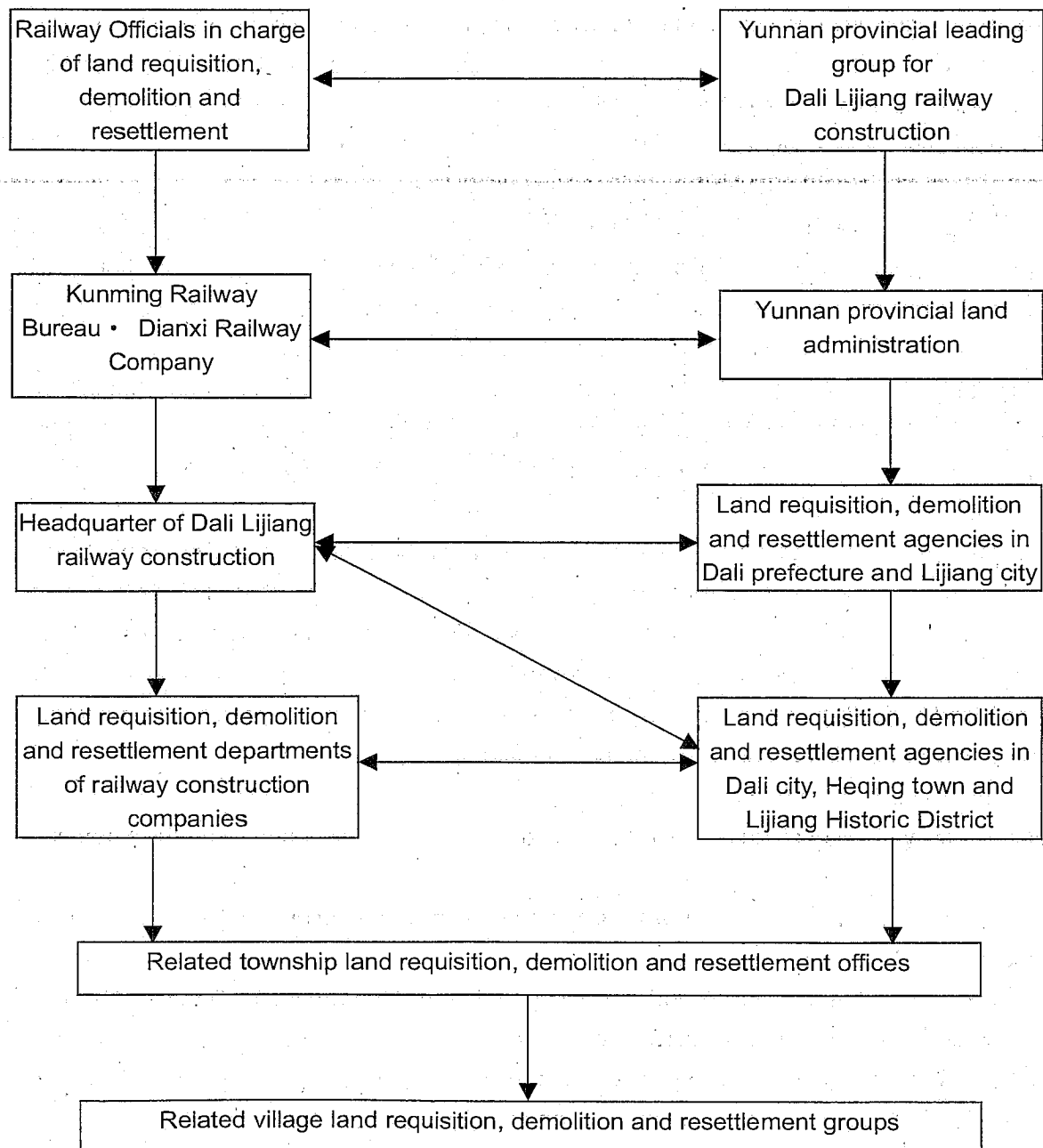
- To ensure implementation of land requisition and demolition program, villages and towns along the railway set up Dali-Lijiang railway construction headquarters or coordination groups led by government officials and joined by land resources, development planning and demolition offices, in charge of land requisition, demolition and resettlement within their mandate.

- Villages covered by the land requisition and demolition program set up leading groups led by village committee, in charge of public promotion on land requisition and demolition and airing views of villagers to related authorities.

(3) Introduction of responsibilities of all levels of land requisition, demolition and resettlement institutions

The following chart clarifies on land requisition, demolition and resettlement institutions during Dali-Lijiang railway construction.

Chart: Land requisition and demolition and resettlement institutions for Dali-Lijiang Railway



- Senior coordination and administration

Related authorities of the railway ministry are responsible for working with Yunnan provincial development and reform commission, land resources agency in formulating policies of land requisition and demolition for Dali-Lijiang railway construction project, providing guidance to land requisition and demolition institutions, and supervising on the project implementation and carrying out final inspection.

- Dali-Lijiang railway construction headquarter acts as the owner on behalf of Dianxi railway company of Kunming railway bureau, and contacts with Yunnan provincial land resources agency, Dali prefecture and Lijiang city land resources agency as well as demolition agencies. It coordinates with land requisition and demolition agencies of Dali city, Heqing town and Lijiang Historic District, provides guidance to land requisition and demolition agencies of construction companies in coordination with local government land requisition, demolition and resettlement offices. It is also in charge of specific procedures on land requisition, demolition and resettlement to ensure smooth implementation of Dali-Lijiang railway construction project.

- Land requisition, demolition and resettlement offices are set up under municipal, town and district Dali-Lijiang railway construction headquarter (coordinating leading group) in charge of implementation and monitoring of land requisition, demolition and resettlement of Dali-Lijiang railway. They are responsible for approving the scale, quality and number of affected land, houses and infrastructure, evaluating land to be requisitioned and houses to be demolished and setting up compensation standards. They are also responsible for facilitating the signing of land requisition, demolition and resettlement agreement by companies and individuals affected by land requisition and demolition, supervising the appropriation of compensation fees and use of resettlement fund, monitoring the implementation of land requisition, demolition and resettlement in villages and towns, coordinating in addressing problems concerning land requisition and demolition as well as resettlement, working with Dali-Lijiang railway construction headquarter in coordinating land requisition, demolition and resettlement, and sharing statistics, in order to ensure smooth implementation of the Dali-Lijiang railway project.

- village and township land requisition and demolition and resettlement office

Land requisition and demolition is carried out under the leadership of land requisition, demolition and resettlement office of the upper level. Land requisition, demolition and resettlement is carried out according to compensation standards and the quality and number involved in the land requisition and demolition program set out by competent authorities. People affected are compensated; reconstruction for households relocated is underway; guidance on training and employment is provided to affected people; disadvantaged groups get special attention and help during land requisition and demolition; latest development is made know to the higher level.

- Mandate of village committee.

Village committee executes land requisition and demolition under the leadership of village and township governments. It is in charge of identifying the amount and variety of land to be requisitioned and buildings to be demolished within its mandatory area for the Dali-Lijiang railway,

defining ownership of and right to use land and property, holding meetings (for villages representatives or the entire village) to determine: whether land adjustment is needed between affected communities and individuals; how to distribute compensation fees among affected collective economic entities and individuals; how to use land requisition compensation fee left in collectives (village collectives) that have not been paid to individuals; how to choose resettlement sites and make land adjustment; address and report complaints; and inform village and township governments of progress of the land requisition, demolition and resettlement program.

5.2 Measures to Enhance the Competence of the Land Requisition and Resettlement Institutions

(1) All levels of land requisition, demolition and resettlement institutions are composed of both administration personnel and technicians;

(2) All related personnel should be competent and well-experienced. They take part in regular trainings to renew their knowledge of land requisition and demolition, state resettlement policy and requirements of Asian Development Bank, to improve professional skills and the ability to handle problems concerning policy implementation. Staff, operation fee and equipment are full guaranteed. A database is set up to ensure free flow of information throughout the entire land requisition and demolition structure. Key decisions are made by the leading group. A set of rules on land requisition and demolition are drawn up. The working reporting system is strengthened. Internal supervision and inspection is stepped up to ensure that problems are solved as soon as possible. A monitoring and evaluation mechanism outside the land requisition and demolition agencies is set up. An early warning system is put in place.

According to the field survey carried out by the monitor group and various levels of forums, land requisition, demolition and resettlement institutions of the railway construction system and local governments are adequately staffed and funded, with integrated institution and high efficiency. Their work is widely acclaimed.

6. Monitoring on the Resettlement Implementation Plan

The monitor group finds that land requisition and demolition along the Dali-Lijiang railway is carried out according to the resettlement implementation plan.

6.1 Monitoring on the Implementation Procedures

(1) Monitoring on land requisition and compensation implementation procedure

Land requisition and compensation institutions coordinate with land requisition and demolition agencies. The process is as follows:

- a. Dali-Lijiang railway construction project provides the land use plan to clarify on the project coverage and land use amount;
- b. The railway ministry and Yunnan province coordinate with each other on the Dali-Lijiang railway project, and decide on issues concerning land requisition, demolition and resettlement and issue conference proceedings; Dianxi railway company of Kunming railway bureau sign with related Yunnan provincial agencies a compensation agreement for land requisition and demolition;
- c. The Dali-Lijiang railway construction headquarter applies for land use to Yunnan provincial land administration agency;
- d. Yunnan province land administration agency approves the application by Dali-Lijiang railway headquarters;
- e. According to related meeting proceedings and agreements, Dianxi railway company signs a land requisition and demolition agreement with Dali prefecture and Lijiang city;
- f. Dali-Lijiang railway construction headquarter, township, municipal and district land requisition and demolition leading group, offices, and related village and township (development zones) land requisition and demolition offices as well as village committees make field trips to determine the scale, amount, quality and variety for land requisition and demolition; cities, towns and districts agree on compensation standards of land requisition and demolition and resettlement;
- g. Township, municipal and district land requisition and demolition offices and related village and township land requisition and demolition offices, village committees and villager groups as well as people affected sign compensation agreements for land requisition and demolition;
- h. Legal procedure is gone through;
- i. Land requisition and demolition amount, compensation standards and compensation fees are open to public supervision;
- j. Appropriation of compensation fees;
- k. Land requisition

Throughout the process, related government authorities and agencies carry out timely supervision, inspection and auditing.

(2) Monitoring on production restoration and resettlement of affected people.

Once the land requisition compensation fee is in place, production restoration and resettlement is facilitated by village committees under senior leadership. The procedure is as follows:

a. Villager representative meetings are held to determine the general plan for land adjustment, production restoration and uses of compensation fund. A minimum of 2/3 is requisitioned for participation validity;

b. The plan for land adjustment, production restoration and compensation fund use is made public, and opinions of related villager groups, all villagers and people affected are solicited;

c. The plan for land adjustment, production restoration and compensation fund use is implemented.

(3) Monitoring on house demolition and reconstruction.

House demolition and resettlement of Dali-Lijiang railway construction project proceeds as follows:

a. The project design institute provides the coverage of demolition; Dianxi railway company signs with Dali prefecture and Lijiang city a compensation agreement for land requisition and demolition;

b. Dali-Lijiang railway construction headquarter, municipal, town and district land requisition and demolition leading group office, village and township land requisition and demolition offices and village committees survey the house number, quality and ownership within the land requisition coverage;

c. Dali-Lijiang railway construction headquarter, municipal, town and district land requisition and demolition leading group office, village and township land requisition and demolition offices, village committees and relocated households discuss about compensation standards, amount for houses and auxiliaries, and draw up demolition compensation agreement;

d. The number of relocated houses, quality, compensation standards, total compensation fees and time of demolition and construction are made public, and opinions of villagers and relocated households are solicited;

e. According to the land requisition and demolition compensation agreement, the municipal, town and district land requisition and demolition leading groups and related village and township committees, villagers' groups, and relocated households sign house demolition compensation agreements;

f. Village and township land requisition and demolition offices and village committees ensure that relocated households get their new house sites, and their opinions are collected and listened to;

g. Municipal, town, district, village and township land requisition and demolition offices are in charge of procedures concerning resettlement house sites;

h. Construction companies are entrusted to prepare resettlement house sites for construction or relocated households do it by themselves;

i. Municipal, town and district land requisition and demolition leading groups sign house demolition compensation agreements with households relocated;

j. Relocated households get compensation resettlement fee;

k. Relocated households move into new houses after construction is completed;

l. Demolition of old houses (Relocated households get 350 yuan per month for 10 months during the transitional period before moving into rent houses. Old houses are demolished before construction of new houses is completed)

(4) Monitoring on restoration of special facilities after demolition

Special facilities refer to power transmission lines, communication lines, water conservancy facilities and other social utilities. The demolition process is as follows:

a. The project designer identifies the area served by special facilities ;

b. Survey is carried out by Dali-Lijiang railway construction headquarter, municipal, town and district land requisition and demolition leading groups and special facility authorities to identify the scale, quality and extend of impact by special facilities;

c. Dali-Lijiang railway construction headquarter, municipal, town and district land requisition and demolition leading groups entrust special facility authorities to work out special facility restoration plans;

d. Dali-Lijiang railway construction headquarter, municipal, town and district land requisition and demolition offices discuss with special facility authorities over compensation standards, and sign compensation agreement for special facility restoration;

e. Special facility authorities organize reconstruction of special facilities having been demolished;

f. Start of operation of special facilities;

g. Demolition of existing special facilities.

Apart from restoration organized by special facility authorities, some facilities including farming water conservancy facilities and roads can be entrusted to railway construction companies after negotiation, before demolishing existing facilities.

6.2 Monitoring on the Schedule of Land Requisition and Resettlement

(1) Land requisition, demolition and resettlement principles.

The implementation of land requisition, demolition and resettlement for Dali-Lijiang railway construction project complies with the following principles:

a. Demolition of houses is carried out phase by phase, and shall be completed before the start of construction within this section;

b. Municipal, town and district authorities should inform people of the demolition plan at least 3 months in advance, and relocated households should be given 3 months(monetary households relocated) and 10 months(households to move out of the section)as a transitional period. Compensation fees should be appropriated in total at once (350yuan/month • household).

Households to be relocated can stay in their previous house or in rent house before the new house is completed;

c. New construction sites for households from other places should be prepared for construction first, in order to provide basic conditions for relocated household ;

d. Land requisition is finished before any start of construction ;

e. Land adjustment and distribution is carried out after the decision by villager representative conference;

f. The reconstruction of special facilities should be finished before the construction and demolition.

(2) Implementation progress of land requisition, demolition and resettlement

The monitor group finds that although construction dates in different sections of Dali-Lijiang railway construction project vary, the railway construction headquarters and local governments have ensured that land requisition and demolition is completed before any construction. At present, due to design changes, demolition in some sections has yet to be completed.

- As Dali-Ruili railway is to be introduced, land requisition and demolition in Dali station, Dali-North station, Dali-East station and the section in between has yet to be finished due to approval failure. However, this will not affect the construction, instead, the original design is to be adjusted to avoid disturbance on people's life.

- The new site for Xiacunren primary school of Jinshan village, Lijiang Historic District is under discussion. To ensure a good learning environment, the fourth bureau of China Railway adjusted construction coverage and suspended construction in the area 200m around the school. Authorities should decide on the new site for the school to ensure smooth construction of Dali-Lijiang railway. (See photo 9)

6.3 Monitoring on the Appropriation of Compensation Fees

(1) Monitoring on the appropriation of compensation fees

a. All related costs concerning land requisition and demolition are incorporated into the total budget of Dali-Lijiang railway construction project. According ministerial and provincial agreements, land requisition and demolition compensation resettlement fees and other fees are allocated by Dali-Lijiang railway construction headquarter to related cities, related cities to towns, districts and then further to village and township authorities, and finally to related entities and personnel;

b. 50% of house demolition compensation fees are appropriated to households to be relocated after the demolition agreement is signed. The rest of compensation, resettlement fees, transitional resettlement fee and awards are given after households move out;

c. Compensation fees for land requisition, and demolition of other special facilities are given before the requisition. Local finance may cover the cost before the fund is in place ;

d. To ensure that land requisition, demolition and resettlement is well implemented, railway

construction companies and local governments set up financial and supervision offices, to make sure that fund is appropriated on time and in full.

(2) Entities responsible for compensation fees for land requisition, demolition and resettlement

a. Entities responsible for compensation fees for land requisition, demolition and resettlement are railway construction headquarter; Yunnan province, Dali prefecture and Lijiang city land administration agencies; Dali city, Heqing town and Lijiang Historic District land requisition and demolition leading group office; village and township land requisition and demolition offices, and village committees and villagers' groups;

b. Entities responsible for compensation fees for house demolition and resettlement are railway construction headquarter; Yunnan province, Dali prefecture and Lijiang city land administration agencies; Dali city, Heqing town and Lijiang Historic District land requisition and demolition leading group offices; village and township land requisition and demolition offices and village committees;

c. Compensation for land requisition, demolition and resettlement is provided in a top-down approach. All levels of institutions comply with stringent financial settlement and auditing system, and carry out regular inspection and report on fund use and availability, and take action in case of accidents, in order to ensure that compensation fees be appropriated on time and in full, and used as planned.

(3) Monitoring on compensation process

a. According to compensation policy and compensation standards included in the resettlement plan for Dali-Lijiang railway construction project, the Ministry of Railway and Yunnan province issued related meeting proceedings. Dianxi railway company and Yunnan province, Dali prefecture and Lijiang city sign compensation agreements for land requisition and demolition (See the attached 3, 4 and 5) ;

b. Yunnan provincial land administration agencies sign compensation agreements for land requisition and demolition with Dali prefecture and Lijiang city; Dali city, Heqing town and Lijiang Historic District land requisition and demolition leading group offices sign compensation agreements for land requisition with affected village and township committees, and villagers' groups (See the attached 15 and 29) ;

c. Dali city, Heqing town and Lijiang Historic District land requisition and demolition leading group offices sign compensation agreements for the demolition of houses and auxiliaries with village and township land requisition and demolition offices, village committees, and relocated households (See the attached 14 and 30) ;

d. Compensation fees are appropriated according to the above-mentioned compensation agreements. In the last phase, village and township financial agencies allocate the fund to relocated households (See the attached 31 and 32) ;

e. Dali-Lijiang railway construction headquarters, municipal, town and district land requisition and demolition leading group offices sign compensation agreements for special facility restoration

with related authorities. The compensation fees are appropriated by railway construction entity to cities and towns and then to special facility authorities;

f. Compensation fees for land of temporary use and auxiliaries are allocated by the railway construction company to related village and township committees, villagers' groups or individuals upon approval by related municipal, town and district authorities.

7. Public Participation and Appeal Channels

7.1 Public Participation

The land requisition, demolition and resettlement procedure of Dali-Lijiang railway construction project ensures public participation. ① Public participation during the project preparation phase; ② public participation during the project implementation. Criteria in judging performance in ensuring public participation are: ① public knowledge about policies of land requisition, demolition and resettlement of the project. The more the public know about related policies, the higher public participation is. ② public voice on policies of land requisition, demolition and resettlement. The more power the public have in commenting on policy making and implementation, the higher public participation is.

(1) What is public participation and how to participate?

- Comments are solicited from people affected on amount, variety, quality and compensation standards, and negotiations are held by land requisition and demolition institutions with related individuals;
- Land requisition and demolition policy is publicized by means of media, bulletin board, and villagers' meetings;
- Land requisition and demolition personnel check with people affected tangible and economic loss due to land requisition and demolition;
- Research findings, compensation standards and the amount of compensation fees are made public, and public opinion is collected;
- Opinions of relocated households on construction sites of new house are solicited;
- Relocated households are encouraged to build their own building by themselves on the condition that they comply with village or township planning;
- With government guidance and training, people affected are encouraged to choose their own employment;
- Comment on the use of compensation fee for land requisition and demolition.

Dali-Lijiang railway is located in the northwestern part of Yunnan province, an underdeveloped ethnic minority concentration area. Therefore, ensuring public participation and implementing state, provincial land requisition and demolition and resettlement policy and related policies of Asian Development Bank and protecting the interests of people affected is very important. The survey finds that Dali-Lijiang railway construction company, and local governments use broadcasting, TV, press and other media to communicate with villagers and to promote the project; The date, scale, compensation standards, implementation approach and working process of land requisition and demolition are made known to the public. Related amount, variety and compensation fees of land requisition and demolition are published for more than 2 times to solicit

public opinion and avoid mistakes. During interviews, people affected by land requisition and demolition confirmed that they had known about and aired their opinions on land requisition and demolition.

(2) Major issues of public concern

- The plan for distributing and using compensation fees

After land requisition compensation fees are distributed to village committees and villagers' groups, a villagers' meeting is held to decide on a plan for distributing and using compensation fees. For villages that have gone through land adjustment, the plan can only be valid when most of villages have voted for it. Demolition compensation fees are then distributed by village and township financial agencies to relocated households without villagers' meeting.

- Employment resettlement plan

Due to social and economic underdevelopment, working-age people can hardly find work there. Village and township committees organize rural surplus workers to seek jobs outside, or individuals do themselves. Construction companies are also trying to employ local farmers. Some villages have made land adjustment to ease unemployment of households with land requisitioned.

- Resettlement on new house sites

Before demolition, most of the households to be relocated have large house sites, about 0.5~1 mu. As local land per capital arable land is limited, relocated households can only get new house sites of about 0.3~0.9 mu. But the new house sites are much better than the old ones in terms of transportation, location and production convenience. In addition, the government incorporates the new resettlement into the village and small town planning, and finished the preparation for construction on new house sites in advance; therefore, most of the households relocated are quite satisfied. And the households relocated understand why the new house sites are limited.

The monitor group finds that public participation is well reflected in the Dali-Lijiang railway resettlement process. The public can make their voice heard, and problems can be solved once spotted. Railway construction headquarter, town, municipal and district land requisition and demolition leading groups and government officials pay fields visits to handle issues of wide public concern.

7.2 Appeal Channels

During land requisition, demolition and resettlement for Dali-Lijiang railway construction project, affected people who have difficulties in their production and life, or have doubts about the compensation or are not satisfied can make their voice heard through the following means:

(1) Construction company

The construction company is Dianxi Railway Company of Kunming railway bureau. It is the land user, responsible for addressing problems rising from land requisition, demolition and resettlement. The monitor group finds that the construction company sets up in Dali city a

Dali-Lijiang railway construction headquarter with an agency in charge of land requisition and demolition, which is responsible for coordination and resolution of related issues on behalf of the construction company. Management agencies set up special land requisition and demolition units. Over the year, they have handled many visits, letters and complaints, and addressed many problems concerning the repair of roads, bridges and water conservancy facilities. They even handle problems beyond their mandate. Some village and township committees and some farmers told us that once they had problems, they went to the railway construction company, for if they seek help from the government, it is still the railway company that addresses the issue finally.

(2) Independent external monitors

Independent external monitors visit the construction sites and interview villagers living along the railway twice a year during the project, and draw up monitoring and evaluation reports for related authorities. As external monitors are independent, many people resort to them. The survey shows that the independent external monitors inform railway headquarter and local governments of problems of villagers, and take the problems as the major focus of their next trip.

(3) Municipal, town and district land requisition and demolition leading groups and village and township demolition offices

Municipal, town and district land requisition and demolition leading groups and village and township demolition offices are in charge of land requisition and demolition and resettlement on behalf of the local governments. They are obliged to address problems rising from land requisition, demolition and resettlement. The monitor group finds that land requisition and demolition offices are headed by government officials and staffed by personnel related to land requisition and demolition and resettlement from competent agencies. Their working place and telephone are open to the public, and they represent the public. Therefore, in case of any problem, people would seek help first from municipal, town, district and village land requisition and demolition offices. The monitor group also finds that at every working meeting or joint meeting with the railway company, they discuss about public opinions and comments and latest problems concerning land requisition and demolition, and prompt the railway to address them soon; If the problems are within their mandate, they handle them directly, and if not, they dispatch personnel to supervise the solution of the problems. The monitor group finds that government land requisition and demolition offices take problems rising from land requisition and households relocation very seriously, and try every means to protect villagers' rights and interests and address problems timely and effectively, so the people are quite satisfied.

(4) Letter-or-visit agencies and legal surveillance authorities at all levels.

Letter-or-visit agencies and legal surveillance authorities at all levels are effective appeal channels. The monitor group finds that no letter-or-visit or legal cases concerning land requisition, demolition and resettlement have appeared so far, which shows that the land requisition and demolition work has been going smoothly, and people affected are fairly satisfied.

8. Surveys and Interviews on the Households Relocated Due to Building Demolition

Survey and interview of households affected by Dali-Lijiang railway construction project is the major part of the field trip. The survey covers 12 villages, 68 rural households involved in the land requisition and demolition program, among which 6 villages were surveyed last year, and 28 households are survey by return visit; The other 6 villages are new targets. A total of 40 relocated households are surveyed for the first time.

8.1 Surveys on the Current Situation of Some Relocated Villages and Farmers

(1) Monitoring and evaluation on the status quo of affected villages and rural households of Dali city.

Survey coverage is seen in Table 8-1, and findings in Table 8-2~5.

Table 8-1 Field survey and coverage on Dali city

Village and township (district)	Development zone	Haidong	Shangguan
Return visit		Jiangshang village	Damaoping village
First visit	Shangeryang village		Bihuayuan village

Table 8-2 Monitoring and Evaluation on the production and living of villagers in Haidong

Jiangshang village, Dali city

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition & demolition	After land requisition & demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	Household	7	7		
	(2) Total number of people		35	35		
	(3) working people					
	(4) per capita farming land area	mu	0.64	0.62		
	(5) house area (m ² / household)	m ²	231.4			
	House Structure (m ² / household)	Brick-concrete	m ²	4.4		
		Brick-timber	m ²	14.4		
		Adobe-timber	m ²	191.9		
		Simple	m ²	20.7		
	Number of people with special conditions			2	2	
2 Household durables	(1) Car/Motorcar	unit		0.14		
	(2) TV	unit	0.44	0.71		
	(3) Telephone/Mobile	unit	0.86	0.86		
	(4) Bicycle	unit	0.56	0.56		
3 Annual income	(1) Plant industry	yuan	3234	3160		
	(2) Livestock industry	yuan	1543	906		
	(3) Temporary jobs	yuan	1000	700		
	(4) Other	yuan				
4 Annual expenses	(1) Plant industry	yuan	634	623		
	(2) Livestock industry	yuan	686	343		
	(3) Living expense	yuan	4850	4343		
	(4) Other expense	yuan	336	1129		
5	Annual per capita net income	yuan	891	760		
6	Satisfaction rate	Fairly satisfied with land requisition compensation.				
7	Comment	It is hoped that construction of new housing is start soon.				

Table 8-3 Monitoring and Evaluation on the production and living of villagers in

Damaoping village, Dali city

(Unit: household, if not otherwise provided)

Project			Unit	Before land requisition& demolition	After land requisition& demolition		
					The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed		household	7	7		
	(2) Total number of people			32	32		
	(3) working people						
	(4) per capita farming land area		mu	0.94	0.69		
	(5) house area (m ² / household)		m ²	254.0	268.4		
	House Structure (m ² / household)	Brick-concrete	m ²		206.7		
		Brick-timber	m ²		28.3		
		Adobe-timber	m ²	210.8	23.3		
		Simple	m ²	43.2	10		
	Number of people with special conditions						
2 Household durables	(1) Car/Motorcar		unit	0.14	0.14		
	(2) TV		unit	0.71	0.71		
	(3) Telephone/Mobile		unit	0.71	0.71		
	(4) Bicycle		unit	1	1		
3 Annual income	(1) Plant industry		yuan	3953	3280		
	(2) Livestock industry		yuan	3900	6669		
	(3) Temporary jobs		yuan	714	156		
	(4) Other		yuan	143			
4 Annual expenses	(1) Plant industry		yuan	1173	934		
	(2) Livestock industry		yuan	1900	2643		
	(3) Living expense		yuan	4469	6200		
	(4) Other expense		yuan	1714	1857		
5	Annual per capita net income		yuan	1233	1428		
6	Satisfaction rate		satisfied				
7	Comment						

Table 8-4 Monitoring and Evaluation on the production and living of villagers in Shangeryang village, Dali Development Zone

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition & demolition	After land requisition & demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	5	5		
	(2) Total number of people		39	39		
	(3) working people					
	(4) per capita farming land area	mu	0.39			
	(5) house area (m ² / household)	m ²	350			
	House Structure (m ² / household)	Brick-concrete	m ²	48		
		Brick-timber	m ²			
		Adobe-timber	m ²	290		
		Simple	m ²	12		
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit	0.4	0.4		
	(2) TV	unit	2	2		
	(3) Telephone/Mobile	unit	2	2		
	(4) Bicycle	unit	2.2	2.2		
3 Annual income	(1) Plant industry	yuan	6100	3824		
	(2) Livestock industry	yuan				
	(3) Temporary jobs	yuan	9840	10800		
	(4) Other	yuan	17416	11200		
4 Annual expenses	(1) Plant industry	yuan	918	573.6		
	(2) Livestock industry	yuan				
	(3) Living expense	yuan	21314	21200		
	(4) Other expense	yuan	80	80		
5	Annual per capita net income	yuan	4158.7	3237.2		
6	Satisfaction rate					
7	Comment	Not very satisfied with land requisition compensation fee.				

Table 8-5 Monitoring and Evaluation on the production and living of villagers in Bi Huayuan village,
Dali Shangguan town

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition& demolition	After land requisition& demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	5	5		
	(2) Total number of people		23	23		
	(3) working people					
	(4) per capita farming land area	mu	1.64	1.39		
	(5) house area (m ² / household)	m ²	260	400		
	House Structure (m ² / household)	Brick-concrete	m ²	300		
		Brick-timber	m ²	10		
		Adobe-timber	m ²	213.3		
		Simple	m ²	46.7	90	
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit	0.6	0.6		
	(2) TV	unit	1.2	1.2		
	(3) Telephone/Mobile	unit	0.8	0.8		
	(4) Bicycle	unit	1	1.2		
3 Annual income	(1) Plant industry	yuan	8860	7920		
	(2) Livestock industry	yuan	25000	25000		
	(3) Temporary jobs	yuan				
	(4) Other	yuan				
4 Annual expenses	(1) Plant industry	yuan	2212	1940		
	(2) Livestock industry	yuan	6188	6188		
	(3) Living expense	yuan	6600	6600		
	(4) Other expense	yuan	3000	3000		
5	Annual per capita net income	yuan	5535	5390		
6	Satisfaction rate	satisfied				
7	Comment					

As is shown in Table 8-2~5, the per capital income of 23 affected households of 4 villages in Dali city was 2954.8 yuan in 2004, and 2703.7 yuan in 2005, down by 251.1 yuan, 8.5%. Yet through demolition and resettlement, relocated households have better living conditions. The living area is up from 257.4m² to 290m² on average, an increase of 12.7%; House quality is also much improved. Among demolished houses, adobe-timber structured houses used to take up 82.9%, simple structure 17.1%, no Brick-timber or Brick-concrete structure. While among new houses, Brick-concrete structured 82%, Brick-timber 7.6%, and simple structure just 1.5%.

The reason for the income fall is that major laborers of relocated households are devoted to demolition and construction, so they have no time to work outside. Family livestock is also affected. (Family farms are also demolished). Nevertheless, as property is the most importance assets for Chinese farmers, better housing has satisfied relocated households. A survey shows that the old houses in Haidong Jiangshang village have been demolished, but new construction cannot begin (new house sites are being prepared for construction), which has affected the production and life of relocated households. At present, with the support of Dali city and Haidong township government, work is accelerated to ensure that construction of new houses begin as soon as possible. The monitor group finds that apart from one household, the rest in Shangguan, Damaoping village have built up their new houses. Villager Dongfei's new house hasn't been built for the following reasons. Before demolition his family and the family of his brother live on the same courtyard in limited houses, so they get compensation fee for one household, 29,000 yuan. During demolition, the two households build new houses separated with comparatively small assistance. At present, new house sites have been prepared, and construction is to begin once fund is in place.

(2) Monitoring and evaluation on the status quo of affected villages and rural households of Heqing town

The monitor group survey in Heqing town can be seen in Table 8-6. The findings can be seen in Table 8-7~10.

Table 8-6 Field survey and coverage on Heqing town

Village and township (district)	Songgui	Caohai
Return visit	Xinwo village	Xiaoshui Meishang village
First visit	Baowo village	Shiduohe village

Table 8-7 Monitoring and Evaluation on the production and living of villagers in Songgui Xinwo
village, Heqing town

(Unit: household, if not otherwise provided)

Project			Unit	Before land requisition& demolition	After land requisition& demolition		
					The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed		household	5	5		
	(2) Total number of people			25	25		
	(3) working people						
	(4) per capita farming land area		mu	1.7	1.46		
	(5) house area (m ² / household)		m ²	214	323.6		
	House Structure (m ² / household)	Brick-concrete	m ²		48		
		Brick-timber	m ²		131.6		
		Adobe-timber	m ²	210	122		
		Simple	m ²	4	22		
	Number of people with special conditions			2	2		
2 Household durables	(1) Car/Motorcar		unit	0.4	0.6		
	(2) TV		unit	1	1		
	(3) Telephone/Mobile		unit	1	1		
	(4) Bicycle		unit				
3 Annual income	(1) Plant industry		yuan	9440	8772		
	(2) Livestock industry		yuan	2800	2076		
	(3) Temporary jobs		yuan	400	100		
	(4) Other		yuan	2200	1000		
4 Annual expenses	(1) Plant industry		yuan	2560	2260		
	(2) Livestock industry		yuan	800	580		
	(3) Living expense		yuan	3040	3040		
	(4) Other expense		yuan	620	600		
5	Annual per capita net income		yuan	2968	2390		
6	Satisfaction rate		satisfied				
7	Comment						

Table 8-8 Monitoring and Evaluation on the production and living of villagers in Xiaoshuimei village,

Heqing Caohai town

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition& demolition	After land requisition& demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	6	6		
	(2) Total number of people		29	29		
	(3) working people					
	(4) per capita farming land area	mu	0.72	0.67		
	(5) house area (m ² / household)	m ²	157.3	375		
	House Structure (m ² / household)	Brick-concrete	m ²	75		
		Brick-timber	m ²	300		
		Adobe-timber	m ²	128.3		
		Simple	m ²	20		
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit	0.17	0.33		
	(2) TV	unit	1	1		
	(3) Telephone/Mobile	unit	0.67	0.5		
	(4) Bicycle	unit	1.5	1.5		
3 Annual income	(1) Plant industry	yuan	1957	2348		
	(2) Livestock industry	yuan	2033	2232		
	(3) Temporary jobs	yuan	6205	667		
	(4) Other	yuan	4000			
4 Annual expenses	(1) Plant industry	yuan	237	763		
	(2) Livestock industry	yuan	1000			
	(3) Living expense	yuan	6077	5346		
	(4) Other expense	yuan	396	1000		
5	Annual per capita net income	yuan	2683	1086		
6	Satisfaction rate	satisfied				
7	Comment					

Table 8-9 Monitoring and Evaluation on the production and living of villagers in Songgui Baowo
village, Heqing town

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition& demolition	After land requisition& demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	7	7		
	(2) Total number of people		37	37		
	(3) working people					
	(4) per capita farming land area	mu	0.83	0.77		
	(5) house area (m ² / household)	m ²	349.7	321.4		
	House Structure (m ² / household)	Brick-concrete	m ²			
		Brick-timber	m ²	51.4		
		Adobe-timber	m ²	346.9	270	
		Simple	m ²	2.8		
	Number of people with special conditions			2		
2 Family durables	(1) Car/Motorcar	unit	0.3	0.43		
	(2) TV	unit	0.57	0.57		
	(3) Telephone/Mobile	unit	0.71	1.14		
	(4) Bicycle	unit				
3 Annual income	(1) Plant industry	yuan	4421	4146		
	(2) Livestock industry	yuan	2571	1000		
	(3) Temporary jobs	yuan	760	542		
	(4) Other	yuan	4314	4314		
4 Annual expenses	(1) Plant industry	yuan	814	529		
	(2) Livestock industry	yuan	1433	890		
	(3) Living expense	yuan	6357	7337		
	(4) Other expense	yuan	4405	4405		
5	Annual per capita net income	yuan	1857	1622		
6	Satisfaction rate	satisfied				
7	Comment					

Table 8-10 Monitoring and Evaluation on the production and living of villagers in Heqing Shiduohe village

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition & demolition	After land requisition & demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	5	5		
	(2) Total number of people		24	24		
	(3) working people					
	(4) per capita farming land area	mu	0.75	0.67		
	(5) house area (m ² / household)	m ²	No demolition			
	House Structure (m ² / household)	Brick-concrete	m ²			
		Brick-timber	m ²			
		Adobe-timber	m ²			
		Simple	m ²			
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit				
	(2) TV	unit	0.6	0.6		
	(3) Telephone/Mobile	unit				
	(4) Bicycle	unit	1	1		
3 Annual income	(1) Plant industry	yuan	2740	2528		
	(2) Livestock industry	yuan	2766	2766		
	(3) Temporary jobs	yuan	900	900		
	(4) Other	yuan	4800	4800		
4 Annual expenses	(1) Plant industry	yuan	1030	860		
	(2) Livestock industry	yuan	2260	2260		
	(3) Living expense	yuan	4640	4500		
	(4) Other expense	yuan				
5	Annual per capita net income	yuan	1649	1640		
6	Satisfaction rate	satisfied (This village is only covered by land requisition plan, not demolition)				
7	Comment					

As is shown in Table 8-7~10, the per capital income of 23 affected households of 4 villages in Heqing town was 2289.3 yuan in 2004, and 1684.7 yuan in 2005, down by 604.6 yuan, 26.4%. Yet through demolition and resettlement, relocated households have better living conditions. The living area is up from 267.2m² to 343.2m² on average, an increase of 28.5%; House quality is also much improved. Adobe-timber structured houses used to take up 92.7%, simple structure 6.0%, Brick-timber 1.3%, while among new houses, Brick-concrete structure 11.5%, Brick-timber 48.2%, adobe-timber 38.8%, simple structure 1.5%. The new adobe-timber structured houses have better quality compared with old adobe-timber house.

The reason for the income fall is that major laborers of relocated households are devoted to demolition and construction, so they have no time to work outside. Family livestock is also affected. (Family farms are also demolished). Nevertheless, as property is the most importance assets for Chinese farmers, better housing is enough to delight relocated households.

(3) Monitoring and evaluation on the current status of villages and rural households affected in Lijiang Historic District

The coverage of the monitor group survey in Heqing town can be seen in Table 8-11. Findings can be seen in Table 8-12~15.

Table 8-11 Field survey and coverage on Lijiang Historic District

Village and township (district)	Jinshan	Qihe
Return visit	Shibei village	Huafeng village
First visit	Jiudong village	Shahe village

Table 8-12 Monitoring and Evaluation on the production and living of villagers in Jinshan Shibei village, Lijiang Historic District

(Unit: household, if not otherwise provided)

Project			Unit	Before land requisition & demolition	After land requisition & demolition		
					The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed		household	5	5		
	(2) Total number of people			24	24		
	(3) working people						
	(4) per capita farming land area		mu	1.56	1.02		
	(5) house area (m ² / household)		m ²	493	485		
	House Structure (m ² / household)	Brick-concrete	m ²		119.6		
		Brick-timber	m ²	182	360		
		Adobe-timber	m ²	276			
		Simple	m ²	35	5.4		
	Number of people with special conditions			1	1		
2 Household durables	(1) Car/Motorcar		unit	1.2	1.2		
	(2) TV		unit	1.6	1.6		
	(3) Telephone/Mobile		unit	1.8	2.0		
	(4) Bicycle		unit	3	3		
3 Annual income	(1) Plant industry		yuan	8240	5280		
	(2) Livestock industry		yuan	11400	4800		
	(3) Temporary jobs		yuan	18800	11800		
	(4) Other		yuan	15180	11216		
4 Annual expenses	(1) Plant industry		yuan	1174	1400		
	(2) Livestock industry		yuan	2500	2120		
	(3) Living expense		yuan	6910	5100		
	(4) Other expense		yuan	76	120		
5	Annual per capita net income		yuan	10405	6162		
6	Satisfaction rate		satisfied				
7	Comment						

Table 8-13 Monitoring and Evaluation on the production and living of villagers in Qihe Huafengyi village, Lijiang Historic District

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition & demolition	After land requisition & demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	6	6		
	(2) Total number of people		26	27		
	(3) working people					
	(4) per capita farming land area	mu	1.98	1.55		
	(5) house area (m ² / household)	m ²	326.6	400.8		
	House Structure (m ² / household)	Brick-concrete	m ²			
		Brick-timber	m ²	97.5	400.8	
		dobe-timber	m ²	190.8		
		Simple	m ²	38.3		
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit	1	1		
	(2) TV	unit	1	1.17		
	(3) Telephone/Mobile	unit	1.5	1.5		
	(4) Bicycle	unit	0.5	0.5		
3 Annual income	(1) Plant industry	yuan	6460	7727		
	(2) Livestock industry	yuan	7683	333		
	(3) Temporary jobs	yuan	7781	9333		
	(4) Other	yuan	5183	1197		
4 Annual expenses	(1) Plant industry	yuan	2966	2167		
	(2) Livestock industry	yuan	2917	283		
	(3) Living expense	yuan	8553	10933		
	(4) Other expense	yuan	65			
5	Annual per capita net income	yuan	4902	3476		
6	Satisfaction rate	satisfied				
7	Comment					

Table 8-14 Monitoring and Evaluation on the production and living of villagers in Jinshan

Jiudong village, Lijiang Historic District

(Unit: household, if not otherwise provided)

Project		Unit	Before land requisition& demolition	After land requisition& demolition		
				The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed	household	5	5		
	(2) Total number of people		28	30		
	(3) working people					
	(4) per capita farming land area	mu	0.89	0.65		
	(5) house area (m ² / household)	m ²	515	535		
	House Structure (m ² / household)	Brick-concrete	m ²	62.5	195	
		Brick-timber	m ²	280	305	
		Adobe-timber	m ²	155	35	
		Simple	m ²	17.5		
	Number of people with special conditions					
2 Household durables	(1) Car/Motorcar	unit	0.4	0.4		
	(2) TV	unit	1.8	1.8		
	(3) Telephone/Mobile	unit	2.6	2.8		
	(4) Bicycle	unit	4	4		
3 Annual income	(1) Plant industry	yuan	7900	6900		
	(2) Livestock industry	yuan	8200	8000		
	(3) Temporary jobs	yuan	14800	15800		
	(4) Other	yuan	300	300		
4 Annual expenses	(1) Plant industry	yuan	3220	2800		
	(2) Livestock industry	yuan	2600	2600		
	(3) Living expense	yuan	5000	5400		
	(4) Other expense	yuan	1420	1420		
5	Annual per capita net income	yuan	4532.1	4266.7		
6	Satisfaction rate	satisfied				
7	Comment					

Table 8-15 Monitoring and Evaluation on the production and living of villagers in Qihe Shahe village, Lijiang Historic District

(Unit: household, if not otherwise provided)

Project			Unit	Before land requisition& demolition	After land requisition& demolition		
					The first year	The second year	The third year
1 Family introduction	(1) Number of rural households surveyed		household	5	5		
	(2) Total number of people			22	22		
	(3) working people						
	(4) per capita farming land area		mu	2.26	2.20		
	(5) house area (m ² / household)		m ²	No demolition			
	House Structure (m ² / household)	Brick-concrete	m ²				
		Brick-timber	m ²				
		Adobe-timber	m ²				
		Simple	m ²				
	Number of people with special conditions						
2 Households durables	(1) Car/Motorcar		unit	0.6	0.8		
	(2) TV		unit	1	1		
	(3) Telephone/Mobile		unit	0.6	0.6		
	(4) Bicycle		unit	0.4	0.4		
3 Annual income	(1) Plant industry		yuan	10420	9936		
	(2) Livestock industry		yuan	600	600		
	(3) Temporary jobs		yuan	4400	4400		
	(4) Other		yuan	200	200		
4 Annual expenses	(1) Plant industry		yuan	3996	3052		
	(2) Livestock industry		yuan				
	(3) Living expense		yuan	6000	6000		
	(4) Other expense		yuan	200	200		
5	Annual per capita net income		yuan	2642	2746		
6	Satisfaction rate		satisfied (The village is covered only by land requisition plan,not demolition)				
7	Comment						

As we can see in Table 8-12~15, the per capital income of 21 affected households in 4 villages of Lijiang city Historic District surveyed was 5620.3 yuan in 2004, and 4162.6 yuan in 2005, down by 1457.7 yuan, 25.9%. But through demolition and resettlement, relocated households have better houses. Their living area is up from 425.5m² to 464.7m², an increase of 9.2%; House quality is improved. Adobe-timber structured houses used to take up 49.3%, Brick-timber 39.4%, simple structure 7.4% and Brick-concrete 3.9%. Among new houses, Brick-concrete structure accounts for 19.8%, Brick-timber 75.7%, while oil-and-wood down to 3.3%, simple just 1.2%.

The reason for lower income is the same as in Dali city and Heqing town. Laborers are busy with demolition and reconstruction, and live-stocks are left attended due to resettlement. Yet as houses are the most treasured assets of farmers, relocated households are delighted to see their new houses built with government assistance.

8.2 Monitoring and Evaluation on the Current Situation of Some Relocated Villages and Farmers

The survey shows that, as affected households relocated have been busy with demolition and reconstruction, major laborers work at home, family farming and livestock are affected, as a result, per capital income of rural households drops (See Table 8-16). The annual per capital income of rural households affected in Dali, Hetou and Lijiang Historic District fell by 8.5%~26.4% in 2005, compared with 2004. The survey shows that living conditions of relocated households mentioned above have improved, and most of the houses with oil-and-wood structure have been transformed into Brick-timber or Brick-concrete structure. Some relocated households build adobe-timber structure houses that quite satisfy their families, as they have their new houses (See Table 8-17). The floor area per household is up from 314.9m² to 379.4m² by 20.48%. Brick-concrete structured houses now account for 42.38% up from 1.85%; Brick-timber structured houses make up 37.17% up from 19.71%; While adobe-timber structured houses account for only 17.04%, down from 70.61% before demolition. Simple-structured houses take up 3.41% down from 7.83%. The house area and quality have also seen much improvement.

The survey finds that relocated households that finished reconstruction are very satisfied. Many households do not use up all the compensation after new construction. Some households do but still quite satisfied, as their previous adobe-timber houses are changed into Brick-timber or even Brick-concrete houses with larger area. Some households use up their compensation fees and resort to their own savings to build up new and large houses. Villages and rural households affected by Dali-Lijiang railway construction project believe that the impact of land requisition and demolition on production and life is only temporary, and things will get better after the Dali-Lijiang railway begins operation.

Table 8-16 Income of people affected by the land requisition& demolition program along the
Dali-Lijiang railway

City, town, district	Village and township	The year 2004 (yuan per person)	The year 2005 (yuan per person)
Dali city	Shangeryang, development zone	4158.7	3237.2
	Haidong Jiangshang village	891.4	760.0
	Shangguan Damaoping	1233.1	1427.9
	Shangguan Bihuayuan	5534.8	5389.6
	Average	2954.8	2703.7
Heqing town	Songgui Xinwo	2968.0	2389.6
	Songgui Baowo	1857.3	1622.6
	Caohai Xiaoshuimei	2682.6	1086.4
	Caohai Shiduohe	1649.2	1640.3
	Average	2289.3	1684.7
Lijiang Historic District	Jinshan Shibei village	10405.1	6161.7
	Jinshan Jiudong village	4532.1	4266.7
	Qihe Huafengyi village	4901.7	3475.7
	Qihe Shahe village	2641.8	2746.4
	Average	5620.3	4162.6

Table 8-17 Comparison between old and new houses for households relocated due to
Dali-Lijiang railway construction

	Area	Brick-concrete	Brick-timber	Adobe-timber	Simple
Original house	13540.9	250.0	2669.0	9560.6	1060.8
	Percentage	1.85%	19.17%	70.61%	7.83%
New house	16313.8	6913.0	6063.8	2780.0	557.0
	Percentage	42.38%	37.17%	17.04%	3.41%
Area change	+2772.9	+6663.0	+3394.8	-6780.6	-503.8
Change rate	+20.48%	+2665.2%	+127.19%	-70.92%	-47.49%

9. Target monitoring, Conclusions, Problems and Suggestions

9.1 Results of target monitoring

An on-the-spot investigation was made through attending the colloquia with the railway construction headquarter and the governments at different levels, doing research on the land requisition and building demolition in rural area, and interviewing and re-interviewing some relocated residents of land requisition. Based on a careful analysis of the first-hand data about the resettlement of immigrants of land requisition for construction of Da-Li Railway, the monitoring group deems that the resettlement of immigrants of Da-Li Railway land requisition goes smoothly and the people affected are satisfied, which has achieved the requirements of the National and Asian Development Bank.

(1) Compensation standard

Each city, county and district has set a reasonable and a comparatively higher compensation standard. Take the Electrification of the Zhe-Gan Railway Line for example, although Hunan and Jiangxi provinces are located in the middle-east part of China where is more economically developed, the compensation standard for land requisition in these two provinces is not high: paddy field 12500~18080 yuan/mu, dry field 4000~11800 yuan/mu, building lot 2200~8000yuan/mu. The compensation standard for building demolition is as follows: concrete and brick house 180~441 yuan/m², timber frame brick house 120~395yuan/m², timber frame adobe house 50~371yuan/m² (371 yuan/m² only in Yushan County Jiangxi Province and in other cities and counties the highest standard is 180yuan/m²). However Da-Li Railway located in the less developed west region of China the compensation standard for land requisition is comparatively higher. The compensation fee for land requisition is paddy field 20000 yuan/mu, dry field 3000~10000 yuan/mu, building lot 22000yuan/mu and the compensation standard for building demolition is frame type house 700 yuan/m², concrete and brick house 480~620 yuan/m², timber frame brick house 230~400 yuan/m², timber frame adobe house 170~399 yuan/m². The government and construction unit have given full consideration to the interest of people affected by the land requisition and building demolition for construction of Da-Li Railway.

(2) Appropriation of compensation fee

Although the payment of compensation fee is through the appropriation from offices of finance at different levels from the municipality, county, and district to town and village, the financing channel is clear and smooth. The building demolition compensation fee is paid in full to each relocated household by the offices of finance of town and village. After the discussion of the villager's representative meeting if there is no land readjustment the land requisition compensation fee will be paid in full to the each household. If there is land readjustment the villager's

representative meeting will discuss and decide how to use the compensation fee and put forward the plan for land readjustment. Through investigation the monitoring group learns that most segments of Dali Lijiang Railway and areas affected by the railway construction have paid the compensation fee in full to the affected individual household, except some villages which haven't completely allocated the compensation fee because of land readjustment and some segments which haven't finished demolition because of the construction design changed.,

(3) Resettlement subsidy and bonus

From the interview with some relocated households the monitoring group learns the rough situation of the newly built houses of the households: 37% of the newly built houses are concrete and brick houses, 44.44% are timber frame brick house, 18.52% are timber frame adobe houses while among their original houses only 2.05% are concrete and brick houses, 24.49% are timber frame brick house, 73.46% are timber frame adobe houses. The stable 9-1 shows an obvious improvement of accommodation condition of the relocated households for the Da-Li Railway construction.

Stable 9-1 comparison between house structures of some relocated households (%)

time \ structure	House structure		
	Concrete brick	Timber brick	Timber adobe
Before demolition	2.05%	24.49%	73.46%
After demolition	37.04%	44.44%	18.52%

This investigation also shows there is an increase in the average per capita housing area of the relocated households in Dali, Heqing and Lijiang Gucheng District.

In order to ensure the successful accomplishment of demolition and start the construction on time, the municipality, county, district governments along the line provide moving fee (200 yuan/household, 800 yuan/work unit), subsidy of the transition period (350 yuan/month/ household: three months 1050 yuan for cash resettlement households, ten months 3500 yuan for people resettled in different places), if the relocated households move ahead of schedule, there will be a bonus of 100 yuan per day (the most are 15 days ahead). The above policies effectively aroused the households' enthusiasm and meanwhile it solved the difficulties of the relocated people in moving and building new houses during the transition period. For example, only the relocated households in Qihe County Lijiang Gucheng District have got the bonus of 57200 yuan for moving ahead of schedule paid by the Gucheng District Office of Coordination of the Land Requisition and Demolition. Altogether 27 relocated households get the bonus and that accounts for 90% of the total relocated households.

(4) Measures for smooth implementation of demolition and resettlement

The governments at different levels along the Da-Li Railway Line take many measures for the smooth implementation of demolition and resettlement and they do their best to create a better living and production environment for the relocated households, which have laid a solid foundation for the demolition and resettlement work.

- Lijiang Gucheng District Leading Team of the Land Requisition and Building Demolition decided to pay a lump-sum Compensation fee 230,000 yuan for relocated households in Wufeng and other four villages for the construction of water and power supply infrastructure there. The above compensation fee is a special fund for special use and will be implemented by the town government (see appendix27).

- The original house site of relocated households in Qihe County Lijiang Gucheng District had a large area. The government gave full consideration to the historical reasons and the current situations of local land resources in the arrangement of new house site. The Gucheng District Office of the Land Requisition and Building Demolition approved 27.659 mu house sites for 28 relocated households, which was 0.988 mu per household. The relocated households are very satisfied. At present, the relocated households in this town have moved into their new houses.

- There are 27 relocated households in Jiangshang Village Haidong Town Dali Municipality. Their original house site covered 13.56 mu. In order to bring the relocated households into the general layout of Xiangyang small town the municipality and town government overcame many difficulties and set aside 18.8 mu for resettlement of these relocated households, which includes land for building roadway, public welfare facilities and green space. Meanwhile to solve the traffic inconvenience problem from the new settlement to Xuefu Road the government paid 40000 yuan/mu to requisition a land of 3.6 mu for road building. Including the project investment, the total investment amounted to 210000 yuan

- The construction units of different segments also assisted the local government and the relocated households in solving the difficulties occurred during the construction of house site, road, bridge, water resource facilities and pipe erection. As to the instances of such assistance you can refer to 3.2.3 of this report.

In conclusion, under the support of construction units and the departments in charge under the governments at different levels, with the understanding and cooperation of the relocated households, the resettlement work of relocated households of land requisition and building demolition for the construction Da-Li Railway went smoothly, which ensured the construction of Da-Li Railway.

9.2 Conclusions on the Monitoring and Evaluation

Basically, the resettlement of relocated households of land requisition and building demolition for the construction of Da-Li Railway proceeded according to the original schedule and procedure. By the end of December, 2005, the land requisition and building demolition and the resettlement of

relocated households along the whole railway line had basically been completed. Only in Dali Railway Station, Dali North Railway Station and Dali East Railway Station the land requisition and building demolition were postponed because the original design needed to be modified to meet the need of the construction of Dali Rui-Li Railway. Some small and temporary projects are in the process of examination and approval. And very few places need to hurry up.

(1) Based on the various information collected, we can draw an obvious conclusion that the people along the Da-Li Railway Line affected by the land requisition and building demolition have all been well resettled. Although their income in recent one or two years will decrease because of removing from the old houses and building new houses they are very satisfied with the high quality new houses and are confident about a better life in the new houses. The whole process of land requisition and building demolition and its results have all achieved the targets and requirements of Asian Development Bank and Chinese government.

(2) All the compensation standards of land requisition and building demolition in practice are no lower than the planned standards. On the opposite, the practical compensation standards and the compensation standards set by the governments at different levels along the line are mostly higher than the original standards and some of them are much higher. In addition, the disadvantaged people are given special concerns and help in the process of land requisition and building demolition. The local governments at different levels, Headquarter of the Railway Construction and every railway construction unit do their best to help the villagers for the demolition and resettlement. The people affected by the land requisition and building demolition are satisfied with what they do.

(3) The housing conditions of people affected by the land requisition and building demolition for the construction of Da-Li Railway have been improved. Located in a less developed area and minority area their original houses were mostly adobe houses, humble and poor, without toilet and kitchen. And most of the houses were old adobe houses having been used for several decades, which were in great need of rebuilding. The construction of Da-Li Railway provided such a good rebuilding opportunity. Many relocated households built new houses just by using the high compensation fees. Some of them took out some savings to build new houses but they were very satisfied with the large and high quality houses.

(4) The appropriation of compensation fees from railway construction units, Yunnan Provincial Government and Dali Prefecture Lijiang Municipality Government is timely. The offices of land requisition and building demolition at different levels have paid the compensation fees to the people affected. Their work is precise, effective, considerate and careful during the entire payment process, which is good for the smooth development of the whole resettlement work. And on the inspection of Ministry of railways, Yunnan Provincial Government and local governments at different levels, the whole process of payment is clear from skimping on and embezzling the compensation fund.

(5) The offices and agencies of land requisition and building demolition at different levels did

much painstaking work for the resettlement of relocated residents. They solved the problems and difficulties occurred in the building demolition and resettlement immediately and in time. Their effective and fruitful work secured the smooth development of the project.

9.3 Problems and Suggestions

Although, basically, the resettlement work proceeded with the plan there are still some unsatisfying places. The following are some existing problems found in this investigation and some suggestions given by the monitoring groups.

(1) The water resources and irrigation facilities of some farmland are cut off for the construction of the railway but because of having not received the working drawing, the construction units can not recover these facilities in time, which causes great difficulties in the coming rain season and in sowing rice seed. Local governments and villagers hope that the construction units can solve the problem as quickly as possible in case that the farming season is missed. This difficulty has been learned by the members of monitoring group and Ma Xizhang, an Engineer from the Office of Land Requisition and Building Demolition of Dali Railway Construction Headquarter, and they have reported the problem to the departments concerned. We all hope that the departments in charge can solve the problems as early as possible.

(2) From the investigation, we found in some temporary land requisition some small, scattered marginal lands were not requisitioned or the area of such lands was not correctly measured. Local governments require railway construction units to requisition these lands or make appropriate compensation. Most of the aforesaid problems have been solved but some problems still need to be put much value on. We hope the units concerned should give priority to the interest of people affected by the land requisition and building demolition and solve the problem immediately.

(3) Located in a less developed area, it is difficult for the villagers to work outside. To solve the placement problem of the surplus rural labor force, the construction units should employ as many as farmer workers in the construction of some attached projects according to the agreement between the ministry and provincial government. We hope the method of China No.12 Railway Bureau, China No.14 Railway Bureau and Yunnan Railway Company should be popularized along the whole line of the construction of Da-Li Railway.

(4) The centralized demolition caused great difficulty in the resettlement. Some towns and villages haven't realized the "three services and one evenness" of the new house site of relocated immigrants. The demolition of their original houses has been finished while the construction of new houses hasn't been started. They eagerly hope the departments concerned can create conditions for the early start of the construction of the new houses and they are expecting to move into the new houses before the end of the transition period. The monitoring group noted that the governments at different levels attached great importance to this problem, for example, in Haidong

Town Jiangshang Village, the government invested in the construction of the new house site and the construction units helped to build the new house site free of charge. They all do their best to create favorable conditions for the construction of the new houses.

(5) Cunren Primary School in Jinshan Town Gucheng District District Lijiang Municipality should be removed according to the plan. Because the new site of the school hasn't been decided it can not be moved in recent time. For fear that the construction should affect the teaching environment of the school the construction near the school hasn't been started. It is hoped that the departments in charge can choose a new site and resettle the school as early as possible to resume the normal teaching activities of the school and to secure the safety of teachers and students.

9.4 Work Plan for the Next Step

The monitoring group will pay more attention to the following problems in the next monitoring report:

- Focus will be put on monitoring the implementation and development of the resettlement work of relocated immigrants in the area of Dali Railway Station, Dali North Railway Station and Dali East Railway Station.
- Much value will be put on monitoring the development of the unfinished demolition and resettlement work of a few villages, schools.
- More attention will be paid to monitoring the development of temporary land requisition and demolition of special facilities.
- Continuous attention will be paid to the payment of compensation fees for land requisition, building demolition and resettlement and the use of these fees.
- We will continue to follow up the construction of the new houses for the relocated households.
- We will pay continuous attention to the production and living conditions of the relocated households.

10. Appendixes

10.1 Complementary Data to the Monitoring Report

Appendix 1: Photos of the Relocated Farmers 1~9

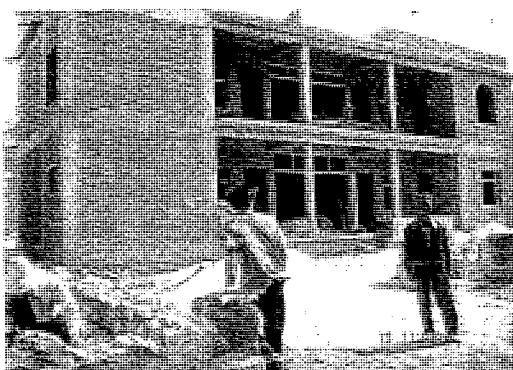


Photo 1 Migrant Li Zhicheng is building his new house, taken at Damaoping Village, Shangguan Town, Dali City



Photo 2 Migrant Yang Shuangxian's new house, taken at Bihuayuan Village, Shangguan Town, Dali City



Photo 3 Migrant Li Wenjian's new house, taken at Xinwo Village, Songgui Town, Heqing County

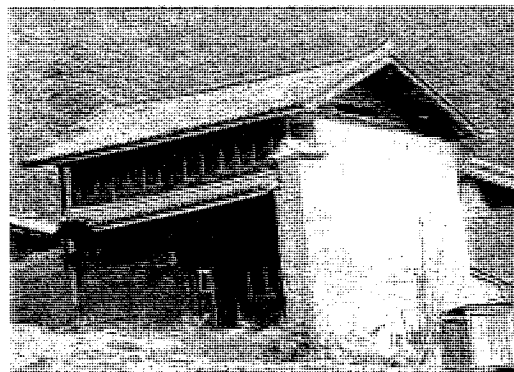


Photo 4 Villager's Timber frame adobe house, taken at Baowo Village, Songgui Town, Heqing County



Photo 5 Migrant Yang Shile's new house, taken at Shibei Village, Jinshan Town, Gucheng District, Lijiang



Photo 6 Huafeng Village, newly planned, taken at Qihe Town, Gucheng District, Lijiang



Photo 7 Migrant Li Jinchan's new house, taken at Xinwo Village, Songgui Town, Heqing County



Photo 8 Migrant Li Yulong is building timber frame adobe house, taken at Jiulong Village, Jinshan Town, Gucheng District, Lijiang

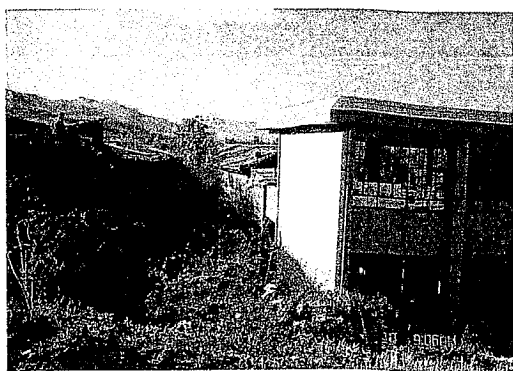


Photo 9 A site to be constructed, taken at east side of Xiachunren Primary School, Jinshan Town, Gucheng District, Lijiang

Appendix 2:

List of the Farmers Interviewed

A. List of the farmers interviewed for the first time

- Shang'eryang Village, Dali Municipality Economic Development Zone

- | | | |
|----------------|------------|------------|
| 1) Zhang Xin | Bai People | 8 persons |
| 2) Luo Yuzhen | Bai People | 13 persons |
| 3) Tao Jiafen | Han People | 6 persons |
| 4) Dong Yuezuo | Bai People | 6 persons |
| 5) Yang Bijun | Bai People | 6 persons |

- Jiangshang Village, Haidong Town, Dali Municipality

- | | | |
|--------------------|------------|-----------|
| 11) Li Can | Bai People | 4 persons |
| 12) Wang Longchong | Bai People | 6 persons |
| 13) Wang Zhenghong | Bai People | 5 persons |
| 14) Wang Weidong | Bai People | 5 persons |
| 15) Wang Ruyu | Bai People | 4 persons |

- Damaoping Village, Shangguan Town, Dali Municipality

- | | | |
|-------------------|------------|-----------|
| 16) Dong Zhanbiao | Bai People | 6 persons |
|-------------------|------------|-----------|

- Bihuayuan Village, Shangguan Town, Dali Municipality

- | | | |
|-------------------|------------|-----------|
| 6) Yang Lihua | Bai People | 4 persons |
| 7) Zhang Zhanneng | Bai People | 4 persons |
| 8) Yang Shangxian | Bai People | 5 persons |
| 9) Yang Quanming | Bai People | 3 persons |
| 10) Yang Wanshu | Bai People | 7 persons |

- Baowo Village, Songgui Town, Heqing County

- | | | |
|-----------------|------------|-----------|
| 17) Li Runhua | Bai People | 5 persons |
| 18) Li Shuchang | Bai People | 5 persons |
| 19) Yang Zhiqi | Bai People | 4 persons |
| 20) Li Runrong | Bai People | 5 persons |
| 21) Li Zhigang | Bai People | 6 persons |
| 22) Li Siquan | Bai People | 6 persons |
| 23) Li Ding | Bai People | 6 persons |

- Xinwo Village, Songgui Town, Heqing County

24) Li Bai Bai People 6 persons

- Shiduohe Village, Caohai Town, Heqing County

25) Zhao Liqing Bai People 4 persons

26) Chen Shun Bai People 6 persons

27) Zhao Peizhi Bai People 4 persons

28) Zhao Yanxing Bai People 5 persons

29) Yu Nonghai Bai People 5 persons

- Xiaoshuimeishang Village, Caohai Town, Heqing County

30) Shi Yunxian Bai People 4 persons

- Shahe Village, Qihe County, Gucheng District

31) Zhu Limin Bai People 5 persons

32) He Zhigao Han People 5 persons

33) Jiang Zhirong Han People 4 persons

34) Li Wenxiang Yi People 5 persons

35) Wang Guoxian Han People 3 persons

- Jiudong Village, Jinshan County, Gucheng District

36) Li Yulong Han People 5 persons

37) Li Yuhong Han People 6 persons

38) Li Jianzhi Bai People 6 persons

39) Li Wenming Bai People 7 persons

40) Li Ligong Han People 6 persons

Total: 40 households

B. List of the farmers re-interviewed

- Jiangshang Village, Haidong Town, Dali Municipality

1) Li Fengyu Bai People 6 persons

2) Feng Mingzhi Bai People 5 persons

- Damaoping Village, Shangguan Town, Dali Municipality

3) Dong Shounian Bai People 3 persons

4) Dong Hongwu Bai People 4 persons

5) Dong Hongbiao Bai People 4 persons

- | | | | |
|----|-------------|------------|-----------|
| 6) | Li Zhicheng | Bai People | 5 persons |
| 7) | Dong Bin | Bai People | 5 persons |
| 8) | Dongfei | Bai People | 4 persons |

• Xinwo Village, Songgui Town, Heqing County

- | | | | |
|-----|------------|------------|-----------|
| 9) | Li Ruifang | Bai People | 3 persons |
| 10) | Li Jincan | Bai People | 5 persons |
| 11) | Li Jianbin | Bai People | 5 persons |
| 12) | Li Wenjian | Bai People | 6 persons |

• Xiaoshuimeishang Village, Caohai Town, Heqing County

- | | | | |
|-----|---------------|------------|-----------|
| 13) | Shi Nongxue | Bai People | 8 persons |
| 14) | Shi Zefeng | Bai People | 4 persons |
| 15) | Shi Bingsheng | Bai People | 3 persons |
| 16) | Shi Chaodian | Bai People | 4 persons |
| 17) | Shi Hongguang | Bai People | 6 persons |

• Huafengyi Village, Qihe County, Gucheng District

- | | | | |
|-----|---------------|-------------|-----------|
| 18) | He Shoujiang | Naxi People | 4 persons |
| 19) | Zhang Donghua | Han People | 4 persons |
| 20) | He Ruhuai | Naxi People | 6 persons |
| 21) | He Yangxin | Naxi People | 4 persons |
| 22) | He Ruqiang | Naxi People | 5 persons |
| 23) | He Rongsheng | Naxi People | 4 persons |

• Shibei Village, Jinshan County, Gucheng District

- | | | | |
|-----|---------------|------------|-----------|
| 24) | Yang Lixiong | Bai People | 5 persons |
| 25) | Yang Lixian | Bai People | 4 persons |
| 26) | Yang Shili | Bai People | 4 persons |
| 27) | Yang Shiqin | Bai People | 5 persons |
| 28) | Yang Guozheng | Bai People | 6 persons |

Total: 28 households

10.2 Sampling of the Documents and Files Issued by Ministry of the Railways, Yunnan Government as well as Railway Construction Units

Appendix 3:

Ministry of the Railways Of the People's Republic of China Yunnan Government

No.475 Document of Railway Construction issued 2004

Minutes of Talks on the Issues Concerning The Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Government (August 27, 2004)

Located in the northwest of Yunnan Province, the Construction of Dali-Lijiang Railway is of great significance for exploiting the natural resources in the northwest of Yunnan, accelerating the economic and social development of Yunnan Province, strengthening the unity of all nationalities, helping the poor area along the line to cast off poverty and become better off, facilitating the implementation of the West Development Strategy, optimizing the railway network structure in southwest area. From August 26 to 27, 2004, Lu Dongfu, Vice Minister of the Ministry of Railways, Qin Guangrong, Executive Vice Governor of Yunnan Province, and the officers from the provincial departments concerned, together with the persons in charge from Dali Prefecture of Yunnan Province, Lijiang Municipality, Kunming Railway Bureau, Yunnan Provincial Development and Investment Co., Ltd., West Yunnan Railway Company, the Second Railway Exploration and Design Institute in Yunnan did an on-the-spot investigation along the Dali-Lijiang Railway Line. Through friendly negotiation, they have reached agreements on the problems such as the start of construction, land requisition, building demolition and favorable policies. The minutes of talks are as follows:

I, Concerning the land requisition and building demolition for the railway construction

1. The comprehensive compensation fees for land requisition and building demolition shall be 18000 yuan/mu on average along the whole line.

2. The comprehensive compensation fees for land requisition and building demolition will include compensation fee for land requisition, subsidy for resettlement, compensation fee for young crops, compensation fee for wood, fruit trees and other plants and breed aquatics, reclamation fee, management fee, and compensation fee for building demolition, unpredictable fee, etc. The land requisition and building demolition shall be managed unifiedly by the

government of Yunnan province based on the *Land Management Law*. The local governments at different levels shall be responsible for the use of compensation fees. If the fees are not enough the local government of Yunnan Province shall solve the problem. The land requisitioned shall be based on the construction plan (including the plan changed) and its real area shall be measured by both the railway and the government.

3. The comprehensive compensation fees for the borrow areas for fill material and spoil areas for surplus material and other temporary land requisition for large facilities shall be 2000 yuan/mu on average (according to the national standard).

4. The schedule of land requisition and building demolition: the first sum of compensation fee for land requisition and building demolition shall be paid within 30 days; construction land for key projects shall be put into use before October 15, 2004 and the land left shall be completely handed over before December 31, 2004. The Second Railway Exploration and Design Institute shall take out the blueprint of land to be used at the end of August and at the end of November they shall provide all the working drawing of the railway construction. West Yunnan Railway Company shall offer the route reconnaissance and boundary delimitation material to Dali Prefecture and Lijiang Municipality before September 30, 2004. The land & resources administration departments at different levels shall actively assist the report and approval work of land use. It is decided that 2,500,000 yuan shall be appropriated as the expenses for the management of land requisition and building demolition. Agreement on the Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway shall be signed between Land Resources Department of Yunnan Province and West Yunnan Railway Company.

II, Concerning the start of the construction

1. Ministry of Railways and the provincial government will cooperate to accelerate the prophase preparation work for the Construction of Dali-Lijiang Railway and try to start the construction in the first ten days of November, 2004.

2. The owner of the Construction of Dali-Lijiang Railway is West Yunnan Railway Company. The budgetary estimate of total investment is 4.51 billion yuan, among which the capital investment is 2.706 billion yuan. The planned capital injection in 2004 shall be 500 million yuan; 1.65 billion yuan in 2005; 556 million yuan in 2006. According to the proportion of investment, Ministry of Railways and Yunnan Province shall make a plan for the capital use ahead of schedule and inject capital money into West Yunnan Railway Company in the second quarter of the year of investment. The capital of 2004 shall be paid before September 30. The construction of the whole project shall last for three and a half years.

3. Concerning the scale of Heqing Railway Station, the scale of Heqing Railway Station is agreed on 2000m². The government of Dali Prefecture shall undertake the investment of the exceeded 800 m² and the investment shall be reached before the start of the Heqing Station construction.

4. Concerning the Lijiang Railway Station, the members present at the meeting agreed to choose the site of Lijiang Railway Station according to the first plan. And the designed scale of the station shall be 10000 m². The government of Lijiang Municipality shall be responsible for the investment of the exceeded 4000 m² and the investment shall be reached before the start of the station construction.

5. It is required on the meeting that the building, design, construction and monitoring units of the Dali-Lijiang Railway shall improve their level of management and the quality of the construction, strengthen the protection of environment and water resources, accelerate the construction rate of progress, cooperate with the local government to build Dali-Lijiang Railway into the top-class railway in the west.

III, Concerning the favorable policies of railway construction

1. According the spirit of *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Govenement* on June 4, 2004, the provincial government can reduce and remit the fees which they are entitled to charge. The fees regulated by the local governments below province shall be remitted. Priority shall be given to the purchase of qualified local resources and in the construction of some attached projects, if the labor is not enough, local labor force shall be firstly considered. The use of local resources and local labor force shall be done under the condition of guaranteeing the quality of construction and the reasonable expenses. Yunnan provincial government shall be in charge of the coordination of related departments and units about the change of electricity, communication and broadcasting lines and the protection of cultural relics. The related units or governments shall provide convenience for the use of some highways and country roads for transportation. The temporary land use for the construction shall be decided through negotiation between the railway construction units and the local governments on the basis of reciprocity and mutual beneficial and shall be combined with the city planning of the local governments.

2. Some of the country roads and water channels need to be changed and moved. If technique permitted, the changed roads or channels shall be built as near as the original ones. The land for building the changed roads and channels is provided by the local governments and the construction is conducted by the construction units. If because of the technical reasons the changed roads and channels can not be built near the original ones the local governments shall explain it to the people and ensure the smooth development of the construction.

Appendix: list of meeting attendants

Appendix:

list of meeting attendants

Lu Dongfu: Vice Minister of Ministry of Railways

Yang Jianxing: Vice General Engineer, Director-General of Construction

Management Department of Ministry of Railways

Yang Zhongmin: Deputy Director-General of Department of Development and Planning of Ministry of Railways

Ma Jingsheng: Division Chief of Construction Management Department of Ministry of Railways

Li Qiang: Senior Engineer of Construction Management Department of Ministry of Railways

Gu Min: Director of Assessment Center of Project Design of Ministry of Railways

Zheng Hongbo: Secretary of General Office of Ministry of Railways

Qin Guangrong: Executive Vice Governor of Yunnan Province

Yin Jianye: Deputy Secretary-General of Yunnan Provincial Government

Li Xianwu: Director of the Yunnan Environmental Protection Bureau

Wang Minzheng: Deputy Director of Yunnan Development and Reform Commission

Ma Zhumin: Deputy Director-General of Department of Land & Resources of Yunnan Province

Wang Dexiang: Deputy Director-General of Forestry Department of Yunnan Province

Fei Xuan: Manager of Yunnan Provincial Development and Investment Co., Ltd.

Ma Lie: Deputy General Director of the Construction Headquarter of Yunnan Railways

Liu Hanjian: Division Chief of General Office of Yunnan Province

Qiu Zhipeng: Director of Kunming Railway Bureau, Chairman of the Board of West Yunnan Railway Company

You Zhongtao: Deputy Director of Kunming Railway Bureau

Liang Zhongyu: General Engineer of Kunming Railway Bureau

Duan Hengsheng: General Manager of West Yunnan Railway Company

Qi Baorui: Director of the Second Railway Exploration and Design Institute in Yunnan province

Wang Shulong: Office Director of the Second Railway Exploration and Design Institute in Yunnan province

Meng Wenli: General Director of the Project of Dali-Lijiang Railway Construction in

the Second Railway Exploration and Design Institute in Yunnan province

Zhao Lixiong: Governor of Dali Prefecture

Shu Ziming: Vice Governor of Dali Prefecture

He Shuxiang: Deputy Director of Development & Planning Commission of Dali Prefecture

Li Junming: Deputy Director of the Bureau of State Land & Resources of Dali Prefecture

Xu Yingsu: Deputy Director of Environment Protection Bureau of Dali Prefecture

Li Fu: Director of Forestry Bureau of Dali Prefecture

He Zixing: Mayor of Lijiang Municipal Government

Wang Hongfu: Vice Secretary of Lijiang Municipal Committee

Wei Xing: Secretary General of Lijiang Municipal Committee

He Bingshou: Vice Mayor of Lijiang Municipal Government

Wang Tianshou: Director of Development & Planning Commission of Lijiang Municipality

Yang Jingquan: Deputy Director of the Bureau of State Land & Resources of Lijiang Municipality

Appendix 4:

Agreement on the Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway (Dali Segment) (August, 2005)

The Construction of Dali – Lijiang Railway (hereafter shortened to Da-Li Railway) is one of the key projects of the National West Development Strategy and also one of the key transportation infrastructure projects of Yunnan Province. This project shows the State Council and the provincial government attach great importance and pay much attention to the sustainable development of the economy and society of the frontier minority area in the northwestern part of Yunnan. This project bears great significance, which will benefit the exploration of the natural resources in northwestern Yunnan, accelerate the economic and social development of Yunnan Province, strengthen the unity of all nationalities, help the poor area along the line to cast off poverty and become better off, facilitate the implementation of the West Development Strategy, perfect the structure of the transportation infrastructure. To implement the spirit of *Minutes of Talks on the Issues Concerning The Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Government* (No.475 Document of Railway Construction issued 2004) and *Minutes of Second Special Session of the Leading Group of Yunnan Railway Construction* and to ensure the smooth development and successful accomplishment of the land requisition and building demolition for the construction of this key project, through negotiation, West Yunnan Railway Company (the construction unit) and the People's Government of Dali Prefecture signed the Agreement on the Land Requisition and Building Demolition for the Construction of Dali-Lijiang Railway (Dali Segment).

● , Land Requisition and Building Demolition Work and Money-Raising for Land Requisition and Building Demolition

Dali Prefecture Government shall organize the departments concerned and the local governments of Dali, Er'yuan and Heqing to implement the land requisition and building demolition work according to the procedure within the scope of their management. The construction units and Dali Government shall take charge of the money-raising for land requisition and building demolition. The fees shall be appropriated and paid to the Leadership Office of Coordination of Da-Li Railway Construction (Dali Segment) according to the work schedule in order to ensure the smooth implementation and accomplishment of land requisition and building demolition for the construction of Da-Li Railway (Dali Segment).

● , The scope and the compensation standard of land requisition and building demolition

The scope of land requisitioned and building demolished shall cover the land within the designed scope of railway (main line) construction and the demolition of its above-ground

buildings and other attached objects, the land used for the organizations of railway management and service facilities along the line and the land used for temporary purposes which has been brought into the project design and the budgetary estimate.

The area of land requisitioned shall be based on the working drawing (including the design changed) and the boundary survey map. The land and buildings which are not included in the designed scope but will affect the railway construction, some buildings which can not be used being partly demolished and some marginal land, through the practical survey and recognition of the railway construction units and the local governments, shall be brought into the scope of permanent land requisition for the main line construction.

The compensation standard is implemented in accordance with *Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment)* approved by Dali Prefecture Government.

●, **The ascertaining of compensation standard for land requisition and building demolition**

The fees for land requisition and building demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment) shall be ascertained according to the Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment) and the real area of land requisitioned and the number of buildings demolished which shall be acknowledged by both sides. The comprehensive compensation fees provided by West Yunnan Railway Company for land requisition and building demolition shall be 18000 yuan/mu on average along the whole line and the exceeded fees shall be undertaken by Dali Prefecture Government and after the completion of the project and compiling the final account these fees shall be transferred correspondingly into the shares of the railway held by Dali Government according to their proportion of investment. The compensation fees for land requisition and building demolition shall include compensation fee for land requisition, subsidy for resettlement, compensation fee for young crops, compensation fee for wood, fruit trees and other plants and breed aquatics, reclamation fee, management fee, and compensation fee for building demolition, unpredictable fee, etc.

According to the stipulations of *Minutes of Talks on the Issues Concerning The Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Government* (No.475 Document of Railway Construction issued 2004), forest vegetation recovery payments shall not be included in the compensation fees for land requisition and building demolition and shall be included in the estimate budget.

Concerning the compensation for the temporary land requisition, if the land can be recovered after the completion of projects the compensation fee shall be a lump-sum 2000 yuan/mu provided by the construction units, if through the recognition of both the railway and the government the land can not be recovered the compensation standard implemented shall be in accordance with the compensation standard for permanent land requisition. In addition, the construction units shall pay

3000 yuan/mu for the arable land occupied as the earnest money for restoring cultivation. If the land is qualified for cultivation after the examination of the departments of state land & resources management the earnest money shall be returned.

●, The appropriation of compensation fees for land requisition and building demolition

1. Following entry into force of the Agreement upon the signature of both sides, according to the need of the land requisition and demolition work West Yunnan Railway Company shall appropriation the compensation fees to the special account established by the Dali Office of Coordination of the Land Requisition and Demolition.

2. After the start-up of the land requisition and demolition, the Dali Office of Coordination of the Land Requisition and Demolition shall appropriation the compensation fees by stages to each municipality, county concerned according to their work schedule.

3. The concrete measures for the appropriation, use and supervision of the fees shall be formulated separately.

●, Work plan for land requisition and demolition

After the construction units provide the working drawing and other necessary relevant material (including the results of the route reconnaissance and boundary delimitation) and finish the setting-out of route on the spot, the governments of the municipalities and counties shall finish the report work of land requisition and building demolition to the higher body and hand in other formal documents within three months. And under the cooperation and guidance of the relevant departments in the province and prefecture the report and approval work for the land requisition and demolition shall be finished within three months in order to provide the construction use land in time.

●, The responsibility of local governments

1. The local governments shall sign the responsibility documents of land requisition, demolition and construction environment protection with the relevant departments and work units in the area under one's jurisdiction, establish special institutes for land requisition and building demolition and assign staff to take charge of the corresponding work of land requisition, demolition and construction environment protection. They shall duly sign the agreements on land requisition, demolition and resettlement with the units or individuals affected and they shall take charge of the implementation of these work.

2. The local government shall cooperate with the construction units and the units in charge of route reconnaissance and boundary delimitation to verify and confirm the area, type and ownership of the land requisitioned and the content and number of buildings demolished.

3. The local governments shall take charge of the examination and approval of land and forestry requisition and demolition within the limits of power according to the legal procedure.

4. The local governments shall provide construction use land in time according to the land-use

plan of construction units.

5. The local governments shall coordinate the all sorts of conflicts and disputes occurring in the land requisition and demolition.

6. The local governments shall provide the relevant documents and materials of land requisition and demolition for compiling the completion material.

7. The local governments shall cooperate with the construction units to assist the various monitoring programs of Asian Development Bank.

● **The responsibility of construction units**

1. The construction units shall submit the applications for construction use land, supply the working plan, drawing and materials of land requisition and building demolition and other relevant approval documents. The construction units shall optimize the project design according to the reasonable requirements of the local government and deal with the design changed to meet the need of local people for their living and production.

2. The construction units shall assist the local governments at different levels in the report and approval of land requisition and building demolition, carry on the route reconnaissance and boundary delimitation and confirm the area and type of the land requisitioned and the content and number of buildings demolished.

3. The construction units shall strengthen the construction management, try to reduce the temporary land requisition out of design and supervise, urge the construction units to execute construction in accordance with the project design and construction specifications to reduce the adverse effect on the production and living of people along the line.

4. The construction units shall duly appropriate the compensation fees for land requisition and demolition according to the agreements and duly coordinate the appropriation of working expenses according to the work load, work schedule and the degree of work difficulty.

5. The construction units shall cooperate with the local governments at different levels to ensure the security and the smooth traffic in the construction segments along the railway line. They are responsible to recover the channels, pipelines and roads for the production and living of people along the line and make them clear and smooth.

6. The construction units shall supervise and urge the execution units to protect environment and water & land resources, to execute the construction strictly in accordance with the relevant laws and stipulations, to prevent the adverse effect on buildings caused by the construction and other relevant geological disaster. The construction units also shall take charge of organizing interim payment and checking & accepting of project archive.

7. The construction units shall duly assist the local governments in withholding business tax on building and installation.

● **This agreement shall be held in four copies of the same form. Each responsible party**

shall keep two copies.

Following entry into force of the Agreement upon the signature of both sides, the local governments and construction units shall earnestly fulfill the duty of each party and carefully implement the work of land requisition and demolition for the construction of Dali – Lijiang Railway (Dali Segment) to create a better environment for the construction and execution and to ensure the successful completion of the project.

滇西铁路公司: (盖章)

代表:



大理州人民政府: (盖章)

代表:



签订日期: 二〇〇五年八月八日

Appendix 5:

Agreement on the Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway (Lijiang Segment) (August, 2005)

The Construction of Dali – Lijiang Railway (hereafter shortened to Da-Li Railway) is one of the major projects of the National West Development Strategy and also one of the key construction projects of transportation infrastructure of Yunnan Province. This project indicates the State Council and the provincial government attach great importance and pay much attention to the sustainable development of the economy and society of the frontier minority area in the northwestern part of Yunnan. This project bears great significance, which will benefit the exploration of the natural resources in northwestern Yunnan, accelerate the economic and social development of Yunnan Province, strengthen the unity of all nationalities, help the poor area along the line to cast off poverty and become better off, facilitate the implementation of the West Development Strategy, perfect the construction of the transportation infrastructure. To implement the spirit of *Minutes of Talks on the Issues Concerning The Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Govenement* (No.475 Document of Railway Construction issued 2004) and *Minutes of Second Special Session of the Leading Group of Yunnan Railway Construction* and to ensure the smooth development and successful accomplishment of the land requisition and building demolition for the construction of this key project, through negotiation, West Yunnan Railway Company (the construction unit) and the People's Government of Lijiang Municipality signed the Agreement on the Land Requisition and Building Demolition for the Construction of Dali-Lijiang Railway (Lijiang Segment).

- **Land Requisition and Building Demolition Work and Money-Raising for Land Requisition and Building Demolition**

The People's Government of Lijiang Municipality shall organize the departments concerned and the local government of Gucheng District to implement the land requisition and building demolition work according to the procedure within the scope of their administration. The construction units and Lijiang Government shall take charge of the money-raising for land requisition and building demolition. The fees shall be appropriated and paid to the Leadership Office of Coordination of Da-Li Railway Construction (Lijiang Segment) according to the work schedule in order to ensure the smooth implementation and accomplishment of land requisition and building demolition for the construction of Da-Li Railway (Lijiang Segment).

- **The scope and the compensation standard of land requisition and building demolition**

The scope of land requisitioned and building demolished will cover the land within the designed scope of railway (main line) construction and the demolition of its above-ground

buildings and other attached objects, the land used for the organizations of railway management and service facilities along the line and the land used for temporary purposes which has been brought into the project design and the budgetary estimate.

The area of land requisitioned shall be based on the working drawing (including the design changed) and the boundary survey map. The following land shall also be included in the permanent land requisition for the main line construction: the land and buildings which are not included in the designed scope but will affect the railway construction, the buildings which can not be used being partly demolished and some marginal land.

The compensation standard shall be implemented in accordance with *Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Lijiang Segment)* approved by Lijiang Government.

- **The ascertaining of compensation standard for land requisition and building demolition**

The fees for land requisition and building demolition for the Construction of Dali – Lijiang Railway Construction (Lijiang Segment) shall be ascertained according to the Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Lijiang Segment) and the real area of land requisitioned and the number of buildings demolished acknowledged by both sides. The comprehensive compensation fees provided by West Yunnan Railway Company for land requisition and building demolition shall be 18000 yuan/mu on average along the whole line and the exceeded fees shall be undertaken by Lijiang Government and after the completion of the project and compiling the final account, these fees shall be transferred into the shares of the railway held by Lijiang Government according to the proportion of their investment. The compensation fees for land requisition and building demolition shall include compensation fee for land requisition, subsidy for resettlement, compensation fee for young crops, compensation fee for wood, fruit trees and other plants and breed aquatics, reclamation fee, management fee, and compensation fee for building demolition, unpredictable fee, etc.

Concerning the compensation for the temporary land requisition, if the land can be recovered after the completion of projects the compensation fee shall be a lump-sum 2000 yuan/mu provided by the construction units, Through the recognition of both the railway and the government if the land can not be recovered the implemented compensation standard shall be in accordance with the compensation standard for permanent land requisition.

- **The appropriation of compensation fees for land requisition and building demolition**

1. Following entry into force of the Agreement upon the signature of both sides, according to the need of the land requisition and demolition work West Yunnan Railway Company shall appropriation the compensation fees to the special account established by the Lijiang Office of Coordination of the Land Requisition and Demolition to ensure the smooth implementation of the

work.

2. After the start-up of the land requisition and demolition, the Lijiang Office of Coordination of the Land Requisition and Demolition shall appropriate the compensation fees by stages to each municipality, county concerned according to the work schedule there.

3. The concrete measures for the appropriation, use and supervision of the fees shall be formulated separately.

● **Work plan for land requisition and demolition**

After the construction units provide the working drawing and other necessary relevant material (including the results of the route reconnaissance and boundary delimitation) and finish the setting-out of route on the spot, the governments of the municipalities and counties shall finish the report of the land requisition and building demolition and other formal documents to a higher body within three months. And under the cooperation and guidance of the relevant departments of the province and municipality the report and approval work for the land requisition and demolition shall be finished within three months in order to provide the construction use land in time.

● **The responsibility of local governments**

1. The local governments shall sign the responsibility documents of land requisition and demolition with the relevant departments and work units in the area under one's jurisdiction, establish special institutes for land requisition and building demolition and assign staff to take charge of the corresponding work of land requisition, demolition and construction environment protection. They shall duly sign the agreements on land requisition, demolition and resettlement with the units or individuals affected and they shall take charge of the implementation of these work.

2. The local government shall cooperate with the construction units and the units in charge of route reconnaissance and boundary delimitation to verify and confirm the area, type and ownership of the land requisitioned and the content and number of buildings demolished.

3. The local governments shall take charge of the examination and approval of land and forestry requisition and demolition within the limits of power according to the legal procedure.

4. The local governments shall provide construction use land in time according to the land-use plan of construction units.

5. The local governments shall coordinate the all sorts of conflicts and disputes which occur in the land requisition and demolition.

6. The local governments shall provide the relevant documents and materials of land requisition and demolition for compiling the completion material.

7. The local governments shall cooperate with the construction units to accomplish the various programs of Asian Development Bank.

● **The responsibility of construction units**

1. The construction units shall submit the applications for construction use land, supply the

working plan, drawing and materials of land requisition and building demolition and other relevant approval documents. The construction units shall optimize the project design according to the reasonable requirements of the local government and work well when the design changed to meet the need of local people for their living and production.

2. The construction units shall assist the local governments at different levels in the report and approval of land requisition and building demolition, carry on the route reconnaissance and boundary delimitation and confirm the area and type of the land requisitioned and the content and number of buildings demolished.

3. The construction units shall strengthen the construction management, try to reduce the temporary land requisition out of design and supervise and urge the construction units to execute construction in accordance with the project design and construction specifications to reduce the adverse effect on the production and living of people along the line.

4. The construction units shall duly appropriate the compensation fees for land requisition and demolition according to the agreements and duly coordinate the appropriation of working expenses according to the work load, work schedule and the degree of work difficulty.

5. The construction units shall cooperate with the local governments at different levels to ensure the security and the smooth traffic in the construction segments along the railway line. They are responsible to recover the channels, pipelines and roads needed by the production and living of people along the line and make them clear and smooth.

6. The construction units shall supervise and urge the execution units to protect environment and water & land resources, to execute the construction strictly in accordance with the relevant laws and stipulations, to prevent the adverse effect on buildings caused by the construction and other relevant geological disaster. The construction units also shall take charge of organizing interim payment and checking and accepting of project archive.

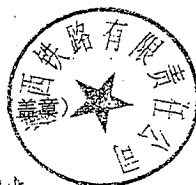
7. The construction units shall duly assist the local governments in withholding business tax on building and installation.

- **This agreement shall be held in four copies of the same form. Each responsible party shall keep two copies.**

Following entry into force of the Agreement upon the signature of both sides, the local governments and construction units shall earnestly fulfill the duty of each party and carefully and effectively implement the work of land requisition and demolition for the construction of Dali - Lijiang Railway (Lijiang Segment) to create a better environment for the construction and execution and to ensure the successful completion of this project.

Signing Date: August 8, 2005

滇西铁路公司:



代表:

段恒胜

丽江市人民政府(盖章)



代表:

段恒胜

Kunming Railway Bureau

No. 367 Document Issued by Kunming Railway Bureau in 2004

Notification on the Establishment of Construction Headquarters for Dali – Lijiang Railway by Kunming Railway Bureau

Construction Headquarters for Dali – Lijiang Railway of Kunming Railway Bureau:

To accelerate the construction of Dali – Lijiang Railway, it is decided to establish the Construction Headquarters for Dali – Lijiang Railway of Kunming Railway Bureau (hereafter shortened to Construction Headquarters for Da-Li Railway) on the basis of the decision of “entrusting Kunming Railway Bureau to take charge of Dali – Lijiang Railway construction” on the second meeting of the first board of directors of West Yunnan Railway Company and the decision of the twentieth director meeting of Railways Bureaus.

Relevant information is given as follows:

1. The Construction Headquarters for Da-Li Railway shall be located in Dali Municipality of Yunnan Province.
2. The personnel quota of Construction Headquarters for Da-Li Railway shall be 40, among which there shall be 1 General Director of the Construction Headquarter, 3 Deputy General Directors of the Construction Headquarter(of which 1 person serving concurrently as the general engineer) and within the Headquarter there shall be a project management department, a planning and financing department, a land requisition and building demolition department and a comprehensive management department (seeing the appendix of this Notification).
3. The Construction Headquarters for Da-Li Railway shall establish the performance assessment system for its members. They shall be responsible for the construction period, quality, security, expenses and cost of the construction of Da-Li Railway.
4. The wages, social insurance and other relevant welfare of the Headquarter shall be covered in the expenses of project management and be managed by the Railway Bureau in accordance with the relevant stipulations.
5. The scope of responsibility of the Construction Headquarters for Da-Li Railway shall be seen in the appendix 2 of this Notification.
6. The uncovered issues or matters shall be solved by the Construction Headquarters for Da-Li Railway together with the work units and departments concerned and the

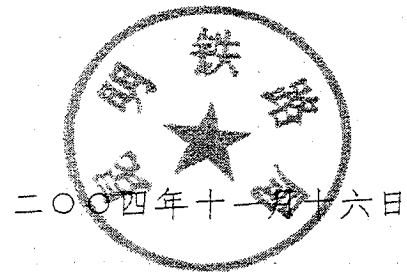
West Yunnan Railway Company.

7. This Notification shall be promulgated on November 16, 2006 and shall be implemented from the date of promulgation.

Appendix: 1. List of personnel of The Construction Headquarters

for Da-Li Railway.

2. The scope of responsibility of the Construction Headquarters for Da-Li Railway



Appendix 1:

The Table of the Fixed Staff in Construction Headquarters for Dali – Lijiang Railway under Kunming Railway Bureau

No.	classification title	The summary of the fixed staffs	Among them			Remark
			management	production	logistics	
	Summary	(40)	(37)		(3)	
	General director	1	1			
	Deputy general director	3	3			One of them is also the chief engineer
I	Project Management Department	(12)	(12)			
	Director	1	1			
	deputy director	1	1			
	Engineering technique professionals	10	10			
II	Financing Planning Department	(8)	(8)			
	Director	1	1			
	deputy director	1	1			
	Engineering technique professionals	3	3			
	Accountant professionals	3	3			
III	Land requisition and demolition	(8)	(8)			
	Director	1	1			
	Deputy director	1	1			
	Engineering technique professionals	6	6			
IV	Comprehensive Management Department	(8)	(5)		(3)	
	Director	1	1			
	Deputy director	1	1			
	Engineering or financing professionals	1	1			
	Administrative managers	2	2			
	Drivers	3		3		

Appendix 2:

Responsibilities of the Construction Headquarters for Dali – Lijiang Railway under Kunming Railway Bureau

1. Carry out and implement the concerned management regulations of nation, the Ministry of Railways, Yunan province and Rail Bureau. Organize the project construction and be responsible for the whole construction processes including project quality, safety, project period, investment, cost-controlling, environment protection and water loss controlling etc. according to the sanctified construction scale, technique standards, construction period and investment.

2. Cooperate with the bidding invitation company to organize a good bidding invitation with the guidance of the Rail Bureau regulations and requirements.

3. Be responsible for the organization of the project geologic examination, project consultation and the bidding invitation for construction and material equipment purchase.

4. Organize and coordinate the land requisition and demolition of the project.

5. Be responsible for the establishment and perfection of the various project data and organize the examination, check and acceptance of the project at each phase.

6. Be responsible for the organization and implementation of various management departments' examination and requirements for the project.

7. In the aspect of reconnaissance and design, land requisition and demolition and construction organization, coordinate with the concerned department of the Rail Bureau and Dianxi Railway Co., Ltd. to cooperate well with the local government.

8. Complete any other work assigned by the leaders.

Appendix 7:

Responsibilities of the Demolition Department of Dali – Lijiang Railway Construction Headquarters

The following responsibilities are set up with the purpose of effective management, clarified responsibilities, clear relationship, good cooperation and the qualified completion of the Dali-Lijiang railway project on time:

1. The responsibilities of the director:

Director is the supervisor for the operation and administration in the demolition department. He is directly responsible for the leaders in the headquarters according to his responsibilities endowed by the demolition department. The following are his main responsibilities:

- 1.1. Be responsible for the whole work of the land requisition and demolition.
- 1.2. Be responsible for the supervision and examination of the regulation establishment, perfecting and implementation in the department.
- 1.3. Assisting the proprietor with the signing of the land requisition agreement.
- 1.4. Be responsible for the coordination of land requisition and demolition with ministry, province, Dianxi Co., Ltd., Kunming Railway Bureau, municipality, city and various levels of governments along the Dali-Lijiang railway.
- 1.5. Urge the city (municipality) Bureau of Land and Resources and forestry bureau to go through land, forest and demolition approving formalities according to procedures and examine and approve jurisdiction.
- 1.6. Organize and coordinate with the concerned departments and staffs to fulfill the duties and responsibilities according to the responsibilities that the construction party should abide in the land requisition and demolition agreement that Dianxi Co., Ltd. and local government signed.
- 1.7. Organize and scan the land requisition and demolition schedule; organize the land utilization plan; supervise the land requisition and demolition department to provide construction land in time so as to guarantee the timely construction.
- 1.8. Assist the proprietor to coordinate the exploitation of the covered mines.
- 1.9. Assist the proprietor to supervise the relic exploration.
- 1.10. Verify the demolition quantity according to the schedule and provide appropriation plan for land requisition and demolition. Hand the plan to headquarter for examining and approving. Meanwhile, supervise and examine the use of the compensation to make sure the local governments distribute the various compensations according to needs.
- 1.11. Organize various contacts according to the demands of migration resettlement, minority development plan and environment protection that the foreign investments made.
- 1.12. Organize the individual checking and accepting work on land requisition and demolition.
- 1.13. Be responsible for the demolitions in Lijiang City and handle with various entanglements during the demolition period.

1.14. Complete various work assigned by leaders.

2. The responsibilities of the deputy director:

Assist the director to complete various tasks. When the director is absent, the deputy director is supposed to be responsible for all the tasks. When the director is present, the deputy director is responsible for the following duties:

2.1. Keep, receive and dispatch various documents, data, diagrams and agreement.

2.2. Audit the blueprint (including the revised design), verify the sorts and quantity of the requisition and demolition land, verify the sorts and quantity of the requisition and demolition land for temporary use according to the project sanctified documents and hand the result to headquarter.

2.3. Be responsible for the checking and charging for land requisition and demolition. As for those demolition projects which have no charging standard, the deputy director is supposed to verify the project quantity and hand the result to headquarter.

2.4. Be responsible for the exploration and certificate application for the land along the railway.

2.5. Verify and register the tax levying or tax-free permitting for land requisition and demolition and supervise the concerned department to implement.

2.6. Be responsible for requisition and demolition of the land between Fengyi and Shuanglang Town in Dali City and handle with various entanglement during this process.

2.7. Participate in the project completion and checking and accepting work, work out the land requisition, demolition and project completion data, fulfill the responsibilities concerned with land requisition designed by the Commission for Checking and Accepting, and assist the concerned departments and construction unit to make a good checking and accepting work.

2.8. Be responsible for examining and approving procedures of land and forest appropriation.

2.9. Complete any other work assigned by leaders in department and headquarters.

3. The responsibilities for management post:

Ma Xizhang's responsibilities:

3.1. Be responsible for requisition and demolition of land between Shangguan and Xindun (including land for temporary use), coordinate any entanglements caused by land requisition and demolition.

3.2. Be responsible for environment protection, minority development planning, migration resettlement and the external and internal supervising department's operations.

3.3. Be responsible for the trees felling along the railway.

3.4. Be responsible for demolition of telecom line, electricity line, water and drain system and oil pipeline and the rebuilding and the changing of the road along the railway. Coordinate any entanglement caused by the demolition.

3.5. Assist the local government to sort out the checking and charging data for land requisition

and demolition.

3.6. Assist the concerned departments to explore land for railway, identify the authority and issue certificate.

3.7. Complete any other tasks assigned by the department leaders.

The demolition department of Dali – Lijiang Railway Construction Headquarters

November 16th 2005

Appendix 8:

Reasons for the Delay of Land Requisition and Building Demolition between the Railway Stations of Dali and East Dali Stations

It is ascertained that Dali Station will be the link station between Dali railway and Ruili railway, therefore, the corresponding Dali East Station, Dali Station and the segment between these two stations all need to be expanded. Consequently, the concerned projects of Dali-Lijiang railway will be affected in the part of Dali East Station and the segment between Dali Station and Dali East Station. The design of these parts needs to be adjusted, Dali Station, in particular, almost needs to be designed overall. To avoid the duplicated construction so as to reduce the unnecessary investment and moreover, to avoid the enormous difficulties and residents harassing problem caused by two times of land requisition and demolition in a short time (one year), it decides to make a unified programming of expanding and transforming the two railway lines that led to Dali Station and complete the project at one time. This project has gained much attention and support from the Yunan Development and Reform Committee, Dali Municipality government, Dali city government, Kunming Railway Bureau, Yunan Railway Investment Corporation and The Second Survey and Design Institute of China Railways. Now, according to the requirements of Dianxi Railway Co., Ltd., the Second Survey and Design Institute of China Railways has completed the adjustment plan and handed to the Ministry of Railways for approving. The red-line map for the adjusted proposed land cannot be offered to the Dali Municipality government and Construction Headquarters for Dali – Lijiang Railway under Kunming Railway Bureau at present time. Besides, the corresponding land requisition and demolition in this area and the organization of the land for construction in this area cannot be carried out.

Construction Headquarters for Dali – Lijiang Railway

March, 2006

10.3 Sampling of the Documents and Files Issued by Dali Municipal and Its Counties

Appendix 9:

Implementation Plan of the Resettlement and Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment)

To carry out the *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Government*, complete the resettlement and compensation for land requisition and building demolition for the construction of Dali – Lijiang Railway Construction (Dali segment) with a purpose of good resettlement and protection of the migrants' legitimate rights, and ensure a smooth development and completion of the land requisition and demolition in the key constructions, this plan is designed on the basis of Dali Municipality government's *Suggestions on Land Requisition and Demolition of Dali-Lijiang Railway(Dali Segment)* with a combination of the *Measures to Implement the Land Requisition and Demolition of Dafeng Road*.

1. The management department for land requisition and demolition: Dali Bureau for Land Resources, Dali Bureau for Construction.

2. The land requisition and demolition department: Dali Land requisition and Demolition Department of Dali – Lijiang Railway Construction Headquarters

3. The scope for land requisition and demolition and the migrants:

3.1. The scope for land requisition and demolition:

Fengyi town, Dali Economic and Development zone, Haidong town, Wase town, Shuanglang town and Shangguan town.

3.2. The migrants: the individuals and any units within the scope of demolition.

4. The standard of compensation for land requisition:

4.1. The area of land requisition

4.1.1. The units and individuals who have valid certificate for land use.

4.1.2. As to the paddy field, dry land, vegetable field, fish pond, garden plot, woodland, collective construction land and the unused land etc., it is verified according to the actual area.

4.2. The standard for compensation:

4.2.1. Carry out according to *The Compensation Standard for Land Requisition and Demolition of Dali-Lijiang Railway Construction (Dali Segment)*

4.2.2. Compensation for seedlings: ① paddy field: RMB 1000 yuan / mu; ② dry land: RMB 800 yuan / mu

5. Large scale land for temporary use

Make the compensation for every occupying season, the standards are:

5.1. Paddy field: spring and summer: RMB 800 yuan / mu, autumn and winter: RMB 600 yuan / mu

5.2. Dry land: RMB 600 yuan / mu/ year

5.3. The compensation for the demolition and removing of any land attachments, buildings and constructions should adhere to the trunk line standard.

5.4. For those parts that cannot be recovered, identify and make the once compensation (70% of the trunk line standard) when the construction is completed.

6. The compensation standard for demolition

6.1. The total floor area of building demolition:

6.1.1. Make an affirmation according to the total floor area recorded by house ownership certificate and the Dali Land for Residential Building Certificate and the actual measured area.

6.1.2. There is no compensation for those buildings, constructions and houses for temporary use which are not allowed by land planning department and construction department.

6.2. House compensation

The compensation is made by the qualified real estate appraisal agency on the basis of concerned laws and regulations and *The Compensation Standard for Land Requisition and Demolition of Dali-Lijiang Railway Construction (Dali Segment)*. The compensation is made after the on-spot exploration and appraisal of the constructions and their attachments with the demolition scope.

6.3. Other compensation:

6.3.1. The compensation for the scattered trees, fruit trees, electrical power (telecom) facilities, underground facilities, tombs and brickkilns is followed by *The Compensation Standard for Land Requisition and Demolition of Dali-Lijiang Railway Construction (Dali Segment)*.

6.3.2. Relocation fees

It is executed according to the following standards:

individual: 200 RMB / household, unit: 800 RMB / household

6.3.3. Compensation for transition period

For those who get monetary resettlement fees, the once compensation is distributed for three months, while for those who get relocation resettlement, the once compensation is distributed for ten months. The compensation standard is RMB 350 yuan / month.

7. Resettlement:

7.1. resettlement channel

7.1.1. monetary resettlement

Those houses and land which are not in accordance with the conditions for relocation resettlement should keep to the monetary resettlement.

Make the compensation to the actual measured constructions according to their grade, newness degree, area and compensation standard. The compensation for land (including the occupying area of constructions, clearing and court) is RMB 22000 yuan /mu.

7.1.2. Land resettlement to other places

7.1.2.1 Execute the land resettlement to other places for rural residents. Those who moved to other places for resettlement enjoy compensation for building (and its attachment) demolition and no longer enjoy the land compensation.

The conditions for land relocation resettlement:

① The residents for resettlement must be rural residents
② The residents must have Dali Land for Residential Building Certificate
③ If the area of land requisition is smaller than 1/3 (including 1/3) of the area recorded by Dali Land for Residential Building Certificate, then the residents only receive monetary resettlement rather than relocation resettlement.

④ If the area of land requisition is larger than 1/3 of the area recorded by Dali Land for Residential Building Certificate, then the whole land will be requisitioned. The residents will be relocated to other places of the same area of their original land with a controlling error of ± 0.01 mu. Any over or deficient area will be compensated with a standard of RMB 22000 yuan / .mu.

7.1.2.2 Dali Municipality Bureau of Land Resources is responsible for the relocation. Fengyi Town, Economic Development Zone, Haidong Town, Wase Town, Shuanglang Town and Shangguan Town are responsible for implementation.

7.1.2.3 After relocation, the relocated residents make the constructions according to the regulations.

7.2. Resettlement procedures:

7.2.1. The qualified real estate agency explores the constructions to affirm the grade, newness degree and area of the house and makes a corresponding appraisal on the basis of this implementation plan. After the appraisal, the agency is supposed to make a report and inform the relocated residents the result in a written form.

7.2.2. The demolition party should sign the agreement of demolition, compensation and resettlement with the relocated residents and make a notarization.

7.2.3. After the signing of the agreement, the relocations transfer the house to the demolitions for a unified demolition.

7.2.4. If there is any disagreement between the demolition and the relocation, the application could be made and handed to the house demolition management department for arbitrament. To encourage relocation and increase the transparency and equality of the relocation, the relocated site and sequence number (house number and land number) will be open to the whole society. The sequence for land choosing is the sequence of the agreement for demolition and relocation.

8. Awards and Punishment

8.1. Awards

For those relocated who support demolition, they will be awarded according to the following standards:

8.1.1. The award period is within the 15 days since the announcement of the demolition. RMB 100 yuan will be awarded every one day advance and the award reduces gradually.

8.1.2. For those who relocate within the award period, the units and individuals will receive once award according to the following standard:

Property right unit: RMB 1500 yuan /household

Individual: RMB 800 yuan /household

8.2. Punishment:

If any of the following acts are found, the concerned department will make punishment:

8.2.1. The demolition must strictly adhere to the concerned national laws and regulations and should not practice fraud and any self-seeking misconduct. In there is any violation, there will be administrative punishment according to the seriousness. In case of criminal offense, a criminal suit shall proceed.

8.2.2. For those who agitate the residents to repel demolition, seize public house or abuse or assault the demolition staffs and impede their practice of duties, the public security organization will give them punishment according to law. In case of criminal offense, a criminal suit shall proceed.

9. Others

9.1. After the signing of the agreement for building demolition compensation, the demolition party is responsible for the demolition of the compensated buildings and their attachments. The relocations must keep the integrity of the building and shall not remove any part. If there is any violation, there will be deduction from the compensation fees according to the appraisal.

9.1.2. For the benefit of the national key construction, any agreement that the units or individuals within the demolition scope signed with others will become invalid and shall not be restricted by the contract period.

9.1.3. For those houses which have civil liabilities or property right disputations (e.g. pawn, mortgage etc.), it is supposed to conduct the concerned house or land property right identifying procedures in concerned department within 15 days since the announcement of demolition.

9.1.4. The building demolition management department belongs to the relocations and should be arbitrated by the government of the same level. If there is any objection, it could prosecute to the people's court within 3 months since the receiving of umpirage. The demolition should give monetary compensation or provide resettlement house or transition house for the relocations on the basis of concerned regulations. The demolition process will not be stopped during the prosecution period.

9.1.5. Those who fail to relocate within the relocation period stated by arbitrament, Dali municipality government will authorize the concerned department to make a compelling demolition. The building demolition management department also has the right to make an application to the people's court for compelling demolition.

Before the compelling demolition, the demolition party should conduct any necessary procedures concerning the building demolition proceedings in the notarization organization.

10. Construction Headquarters for Dali – Lijiang Railway is responsible for this Implementation for Compensation Standard on Land Requisition and Building Demolition

Refer the details in Appendix 10: Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment).

December 22nd, 2004

Appendix 10:

Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Dali Segment)

The program for land requisition and demolition	Compensation standard
1. paddy field	RMB 20000 yuan /mu
2. dry land	RMB 10000 yuan /mu
3. vegetable field	RMB 22000 yuan /mu
4. tobacco field	RMB 19000 yuan /mu
5. pound	RMB 20000 yuan /mu
6. garden (walnut, chestnut)	RMB 20000 yuan /mu
7. woodland	
(1) pine woodland	RMB 6000 yuan /mu
(2) eucalypt woodland	RMB 4500 yuan /mu
(3) shrub	RMB 1300 yuan /mu
(4) sparse woodland	RMB 2000 yuan /mu
8. wasteland, grass land, flood land	RMB 300 yuan /mu
9. scattered trees	
(1) eucalypt, pine	
diameter of trunk(less than 5cm)	RMB 1-2 yuan /one
diameter of trunk(5-12cm)	RMB 8 yuan / one
diameter of trunk(12-20cm)	RMB 10 yuan /one
diameter of trunk(more than 20cm)	RMB 30 yuan /one
(2) fruit trees	
the young trees with no fruits	RMB 15 yuan /one on average
trees with a few fruits (less than 3 years old)	RMB 30-50 yuan /one
trees with a few fruits (more than 3 years old)	RMB 70-120 yuan /one
trees with blooming fruits	RMB 250 yuan / one
(3) walnut tree	
the young trees with no fruits	RMB 30-60 yuan /one
trees with a few fruits (less than 3 years old)	RMB 60-100 yuan /one
trees with a few fruits (more than 3 years old)	RMB 140-240 yuan /one
trees with blooming fruits	RMB 500 yuan / one
(4) bamboo	RMB 70-150 yuan /one
(5) melon	RMB 50-80 yuan /one
(6) palm tree	
young tree	RMB 10 yuan /one

diameter of trunk(less than 10cm)	RMB 20 yuan /one
diameter of trunk(more than 10cm)	RMB 30 yuan / one
diameter of trunk(more than 20cm)	RMB 50 yuan /one
(7) banan tree	
young tree	RMB 5 yuan /one
tree with no fruits	RMB 15 yuan /one
tree with a few fruits	RMB 30 yuan /one
tree with blooming fruits	RMB 80 yuan /one
10 cultivated land reclamation fees	
paddy field and vegetable field	RMB 4500 yuan /mu
dry land	RMB 3000 yuan /mu
11. ferroconcrete constructions	RMB 700 yuan / m ²
12. brick-concrete constructions	RMB 500 yuan / m ²
13.brick-timber constructions	RMB 380 yuan / m ²
14 adobe-timber constructions	RMB 350 yuan / m ²
15. adobe house	RMB 200 yuan / m ²
16. simple house	RMB 100 yuan / m ²
17. adobe wall	RMB 50 yuan / m ²
18. brick wall	RMB 160 yuan / m ²
19. stone wall	RMB 90 yuan / m ²
20. iron gate	RMB 100 yuan / m ²
21. wooden gate	RMB 90 yuan / m ²
22. concrete land (a depth of more than 100m)	RMB 40 yuan / m ²
23. earth tomb	RMB 400 yuan / one
24. brick tomb	RMB 600 yuan / one
25. stone tomb	RMB 800 yuan / one
26. electric power steel tower (more than 1 ton)	RMB 15960 yuan / one
27. high tension wire of 10 kv	RMB 25000-35000 YUAN/one/kilometer
28. low tension wire	RMB 15000 yuan /one/kilometer
29. telecom wire	RMB 15000-20000 yuan /one/kilometer
30. well and cistern	RMB 150 yuan / m ³
31. brickkiln	RMB 1500 yuan
32. limekiln	RMB 5000 yuan / 10 ton
33 high tension wire of more than 35 kv	actual measure
34. underground cable	actual measure
35. underground pipe	actual measure

Appendix 10:

The Document of Dali Municipality Government
[2005] NO.1 document

**Approval by Dali Municipality on the Application Proposed by the
Municipal Bureau of Land and Resources to Establish the Land
Requisition and Demolition Headquarters for the Construction of
Dali – Lijiang Railway (Dali Segement)**

Municipal Bureau of Land and Resources:

We have received the [2004] NO. 87 document and after the government's research, we make the following decisions:

Land Requisition and Demolition Headquarters for the Construction of Dali – Lijiang Railway (Dali Segement) is allowed to be established.

General director: Wang Guobin (deputy director general of Municipal Bureau of Land and Resources)

Deputy director: Yang Jiayu (director of Municipal Building Demolition Office)

Duan Chongzhi (deputy director of Municipal Key Project Office)

The staffs in the headquarters will be assigned from concerned department of municipal levels and town (village).



Key words: Land requisition, Demolition, Organization, Approve

Send to: Municipal Bureau of Land and Resources, Municipal Key Project Office, Municipal Committee, Municipal People's Congress, Municipal Political Consultative Conference, Municipal Committee for Discipline Inspection and Municipal Procuratorate (25 copies)

Dali Municipality Government Office

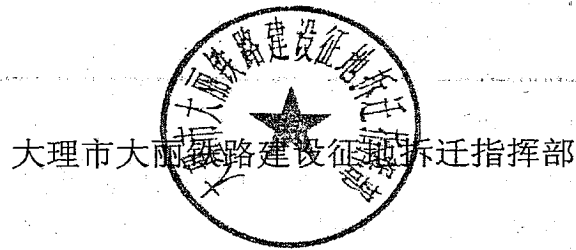
Printed and issued on Jan.7th, 2005

Letter of Staffs Transferring

Dali Municipal Bureau of Programming,

To complete the construction of Dali-Lijiang Railway Construction and make a good land requisition, building demolition and resettlement, it decides to transfer Yang Yongcai to our department according to Approval by Dali Municipality on the Application Proposed by the Municipal Bureau of Land and Resources to Establish the Land Requisition and Demolition Headquarters for the Construction of Dali – Lijiang Railway (Dali Segment). Please make a good transference and register in our department. The original unit is responsible for Yang Yongcai's salary and welfare, while our department is responsible for the checking on work attendance.

Wish a good cooperation.



Headquarters for the Construction of Dali – Lijiang Railway

January 31st 2005

Copy: Yang Yongcai

Appendix 12:

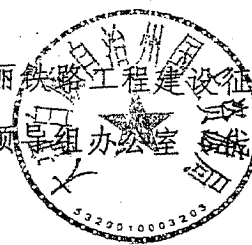
**The Document of Dali Municipality Office of Coordination of the
Land Requisition and Demolition for the Construction of
Dali—Lijiang Railway
[2005] Document NO.1**

**Notification on the Print and Distribution of Regulations on the Land
Requisition and Demolition for the Construction of Dali—Lijiang
Railway (Dail Segment) issued by the Dali Office of Coordination of
the Land Requisition and Demolition for the Construction of
Dali—Lijiang Railway (Dail Segment)**

Construction Headquarters for Dali – Lijiang Railway, Dali municipality, Eryuan Town, Heqin Office of Coordination of the Land Requisition and Demolition and the concerned construction units,

To fully implement the *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Govenement* and clarify the responsibilities so as to ensure a smooth development and completion of the land requisition and demolition for key projects, with an approval by the Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway, the *Regulations on the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Dail Segment)* is printed and issued with a purpose of full implementation.

大理州大丽铁路工程建设征地拆迁
协调领导小组办公室 (代章)



Dali Municipality Office of Coordination of the Land Requisition and Demolition for the
Construction of Dali—Lijiang Railway

January 25th, 2005

Land Requisition and Demolition for the Construction of Dali—Lijiang Railway Joint Conference System

To carry out the *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Govenement*, ([2004] Document 475 of Bureau of Railway), clarify the responsibilities and ensure a smooth development and completion of the land requisition and demolition in the key constructions, the joint conference system of land requisition and demolition for the construction of Dali—Lijiang railway (Dali Segment) is established.

1. The character of the joint conference system

Led by Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway, the joint conference carries out the spirit of *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway Issued by Ministry of the Railways and Yunnan Govenement* solves and coordinates the key and difficult issues in the land requisition and demolition so as to ensure a smooth development and completion of the land requisition and demolition.

2. The members of the joint conference

Led by Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway, the joint conference has the following members: Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway, Construction Headquarters for Dali – Lijiang Railway, the Office of Coordination of the Land Requisition and Demolition in Dali, Eryuan and Heqing and the concerned construction units. Each unit assigns one director to compose the member of the joint conference and assigns 1 to 3 liaison person who is responsible for the coordination to attend the joint conference. The joint conference has an office which is in Dali Municipal Bureau of Land and Resources.

3. The Theme of joint conference:

3.1. report and exchange views of the implementation process of the land requisition and demolition at the present phase and offer suggestions for the next phase.

3.2. coordinate the work that concerns more than one department.

3.3. discuss the important issues in the land requisition and demolition

3.4. study and implement the concerning issues assigned by the coordination office

3.5. discuss and decide other related issues

4. The principle of the joint conference

4.1. Principally speaking, the joint conference is held every 10 days (on 10th, 20th and 30th every month). Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway convenes the member units and informs them the theme of the conference. If needed, Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway could temporarily convenes the directors of the member units or the liaison person to attend the coordination conference to study and

arrange the specific work. According to the different themes, the office could either invite the main responsible person of the member units or the other related units to attend the conference.

4.2. Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway and Construction Headquarters for Dali – Lijiang Railway must attend the conference whenever the conference is held. The other member units attend the conference according to the needs. Minutes of talks of the conference should be kept.

4.3. The issues decided in the joint conference should be carried out in different departments according to their responsibilities. Dali Municipality Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway examines the implementation situation regularly and coordinates with the departments to solve various problems.

4.4. The member units should work together to support the joint conference so as to help the joint conference give a full play of its comprehensive coordination function and establish a coordinated, orderly and efficient working mechanism.

Attachment: the name list, liaison person and mobile phone number

Li Fuan general director of Dali Municipal Bureau of Land and Resources 13908728022

Lin Tao deputy director of Dali Municipal Bureau of Land and Resources
13887213966

Lv Weihong department director of Dali Municipal Bureau of Land and Resources
13187689077

Li Jizhao Dali Municipal Bureau of Land and Resources
13887216646

Yang Wei Dali Municipal Bureau of Land and Resources
13308721569

Ji Zhiqiang deputy director of Construction Headquarters for Dali – Lijiang Railway
13608723852

Hu Jialin director of demolition department of Construction Headquarters for Dali – Lijiang
Railway
13577266768

Ma Xizhang Engineer of demolition department of Construction Headquarters for Dali – Lijiang
Railway

Wang Guobin deputy director of Dali Municipal Bureau of Land and Resources
13095258887

Zhao Hongwen Dali Municipal Bureau of Land and Resources
13887255333

Zhang Yongguang Dali Municipal Bureau of Land and Resources

Zhang Xiong Director of Eryuan Bureau of Land and Resources
13908721559

Luo Chiqing Eryuan Bureau of Land and Resources

13312785738
Li Chanhuan Eryuan Bureau of Land and Resources
13987282283
Zhang Bingui director of Heqing Bureau of Land and Resources
13987219998
Tian Gangquan deputy director of Heqing Bureau of Land and Resources
13987211716
Duan Yufen deputy director of Heqing Bureau of Land and Resources
13577255776
Guan Zengwen project manager of the Tenth Engineering Group Co., Ltd of China Railway
13508821759
Cai Chunming project manager of the Twelfth Engineering Group Co., Ltd of China Railway
13508822818
Zhang Junfeng project manager of China Railway Tunnel Group Co., Ltd.
13908076851
Liu Fu general supervision engineer
13577280976
Tian Jingang general supervision engineer

Key words: Land requisition and demolition, print and issue, joint conference system, notification

Copy and report to: the members of municipal Leading Team of Coordination of the Land Requisition and Demolition

CC: the members of municipal Office of Coordination of the Land Requisition and Demolition

Office of Dali Municipal Bureau of Land and Resources
printed and issued on January 26th, 2005

Print: Luo Jianzhi

Proofread: Yang Wei

Total : 30 copies

The Document of Shangguan People's Government, Dali

[2005] NO.5 Document

Notification on the Establishment of the Headquarters of Land Requisition and Demolition for the Construction of Dali – Lijiang Railway in Shangguan Town

The village committees and various departments in town,

Dali-Lijiang Railway is one of the construction projects of nation's 10th Five-Year Plan. To strengthen the coordination of land requisition, demolition and construction of the project and support the concerned work of the project, approved by People's government, the Headquarters of Land Requisition and Demolition for the Construction of Dali – Lijiang Railway in Shangguan Town is established on the basis of [2004] NO. 76 Document. The following are the members of the headquarters:

Director: Zhang Xia (baliff of Shangguang People's Government)

Deputy director: Duan Jinliang (vice baliff of Shangguang People's Government)

Shi Junkang (director of Shangguan Land and Resources Institute)

Member: Bi Liangwen (director of town Municipality Administration Institute)

Liu Wenqiang (town Municipality Administration Institute)

Du Xiang (Shangguan Land and Resources Institute)

Du Wengen (town Municipality Administration Institute)

Chu Lihua (town Municipality Administration Institute)

Yang Quanquan (secretary of town's Armed Forces Department)

Su Zhefeng (town's forestry station)

The steering office is set in the town's Land and Resources Institute with Shi Junkang as the office director. The staffs, assigned from concerned departments, are responsible for routine works and assist the municipal headquarters to deal with land requisition, application for sanction and the coordination of demolition and construction along the railway.

Key words: Dali-Lijiang Railway, project, headquarters, notification

CC: municipal headquarters

copy and distribute to: village committees, various department of town level

Dali Municipality Office of Shangguan People's Government

Printed and issued on January 5th, 2005

(total copies: 15)

Appendix 14:

Agreement on the Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway
Dali Municipality – Haidong Town No.1 Document for Demolition

The demolition: Dali Municipality Construction Headquarters for Dali – Lijiang Railway (Party A)

The relocation: Feng Kaixing (Party B)

Dali-Lijiang Railway Construction is the key project of nation's Western Development as well as Yunnan Province's key traffic construction project. To carry out *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway* issued by Ministry of the Railways and Yunnan Government and ensure the smooth implementation and completion of the key project, Party A and Party B reach the following agreement of their own accord by adhering to laws and regulations like *Urban Building Demolition Regulations of People's Republic of China*, *Urban Building Demolition Regulations of Yunnan Province* and *Implementation Plan of the Resettlement and Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction*. Party A and Party B should follow the agreement.

1. The house belonging to Party B that Party A removes is situated in: Jiangshang Village, Xiangyang Village Committee, Haidong Town, Dali Municipality. Construction area: 288.42M²; Property Right Number: _____; land area: 0.8743 M²; Property Right Number: _____

2. With the appraisal of intermediate agency and the affirmation of Party B, Party A makes compensation to Party B on house, land and attached facilities, totals: RMB 287323.60 yuan, among them:

- 2.1. house compensation: RMB 127779.00 yuan
- 2.2. facilities compensation: RMB 131367.00 yuan
- 2.3. land compensation: RMB 27977.60 yuan
- 2.4. relocation fees: RMB 200.00 yuan
- 2.5. others: _____

After the signing of the agreement, Party A pays 50% of the demolition compensation, i.e. RMB 143661.80 yuan; When Party B transfers the land and house, Party A pays the rest 50%.

3. The transition period subsidy, demolition awards should be negotiated according to Party B's date of house transfer.

4. After the signing of the agreement, Party B should assist Party A to cancel or modify the House Property Certificate and Land Utilization Certificate.

5. Party B should deliver the would-be removed house and land to Party A before December 20th, 2005.

6. The resettlement ways of Party B: relocation resettlement, locus: _____, area: non (monetary resettlement).

7. The property of the compensated house and its attached facilities belongs to Party A. Party B

has no right to remove and should transfer to Party A for unified removal. If Party B takes the compensated house, attached facilities and flowers away without Party A's permission, Party A will deduct the corresponding fees from Party B's compensation fees.

8. The other things that Party A and Party B negotiate: _____

9. The agreement is in hexaduplicate and shall not be valid unless signified by Party A and Party B and be ratified by the notary office. The demolition management department keeps one copy, notary office keeps one copy and Party A and Party B keep two copies respectively. The copies are of the same legal binding force.

Party A (the demolition): Dali Municipality Construction Headquarters for Dali – Lijiang Railway
(seal)

Legal representative: Wang Guobin Executive: Zhao Dexiong, Li Cheng

Party B (the relocation): Feng Kaixiang (seal)

November 29th, 2005

The List Of Building Demolition and Facilities Transfer of Dali-Lijiang Railway (Jiangshang Village, Haidong Town)

No.

The legal relocation	Feng Kaixiang	Property Certificate No.	
The demolition	Dali Municipality Construction Headquarters for Dali – Lijiang Railway	Door plate No.	
The status of house and its attached facilities	complete		
Headquarters(signature)	Zhang Guobin		
Transfer Units (signature)			
The demolition units (signature)	Feng Kaixiang Li Linyan		
The delivery date	11:15 Dec. 5 th , 2005		
Remark	The relocation keeps this list and hand to Dali Municipality Construction Headquarters for Dali – Lijiang Railway when the complementary agreement is signed		

1. Party A and Party B set the house delivery date according to the article 5 of *Agreement on the Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway*, Party A offers the following compensation fees to Party B:

1.1. transition period subsidy: RMB 3500.00 yuan

1.2. pre-relocation award: RMB 1500.00 yuan

1.3. once award: RMB 800.00 yuan

total: RMB 5800.00 yuan

2. The agreement is in hexaduplicate and shall not be valid unless signified by Part A and Party B. The agreement is attached with *Agreement on the Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway*, and shares the same legal binding force.

Party A (the demolition): Dali Municipality Construction Headquarters for Dali – Lijiang Railway
(seal)

Legal representative: Wang Guobin Executive: Zhao Dexiong, Li Cheng

Party B (the relocation): Feng Kaixiang (seal)

Contact telephone number: _____

January 18th, 2006

Appendix 15:

Agreement on the Land Requisition for the Construction of Dali – Lijiang Railway by Dali Municipality

No. 86 Document for Land Requisition, 2005

Party A: Dali Municipality Bureau of Land and Resources

Party B: Kanglang Village Committee of Wase Town

Dali-Lijiang Railway Construction is the key project of nation's Western Development as well as Yunnan Province's key traffic construction project. To carry out *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway* issued by Ministry of the Railways and Yunnan Government and ensure the smooth implementation and completion of the key project, Party A and Party B reach the following agreement through negotiation by adhering to *Land Administration Law of the People's Republic of China*, *Dali Municipality Implementation Methods of Land Administration Law of the People's Republic of China* and *Implementation Plan of the Resettlement and Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction*.

1. Party A requisitions 90.068 mu of Party B's land for Dali-Lijiang railway constructions. Among them: paddy field: 85.833 mu, dry land: ____mu, woodland:

mu, fish pond: ____mu, wasteland: ____mu, garden plot: 3.51mu, collective construction land: 1.025mu, others: ____mu(.

2. Land requisition compensation fees and resettlement subsidy:

2.1. paddy field (RMB 20000 yuan /mu)

85.533 mu× RMB 20000 yuan/mu=RMB 1710660.00 yuan;

2.2. dry land(RMB 10000 yuan/mu)

____mu×RMB 10000yuan/mu= RMB ____yuan;

2.3. woodland(RMB ____yuan /mu)

____mu×RMB ____yuan/mu= RMB ____yuan;

2.4.fish pond (RMB 20000yuan/mu)

____mu×RMB 20000yuan/mu= RMB ____yuan;

2.5.wasteland(RMB 300yuan/mu)

____mu×RMB 300yuan/mu= RMB ____yuan;

2.6. garden plot(RMB 20000yuan/mu)

3.51mu×RMB 20000yuan/mu=RMB70200.00yuan;

2.7. collective construction land(RMB22000yuan/mu)

1025mu×RMB22000yuan/mu=RMB22550.00yuan;

2.8.others:

(1)

(2)

The above totals RMB 1803410.00 yuan

3. seedling compensation fees:

3.1. paddy field (RMB 1000 yuan/mu) 85.533 mu × RMB 1000 yuan/mu = RMB 85533.00 yuan

3.2. dry land (RMB 800 yuan/mu) ____mu × RMB 800 yuan /mu = RMB ____yuan

The above totals RMB 85533.00 yuan

3.1&3.2 total RMB1888943.00 yuan

The seedling on the ground should be removed by Party B within 3 days after the signing of the agreement.

4. The compensation for tombs should be made after the headquarters and Party B make verification.

5. Within 30 days after the signing of the agreement, Party A shall pay Party B the once compensation for resettlement and seedling through the town headquarters. Party B shall transfer the land to Party A.

6. The quota of changing the rural registered residence to urban registered residence is 2 persons/mu. Party A is not responsible for the resettlement of those who change the rural registered residence to urban registered residence in Party B.

7. During the process of railway construction, Party A should solve the irrigation for Party B and leave it necessary roads for production and living. Party B shall make specific requests to the headquarters according to the actual situation and the headquarters shall give solutions during the construction.

8. If Party A occupies Party B's road for construction during the construction process, Party A should repair and return the road to Party B.

The agreement is deciduplicate and shall not be valid unless signified by Part A and Party B.

Party A: Dali Municipality Bureau of Land and Resources

Legal representative: Zhao Chenping

Party B: Dali Kanglang committee of Wase town

Legal representative: Yang Guangqi

Units and staffs participating in signature:

representatives from town government: Zhao Chengzhong, Yang Wenchang, Yang Shuzhong

representatives from village committee: Dong Chaofan, Zhang Yichang

team representatives: Zhang Shipai, Zhang Zhongzheng, Zhang Qi, Zhang Renmin, Zhang Wenfeng, Yang Jiarui, Yang Lixun.

representatives from Construction Headquarters for Dali – Lijiang Railway: Zhao Jinzhou, Zhao Jiankun, Dong Shiyang, Wang Guobin, Yang Zhijun, Zhao Hongwen, Zhang Shiguang.

May 10th, 2005

Appendix 16:

Warrant to Dali Municipality on the Compensation Fees for Land Requisition and Building Demolition by Dali Government (April 22nd to December 28th, 2005)

a.

云南省财政厅
票据监管中心印

云南省行政事业单位往来款项统一收据 N° 1157101

日期 2005年4月22日 云财票印(2004)第025号

收到: 大理州国土资源局		金 额											
摘		亿	千	百	十	万	千	百	十	元	角	分	第一联存根
要	大理铁路征地拆迁补偿费												
人民币(大写) 肆拾万零玖千零玖元正													
收款单位(印章)		收款人 李和凤 经手人											

昆明云波印刷有限公司印制

b.

云南省财政厅
票据监管中心印

云南省行政事业单位往来款项统一收据 N° 1157102

日期 2005年6月24日 云财票印(2004)第025号

收到: 大理州国土资源局		金 额											
摘		亿	千	百	十	万	千	百	十	元	角	分	第一联存根
要	大理铁路征地拆迁补偿款												
人民币(大写) 陆拾万零玖千零玖元正													
收款单位(印章)		收款人 李和凤 经手人											

昆明云波印刷有限公司印制

c.

云南省行政事业单位往来款项统一收据 **Nº 1157119**

票据监管中心印

日期 2005 年 7 月 26 日 云财票印(2004)第 025 号

收到: <u>大理州国土资源局</u>		金 额										
摘 要	<u>收大理铁路征地拆迁补偿款</u>	亿	千	百	十	万	千	百	十	元	角	分
			3	0	0	0	0	0	0	0	0	0

人民币(大写) 叁拾叁万叁仟叁佰叁拾叁元叁角叁分

收款单位(印章) 大理州国土资源局 收款人 李生 经手人

昆明云波印刷有限公司印

d.

云南省行政事业单位往来款项统一收据 **Nº 1157107**

票据监管中心印

日期 2005 年 11 月 29 日 云财票印(2004)第 025 号

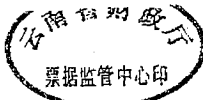
收到: <u>大理州国土资源局</u>		金 额										
摘 要	<u>收大理铁路征地拆迁补偿款</u>	亿	千	百	十	万	千	百	十	元	角	分
			3	0	0	0	0	0	0	0	0	0

人民币(大写) 叁拾叁万叁仟叁佰叁拾叁元叁角叁分

收款单位(印章) 大理州国土资源局 收款人 李生 经手人

昆明云波印刷有限公司印

e.



云南省行政事业单位往来款项统一收据 N: 1157110

日期 2005年12月13日

云财票印(2004)第025号

收到: 大理州国土资源局		金 额										
摘 要	收大理铁路征地拆迁补偿费	亿	千	百	十	万	千	百	十	元	角	分
			3	0	0	0	0	0	0	0	0	0
人民币(大写) 叁拾叁万叁仟叁佰叁拾叁元叁角叁分												
收款单位(印章)		收款人		经手人								

昆明云波印刷有限公司印制

第一联存根

f.

云南省行政事业单位往来款项统一收据 N: 1157120

日期 2005年12月28日

云财票印(2004)第025号

收到: 大理州国土资源局		金 额										
摘 要	收大理铁路征地拆迁补偿费	亿	千	百	十	万	千	百	十	元	角	分
			3	0	0	0	0	0	0	0	0	0
人民币(大写) 叁拾叁万叁仟叁佰叁拾叁元叁角叁分												
收款单位(印章)		收款人		经手人								

昆明云波印刷有限公司印制

第二联收执

Appendix 17:

Warrant to Shangguan Office of Finance on the Compensation Fees for Land Requisition and Building Demolition by Dali Government (Feburary 18th to December 2nd, 2005)

a.

云南省行政事业单位往来款项统一收据 No 6451914

2005年2月18日 云财票印(2001)第026号

收款单位(盖章): 大理国土资源局		金 额										
大丽铁路关段征地拆迁补偿费		亿	千	百	十	万	千	百	十	元	角	分
人民币(大写): 壹拾万零捌仟元整		第一联 记账凭证										
收款人: 李高燕		经手人: 初丽花										

备注: 本收据仅作为往来款项、代垫代付等项目的统一收据。

b.

云南省行政事业单位往来款项统一收据 No 6451919

云财票印(2001)第026号

收款单位(盖章): 大理国土资源局		金 额										
大丽铁路关段征地拆迁补偿费		亿	千	百	十	万	千	百	十	元	角	分
人民币(大写): 壹拾万零捌仟元整		第二联 记账凭证										
收款人: 李高燕		经手人: 初丽花										

备注: 本收据仅作为往来款项、代垫代付等项目的统一收据。

省行政廳北平陸軍部統轄 收據 N° 1140

8 年 4 月 8 日

三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

1958年8月6日

大理市大理铁路建设征土地拆迁指挥部

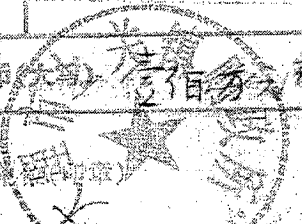
金 額

大丽铁路火車路正线征地款	亿	千	百	十	万	千	百	十	元	角	分
						1	0	0	0	0	0

人民币(大写) 壹佰零元整

收款人 李高燕

经手人 杨汉



大理市大理铁路建设征土地拆迁指挥部

d.

行政事业单位往来款项统一收据							N: 1140404	
收款人名称 大丽路正线维修队							付款人名称 大丽路正线维修队	
日期 2004年10月15日							云财票印(2004)第025号	
金额 人民币壹仟元整							大写 壹仟元整	
亿 千 百 十 万 千 百 十 元 角 分							分	
¥ 1 0 0 0 . 0 0								
收款人开户行盖章							付款人开户行盖章	
收款人姓名 李高燕							经手人 衣翔	
收款单位印章							收款日期 2004年10月15日	

第三联 记账凭证

省行政事業單位往來款項統一收據 NO. 1140408

5年4月28日

云财票印(2004)第 025 号

金 額		大 册 铁 路 建 设 征 地 补 偿 指 挥 部									
分	角	元	十	百	千	万	十	百	千	亿	大 册 铁 路 火 车 路 正 线 征 地 款
0	0	0	0	0	0	0	0	0	0	0	人 民 币 (大 写) 壹 佰 伍 拾 万 元 整
收 款 人 李 高 燕 经 手 人 李 翔											

f.

行政事业单位往来款项统一收据 N2 6451934

5月10日

云财票印(2001)第 026 号

中国土资源局		金 額										
大西铁路工关段征地、拆 迁拨款经费		亿	千	百	十	万	千	百	十	元	角	分
人民币(大写) 壹佰万元整		¥1000000.00										
收款单位(印章):		收款人: 李高燕 经手人: 杜文庚 汇入美信国社										

注:本收据仅作为往来款项、代垫代付等项目的统一收据。 账号: 0008911750015012

g.

云南省行政事业单位往来款项统一收据 NO 6451946

2005年7月5日 云财票印(2001)第026号

摘要 大理市国土资源局 拨来上关镇大理铁路征地拆迁补偿费	金 额 亿 千 百 十 万 千 百 十 元 角 分 1 0 0 0 0 0 0 0 0 0
人民币(大写)	壹佰万元整
收款单位(盖章)	收款人: 李高燕 经手人: 毕亮文 开户行: 上关信用社

备注: 本收据仅作为往来款项、代垫代付等项目的统一收据。 附: 0008911 2500 15012

h.

云南省行政事业单位往来款项统一收据 NO 1140616

2005年10月5日 云财票印(2004)第026号

摘要 大理市大理铁路建设征地拆迁补偿费 大理铁路征地拆迁补偿费	金 额 亿 千 百 十 万 千 百 十 元 角 分 1 0 0 0 0 0 0 0 0 0
人民币(大写)	壹佰万元整
收款单位(盖章)	收款人: 李高燕 经手人: 赵仕华

10.4 Sampling of the Documents and Files Issued by Heqing Country and Its Villages and Towns

Appendix 18:

The Implementation Plan of the Compensation for Land Requisition and Building Demolition for the Construction of Heqing Segment of Dali – Lijiang Railway

Dali – Lijiang Railway is one of the key construction projects in the development of Western Regions of China. Based on *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway* issued by Ministry of the Railways and Yunnan Government ([2004] No.475 Document issued by the Railway Construction Department) and *Notification on the Print and Distribution of Regulations on the Land Requisition and Demolition for the Construction of Dali – Lijiang Railway (Dail Segment)* issued by the Dali Municipality, this Implementation Plan is constituted concerning the reality of our county by following *Land Administration Law of the People's Republic of China*, *Regulations on Land Administration Law of Yun Nan Province* with a purpose of completing the Land Requisition and Building Demolition for the Construction of Heqing Segment of Dali – Lijiang Railway on schedule, settling properly the allocation and ensuring the smooth advancing of this key construction project.

1. The scope for land requisition and the compensation standard

1.1 The scope for land requisition: the total area controlled by the red line of Dali-Lijiang Railway Construction (Heqing Segment), mainly Xindun, Caohai, Jindun, Songgui, Xiyi and Huangpin

1.2 Compensation standard: refer to *Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Heqing Segment)*

1.3 The procedures of land requisition

1.3.1. The People's government of town makes an announcement of the compensation standard on scope, property right, class, area, buildings (constructions) and the attachment of the planned land.

1.3.2. The People's Government of various towns involved in land requisition and demolition should organize the concerned village committee and village group to hold the rally in order to organize and implement the work of land requisition and demolition. The concerned units of town level should cooperate with the government actively.

1.3.3. The people's government of concerned town should study and make a registration of the property right and class of the land within the scope of requisition. The land property right and class should be identified according to its present status. The land is classified and registered into paddy field, dry land, vegetable field, garden plot (mulberry garden and fruit tree garden).

woodland (afforested land, scattered woodland, shrub land, economic forest), water area, collective construction land (land for residential building) and unutilized land.

1.3.4. The Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) entrusts the concerned people's government in town to sign the agreement with the towns or groups whose land has been requisitioned.

1.3.5. The People's Government of concerned towns pays for the compensation fee for land requisition

1.4 For those land that have disputes on its property right, Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) calls the two party for negotiation and signs the land requisition agreement with those two parties. The compensation for land requisition is saved in the bank by the office of land requisition and demolition and will be returned to the owner of the land after the dispute is settled.

2. land for temporary use

2.1 Make the compensation for every occupying season, the standards are:

2.1.1. Paddy field: spring and summer: RMB 800 yuan/ mu, autumn and winter: RMB 600 yuan/ mu.

2.1.2. Dry land: spring and summer: RMB 600 yuan/ mu, autumn and winter RMB 400 yuan/ mu.

2.2 When plowland is occupied temporarily, the construction units should make an application for the temporary use of the plowland, sign the recultivation agreement with Office of Land requisition and Demolition of town and pay the recultivation deposit (RMB 3000 yuan/mu). The recultivation deposit is kept by the town's coordination Leading Team of Land Requisition and Demolition. After the completion of the project, the construction units should recultivate the land on time. The recultivation deposit will be returned if the recultivation is qualified, if it is not qualified, then the deposit will be used in recultivation.

2.3 The compensation for the demolition and cutting of any land attachments, buildings and constructions should adhere to the trunk line standard.

2.4 To those parts that cannot be recovered, identify and make the once compensation (70% of the trunk line standard) when the construction is completed.

3. The demolition regulation of buildings (constructions) and attachments within the scope of land requisition

3.1 the demolition: Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) authorized by People's government of the county.

3.2 the relocation: any units or individuals within the scope of the requisition land

3.3 The regulations for the management of land requisition and demolition:

3.3.1. Dec 31st, 2004 is the closing day for the registration for those within the scope of land requisition and demolition and all the registration is set by the household registration of public security organization's ratification. Any house selling, bestowal, rental or mortgage, etc. within the

scope should be prevented.

3.3.2. The original house rental relationship within the requisition and demolition area should be coordinated and solved by lessor and lessee. The original house mortgage relationship within the requisition and demolition area should be coordinated and solved by mortgagor and mortgagee.

3.3.3. Within the demolition period announced by the demolition organization, the demolition entrusts People's government of concerned county to sign the agreement with the relocation on the issue of compensation, resettlement, etc. The agreement of compensation and resettlement should contain the following content: the structure and area of the removed buildings, ways of compensation and resettlement, compensation quantity, demolition time limit, the responsibilities in the case of agreement violation and any other articles that the party consider necessary, etc.

3.3.4. After the signing, the agreement should be sent to the supervising organization of demolition and be recognized by the notary office. Only after these procedures is the agreement valid.

3.3.5. For those houses that have property disputes or unclear property rights, the office of land requisition and demolition shall make a compensation plan and send it to the supervising organization of demolition. With the sanction of the supervising organization, the compensation fee should be handed to the supervising organization of demolition and be saved into bank in a special account for future use. Before demolition, the town or village government should organize the town or group to make an exploration record and photo record of the house and transact the proof saving procedures in notary office.

3.3.6. Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) has the right to make examination of the building demolition. The examined one must provide real information and related data, and the examiner must keep the technique and operation secret for the examinee.

3.3.7. If any relics, embedding articles with no owner and other prohibited articles are found, the relocations and the construction units should protect the locale and immediately report to the supervising organization of demolition.

3.3.8. If the relocation refuses to be relocated and has no rational reasons when the deadline comes, the supervising organization has the right to make a decision to require them to be relocated. For those who are not relocated before deadline, the supervising organization of demolition will either enforce the demolition or apply to the People's court for enforced execution.

3.4. The compensation standard for demolition

3.4.1. The area of the buildings (constructions) within the scope of demolition should be set according to the actual measured area.

3.4.2. The land for residential building should be identified with the relocation's legitimate and available area.

3.4.3. By adhering to the compensation standard, Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) should

make a calculation of the compensation fee and make the corresponding compensation to the relocation.

3.4.4. Relocation fee: Farmer RMB 200 yuan/household, Units: RMB 800 yuan/household

3.4.5. Compensation for transition period: For those who get monetary resettlement fee, the once compensation is distributed for three months, while for those who get relocation resettlement, the once compensation is distributed for ten months. The compensation standard is RMB 350 yuan / month/ household.

3.4.6. Other compensation: referring to Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Heqing Segment).

3.5 Resettlement ways: monetary resettlement and relocation resettlement

3.5.1. Monetary resettlement:

3.5.1.1 If the requisitioned area of land for residential building is less than 1/3 of the total area of land for residential building (including 1/3), and the land requisition doesn't influence the relocation's life, then principally speaking, the relocation receive the monetary resettlement.

3.5.1.2 Those who wish to choose monetary resettlement when the whole area for residential building is requisitioned.

3.5.2. Relocation resettlement:

3.5.2.1 Executing the relocation resettlement for residents in the scope of demolition. Those who moved to other places for resettlement enjoy compensation for building (and its attachment) demolition and no longer enjoy the land compensation.

3.5.2.2 The conditions for relocation resettlement:

3.5.2.2.1 The relocation must be those on the roll.

3.5.2.2.2 The land for residential building must be legitimate and valid.

3.5.2.2.3 If the requisitioned area of land for residential building is less than 1/3 of the total area of land for residential building (including 1/3), and the land requisition doesn't influence the relocation's life, however if there is any particular case, the relocation could make application. After the sanction of the higher level, the relocation could make relocation resettlement.

3.5.2.2.4 If the requisitioned area of land for residential building is more than 1/3 of the total area of land for residential building, then the total land will be requisitioned, and the relocation will receive relocation resettlement according to the legitimate and valid area. Any exceeding or deficient area of the legitimate and valid area will be compensated with a standard of RMB 22000yuan/mu.

3.5.2.3. After the relocation resettlement, the relocation make the constructions of their own according to programming.

3.5.2.4. People's government of concerned village and town is responsible for the relocation resettlement. The county's Bureau of Land and Resources examines and approves the procedures for land utilization according to the regulations

3.5.2.5. Resettlement procedures :

3.5.2.5.1 The relocation should make application of relocation resettlement to their collectivity

(village group)

3.5.2.5.2 The village group studies out a relocation resettlement planning on the basis of the actual situation of the relocation and report it to village committee. When the report is ratified, the people's government of the concerned village or town shall sign the resettlement agreement with the relocation.

3.5.2.5.3 After the relocation resettlement, the relocation shall make the constructions of their own according to programming.

3.5.2.6. Those relocations' buildings and land for residential buildings which are not satisfied with the relocation resettlement conditions should adhere to monetary resettlement. The compensation standard shall be in accordance with the demolition compensation standard.

3.5.2.7. For those who are satisfied with the relocation resettlement conditions, if they wish to receive monetary resettlement instead of relocation resettlement, then they could write a guarantee to get the monetary resettlement.

4. Awards and Punishment

4.1 Awards

For those relocated who support demolition, they will be awarded according to the following standards:

4.1.1. The award period is within the 15 days since the announcement of the demolition. RMB 100 yuan will be awarded every one day advance.

4.1.2. For those who relocate within the award period, the units and farmers will receive once award according to the following standard:

Property right unit: RMB 1500 yuan/household

Farmer: RMB 800 yuan /household

4.2 Punishment:

If any of the following acts are found, the concerned department will make punishment:

4.2.1. The demolition must strictly adhere to the relative national laws and regulations and should not practice fraud and any self-seeking misconduct. In there is any violation, there will be administrative punishment according to the seriousness. In case of criminal offense, a criminal suit shall proceed.

4.2.2. For those who agitate the residents to repel demolition, seize public house or abuse or assault the demolition staffs and impede their practice of duties, the public security organization will give them punishment according to law. In case of criminal offense, a criminal suit shall proceed.

5. Concerned requirements:

5.1 The People's government of various villages and concerned departments should realize the significance of Dali-Lijiang Railway Construction and cooperate with the construction units to complete land requisition and demolition in time. In the course of compensation for land requisition and resettlement, they are required to complete every chain of work in the spirit of seeking truth and be pragmatic.

5.2 To protect the relocated residents' legitimate rights, it is required to do the work in an open, equal and just manner by strictly adhering to the concerned laws and regulations. Any topic of general interest and key issues caused by simple and rude working manners should be prohibited. In the case of any problems, the concerned responsible shall be subject to his responsibilities.

5.3 Strictly manage and use the fund; practice a way of employing the special fund for special use from special account; receive the supervision and inspection of the financing, audit, supervising department and the management department of higher level.

6. Forestry Administration of Heqing Town is responsible for the woodland requisition by adhering to regulations.

7. Any issues that are not included in this implementation plan should be coordinated and solved by Coordination Leading Team of the Land Requisition and Demolition of Dali-Lijiang Railway Construction (Heqing Segment)

8. Heqing Bureau of Land and Resources is the supervising organization of the land requisition and demolition and provides guidance for the land requisition and demolition. Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Heqing Segment) is responsible for the explanation of this implementation plan.

Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Heqing Segment)

The program for land requisition and demolition	Compensation standard
1. paddy field	RMB20000 yuan/mu
2. dry land	
(1)tax-calculating dry land	RMB10000 yuan/mu
(2)tax-noncalculating dry land	RMB3000 yuan/mu
3. vegetable field(self-support vegetable field, including the attachment)	
	RMB22000yuan/mu
4. pond	RMB20000yuan/mu
5. woodland	
(1)afforested land(including forest)	RMB4000yuan/mu
(2)scattered woodland(including forest)	RMB2000yuan/mu
(3)shrub land(including forest)	RMB1300yuan/mu
(4)economic forest(not including trees)	compensation according to the present status
6. the unused land such as wasteland, grass land, flood land and water area, etc.	RMB 300yuan/mu
7. garden plot	
(1)mulberry garden plot	
①paddy field mulberry garden plot(not including mulberry)	
	RMB 20000yuan/mu.
②dry land mulberry garden plot(not including mulberry)	RMB 10000 yuan/mu
(2)garden plot (not including fruit trees)	compensation according to the present status
8. collective construction land(including land for residential building)	RMB22000yuan/mu
9. land for traffic use, land for farmland and irrigation	RMB 3000yuan/mu
10. trees	
(1)eucalypt	
diameter of trunk (less than 6cm)	RMB 2 yuan/one
diameter of trunk6--12cm	RMB8 yuan/one
diameter of trunk12--20cm	RMB10 yuan/one-
diameter of trunk20cm 以上	RMB20 yuan/one
(2)fruit trees (including nut. fruit, but not including walnut tree)	
the young trees with no fruits	RMB5 yuan/one
diameter of trunk1 (less than 10cm)	RMB30 yuan/one

diameter of trunk (10cm—20cm)	RMB 70yuan/one
diameter of trunk (more than 20cm)	RMB 100yuan/one
(3)walnut tree	
the young trees with no fruits	RMB 10yuan/one
diameter of trunk (less than 10cm)	RMB 60yuan/one
diameter of trunk (10cm—20cm)	RMB 100yuan/one
diameter of trunk (more than 20cm)	RMB 150 yuan/one
(4)bamboo	
Chi bamboo	RMB 1.4 yuan/one
Jin bamboo	RMB 0.2 yuan/one
(5)palm tree	
diameter of trunk (less than 8cm)	RMB 10 yuan/one
diameter of trunk (8cm—18cm)	RMB 30 yuan/one
diameter of trunk (more than 18cm)	RMB 50 yuan/one
(6)Ducloux Catalpa. chinese cedar	
diameter of trunk (less than 10cm)	RMB 20 yuan/one
diameter of trunk (10cm—18cm)	RMB 70 yuan/one
diameter of trunk (more than 18cm)	RMB 200 yuan/one
(7)mulberry	

①A Class mulberry garden (the growth period is more than 4 years, the efficient branch in the first half of the year is more than 9000 and the mulberry per mu can feed more than 2.5 pieces annually) the compensation is RMB 3.5 yuan every tree.

②B Class mulberry garden (the growth period is more than 4 years, the efficient branch in the first half of the year is more than 7000, the number of mulberry per mu is between 1000 and 1200 and the mulberry per mu can feed more than 2 pieces annually) the compensation is RMB 2.8 yuan every tree.

③C Class mulberry garden (the growth period is about 3 years, the low trunk tree and the mulberry per mu can feed more than 2 pieces annually). the compensation is RMB 2.5 yuan every tree.

④D Class mulberry garden (the growth period is less than 1 year or more than 20 years, the efficient branch in the first half of the year is less than 5000 and the mulberry per mu can feed 1 piece annually) the compensation is RMB 2 yuan every tree.

(8) The compensation of the other trees refers to that of the eucalypt

11. The compensation of the seedlings (autumn and winter)

(1)paddy field	RMB 600 yuan/mu
(2)dry land	RMB 400 yuan/mu

12. tomb

(1)earth tomb (double tombs RMB 600 yuan/one)	RMB 400 yuan /one
(2)brick tomb (double tombs RMB 900 yuan/one)	RMB 600 yuan/one

- (3)stone tomb (stone arch tomb) (double tombs RMB1500 yuan /one) RMB1000
yuan/one
13. electric power facilities
- (1)electric power steel tower (more than 1 ton) RMB 15960 yuan/one
- (2)high tension wire of more than 35 kv actual measure
- (3)high tension wire of 10 kv 25000--35000YUAN/one/kilometer
- (4)low tension wire RMB 15000 yuan/one/kilometer
- (5)underground cable actual measure
14. telecom wire RMB 15000—20000 yuan/one/kilometer
15. underground pipe actual measure
16. The compensation for telephone line and TV cable shift follows the charging standard
17. vault RMB 100 yuan/m³
18. tobacco baking house
- (1)standard tobacco baking house RMB2500 yuan/one
- (2)normal tobacco baking house RMB1800 yuan/one
18. tobacco house
- standard tobacco baking house RMB2500 yuan /one
- common tobacco baking house RMB1800 yuan/one
19. methane pond
- (1)aquarium RMB1000 yuan/one
- (2)6m³ concrete RMB2000 yuan/one
- (3)8m³ concrete RMB2200 yuan/one
20. constructions
- (1)framework constructions RMB 700 yuan/m²
- (2)brick-concrete constructions
- ①A Class(the outside wall is constructed with bricks and plastered with cement or face tile. The inside wall is painted with paint, coating or wall brick. The ground is terrazzo floors, floor tile or stone material. Alloy or steel window and door. With balcony and complete water, electricity and sanitation facilities), RMB 520 yuan/m².
- ②B Class(the outside wall is the dry wall while the inside one is the common cement coated wall. The floor is the common cement terrazzo floor. No balcony. Complete electricity and water facilities. No sanitation equipment), RMB 480 yuan/m².
- (3)brick-timber constructions
- ①A Class(standard structure, good material, good wooden, cement or tile terrace, concrete base, common wooden or sand-lime flat roof, common plastered. part tile, formal and painted window and door), RMB400 yuan/m².
- ②B Class(standard structure, common material, blue tile roof, wooden or cement terrace, stone base, fiberboard flat floor, the wall is plastered, common window and door), RMB 370 yuan/m².

③C Class(common structure, common material, wooden frame house, rough construction, no floor, the window and door is not complete, temporary lightening), RMB 340 yuan/m².

(4)adobe-timber constructions

①A Class(standard structure, good material, wooden floor, part of the wall is brick or clay, concrete base, parquet floor, fiberboard flat floor, cement terrace, common lightening equipment, tube and flat tiles roof, formal and complete window and door), RMB 360 yuan/m².

②B Class(wooden beam. clay wall. stone parquet floor, cinder or clement terrace, complete window and door, common lightening equipment, tube and flat tiles roof), RMB 340 yuan/m².

③C Class(wooden frame house. clay wall. common floor, non-standard wooden gate and window, temporary lightening equipment, tube and flat tiles roof, simple material, rough construction), RMB 310 yuan/m².

(5)brick-timber constructions bungalow

①A Class(brick-timber constructions bungalow. concrete base, formal and standard structure, the outside wall is dry wall, plastered or tile coated, the inside wall is plastered, window and door is standard and printed, common lightening, cement terrazzo terrace or tile floor, fiberboard flat floor), RMB 250 yuan/m².

②B Class(wooden frame house, non-standard wooden gate and window, temporary lightening equipment, tube and flat tiles roof, simple material, rough construction), RMB 230 yuan/m².

(6)adobe-timber bungalow

①A Class(concrete base, formal and standard structure, the outside wall is plastered or tile coated, while the inside wall is plastered, window and door is standard and printed, common lightening, cement terrazzo terrace or tile floor, fiberboard flat floor), RMB 200 yuan/m².

②B Class(wooden frame house. clay wall, non-standard wooden gate and window, temporary lightening equipment, tube and flat tiles roof, simple material, rough construction), RMB 170 yuan/m².

(7)simple house

RMB30—100 yuan/m²

21. wall

(1)brick wall

RMB 200yuan/m³

(2)stone wall

RMB80—150 yuan/m³

(3)adobe wall

RMB100 yuan/m³

22. gate

(1)iron gate(brick-concrete constructions)

RMB100 yuan/m²

(2)wooden gate(brick-timber constructions or adobe-timber constructions)

RMB

90 yuan/m²

23. screen wall

RMB 230yuan/m³

24. terrace

(1)stone terrace

RMB40—60yuan/m²

(2)concrete land(a depth of more than 10cm)

RMB 30 yuan/m²

(3)brick terrace

RMB15—20 yuan/m²

25. parterre

(1)brick parterre(face tile, more than 40cm high)

RMB 25yuan/m

(2)common parterre

RMB 15yuan/m

26. well and cistern

RMB 150yuan/m³

27. Except the above programs, any programs without clear explanations should be solved through the coordination between the demolition party and the relocation party.

Key words: the construction of urban and rural area, land requisition, demolition, Dali-Lijiang railway, notification

CC : Municipal government. Municipal Bureau of Land and Resources, county committee. Municipal People's Congress. Municipal Political Consultative Committee. Municipal Committee for Discipline Inspection, municipal law court. Municipal Procuratorate. Municipal People's Armed Forces Department.

(total copies: 40)

Office of Heqing People's Government

Printed and Issued on Mar 17th 2005

Typewriter: Wang Zhengdong

Proofread: Zhang Baojun

Regulations on the Creation of a Clean and Honest Environment for the Construction of Dali – Lijiang Railway (Heqing Segment)

In order to promote the set-up of a clean and honest environment for the construction of Dali–Lijiang Railway (Dali railway for short) (Heqing Segment), further promote the probity of leaders of all levels, establish a clean and honest, diligent, pragmatical and efficient working institution, strengthen the construction of the key traffic infrastructure projects, ensure the safe and effective use of the capital for the Land Requisition and Building Demolition for the Construction of Heqing Segment of Dali – Lijiang Railway, make efforts to realize the objective of working hard for the people and be honest and self-disciplined, this regulation is designed based on the specific working realities:

1. The leading cadres of land requisition and building demolition institutions should earnestly learn Deng Xiaoping Theory and the important thought of the “Three Represents” and a series regulations of improving the Party's work style and building clean government and the fight against corruption; Enhancing all working staffs' awareness of being clean, honest and self-disciplined and implementing the practice of the main leaders holding the general responsibility of building a clean government.
2. The leading cadres of land requisition and building demolition institutions and all working staffs should fully implement the *Guidelines for Public Integrity*, strictly carry out the *Five Forbiddances*, *Several regulations on being clean, honest and self-disciplined for leading cadres of Yunnan Province*, *The Eight Forbiddances for Civil Servants of Yunnan Province* issued by the Provincial Committee and concerned regulations issued by Municipality Committee, Municipality Government, County Committee and County Government, and raise the Party's capacity to resist corruption ideologically and carry out the political works practically.
3. The leading cadres of land requisition and building demolition institutions should comply with and enforce the principles of the *Democratic Centralism*, manage in a democratic, procedural, systematic and scientific way, avoid serious economic loss or serious aftermath to the country because of the wrong decision. Big events and important issues should be discussed and studied collectively according to the procedures and then report to the Coordination Leading Team of Land Requisition and Building Demolition.
4. Strictly implement the disciplines of financial affairs, do not use capitals that fall short of the regulations of financial affairs. Compensation fees for peasants whose land was requisitioned should be paid first and should never be defaulted, and ensure the safety and effective use of the funds for land requisition and building demolition for railway construction.
5. Carry out the three publicities of compensation standard for land requisition and building demolition, the acreage of the requisitioned land per household and total compensation fees

calculated lawfully for unit whose land was requisitioned, accept the general surveillance of all circles self-consciously and let the general public know the cleanness of cadres of all levels and the working staffs.

6. Fully accept the inspection and supervision of all special departments, invite initiatively the working staffs of Discipline Inspection Department, Supervising Department and Auditing Department to supervise the whole process of land requisition and building demolition of all levels, and intensify the supervision before, during and after the land requisition and building demolition, correct and punish behaviors that break the disciplines and laws in time.
7. Firmly oppose the bad tendency of squandering of public funds, parading wealth and stressing on putting up extravagant appearances, earnestly implement the standards for operation serving and regulations on being thrifty and opposing extravagance.
8. No one is allowed to take the advantage of his authority and job to impropriate the public funds and materials. Things of the general public that are in accordance with the regulations should be done immediately, and no one should take advantage of his power for personal interests, and shouldn't do wrong to serve his friends and relatives.
9. Cooperate positively with the Discipline Inspection Department, Supervising Department and Auditing Department to establish a periodic or aperiodic contacting system, intensify communication and coordination and accept surveillance initiatively, annihilate behaviors that break regulations and laws in their budding state.
10. Bring into full play the supervision function of the county's Discipline Inspection Department, Supervising Department and Auditing Department. *Regulations on the Creation of a Clean and Honest Environment for the Construction of Dali – Lijiang Railway (Heqing Segment)* should be seriously carried out by the crew of the office of land requisition and building demolition of Dali – Lijiang Railway (Heqing Segment), setting up under the county's Bureau of Land and Resources.
11. The leading cadres of land requisition and building demolition institutions and all working staffs should obey this regulation strictly and set a good example with their own conducts, they should introspect and discipline themselves all the time and accept supervision self-consciously, they should bear in mind the tenet of Serving the People wholeheartedly and should be honest and clean while conducting their official duties. People who break these regulations will be seriously punished according to disciplines concerned, people who seriously violate the laws will be hand over to judicial organs and will be seriously punished according to the law.

December 27th, 2004

**Notification (No. 89 Document) on the Leadership Restructuring of
the Office of Coordination of Dali – Lijiang Railway Construction of
Songgui Town issued by Songgui People's Government, Heqing
County (July 30th, 2004)**

Village Committees, concerned Units of Town Level:

Dali – Lijiang railway will be under construction within this year, this is a big leap in the history of Songgui Town's transportation, and it is of great significance to the improvement of the conditions of infrastructures, the exertion of location advantage and the promotion of economic development and social progress. In order to strengthen coordination and cooperation and ensure the smooth construction of Dali – Lijiang railway Songgui segment, the town's Party Committee and Government decide to make the following reconstruction to the leadership of the Office of Coordination of Dali – Lijiang Railway Construction:

Group Leader: Zhao Zongfu	town chief of Songgui People's Government
Vice Group Leader: Xie Wenbo	vice-town chief of Songgui People's Government
Group Members: Zhao Shubing	secretary in charge of science and technology
Wang Hongbing	stationmaster of the comprehensive service centre
Zhang Jinqing	CPC Committee Office & President's Office
Zhou Jinqiong	head of Songgui Land and Resources Institute
Yang Quanrong	stationmaster of water resources administration
Yang Jidong	stationmaster of forest station
Li Lizhao	assistant of civil administration
Shi Lei	police inspector
Zhang Weixing	stationmaster of public finance of Songgui town
Wang Jincan	stationmaster of radio station

Village committees' directors of Xingwo, Baowo, Boluo, Sanzhuang and Changtuo village.

Office is set up in Land and Resources Institute under the leading team, Zhou Jinqiong holds a concurrent post as the office director and Zhang Jinqing the deputy director. The members of the office are transferred from the members of the leading team and they will in charge of the daily affairs.



Key Words: Civil Service Railway Construction Institution Notification

CC: Office of the County Committee, Office of the County Government, the County's Development Planning Bureau

Print and distribute by CPC Songgui Town Committee Office & President's Office,

July 30th, 2004

10.5 Sampling of the Documents and Files Issued by Lijiang Gucheng District and Its Villages and Towns

Appendix 22:

Approval on the Implementation and Standard of the Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway issued by Lijiang People's Government (No. 16 Document issued in 2005) (May 26th, 2005)

Gucheng District People's Government:

Your *Request on the Implementation and Standard of the Compensation for Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway* (No. 49 Document issued by Guzhen Newspaper in 2005) has been studied by the City Government, the following approvals have been made:

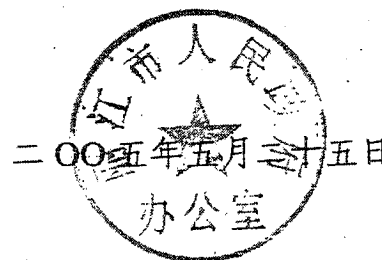
1. Fundamentally approve your standard of the compensation for land requisition and building demolition for the construction of Dali – Lijiang railway, please implement it seriously.
2. To implement laws concerned to land administration strictly and protect the lawful rights and interests of the peasants practically in the process of land requisition and building demolition; To carry out ideological work of the mass seriously, ensure social stability and the smooth starting and construction of Dali – Lijiang railway (Lijiang segment).

Key Words: Transportation Railway Demolition Compensation Approval

Print and distribute by Office of Lijiang People's Government, May 26th, 2005 (15 copies)

Typist: Zhang Xinfeng

Proofreader: Zhou Jingxiang



Measures to Implement Land Requisition and Building Demolition for the Construction of Lijiang Segment of Dali – Lijiang Railway

Dali – Lijiang Railway is one of the key construction projects in the Development of the West Regions of China. The implementing measures are set up according to the regulations of *Land Administration Law of the People's Republic of China* and *Land Administration Ordinance of Runnan Province* and the *Minutes of Talks on the Issues Concerning the Construction of Dali – Lijiang Railway* Issued by Ministry of the Railways and Yunnan Government. In order to finish the task of land requisition and building demolition for the construction of Lijiang Segment of Dali – Lijiang Railway and to arrange the relocation appropriately and to insure the progress of the key construction projects, the measures are set up taking the facts of our district into consideration.

1. The scope for land requisition and the compensation standard

1.1 The scope for land requisition: the total area controlled by the red line of Dali-Lijiang Railway Construction (Lijiang Segment), mainly Qihe and Jinshan.

1.1.2 the compensation standard: referring to Compensation Standard on Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway Construction (Lijiang Segment)

1.1.3 The procedures of land requisition

1.1.3.1. The People's government of town makes an announcement of the compensation standard on scope, property right, class, area, buildings (constructions) and the attachment of the planned land.

1.1.3.2. The People's Government of various towns involved in land requisition and demolition should organize the concerned village committee and village group to hold the rally in order to organize and implement the work of land requisition and demolition. The concerned units of district level should cooperate with the government actively.

1.1.3.3. The people's government of concerned town should study and make a registration of the property right and class of the land within the scope of requisition. The land property right and class should be identified according to its present status. The land is classified and registered into paddy field, dry land, vegetable field, garden land, woodland (afforested land, scattered woodland, shrub land, economic forest), water area, collective construction land(land for residential building), unutilized land.

1.1.3.4. The Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) entrusts the concerned people's government in town to sign the agreement with the towns or groups whose land has been requisitioned.

1.1.3.5. The People's Government of concerned towns pays for the compensation fee for land

requisition

1.4 For those land that have disputes on its property right, Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) calls the two party for negotiation and signs the land requisition agreement with those two parties. The compensation for land requisition is saved in the bank by the office of land requisition and demolition and will be returned to the owner of the land after the dispute is settled.

2. Land for temporary use

2.1. Make the compensation for every occupying season, the standards are:

2.2.. plowland: spring and summer RMB 600 yuan/mu, autumn and winter 400YUAN/mu.

2.1.1. dry land: spring and summer RMB 400 yuan/mu, autumn and winter 300YUAN/mu.

2.1.2 When plowland is occupied temporarily, the construction units should make an application for the temporary use of the plowland, sign the recultivation agreement with Office of Land requisition and Demolition of town and pay the recultivation deposit (RMB 3000 yuan/mu). The recultivation deposit is kept by the town's coordination Leading Team of land requisition and demolition. After the completion of the project, the construction units should recultivate the land on time. The recultivation deposit will be returned if the recultivation is qualified, if it is not qualified, then the deposit will be used in recultivation.

2.1.3 The compensation for the demolition and cutting of any land attachments, buildings and constructions should adhere to the trunk line standard.

2.1.4 To those parts that cannot be recovered, identify and make the once compensation (70% of the trunk line standard) when the construction is completed.

3. The demolition regulation of buildings (constructions) and attachments within the scope of land requisition

3.1 the demolition: Gucheng District Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) authorized by People's government of the district

3.2 the relocation: any units or individuals within the scope of the requisition land

3.3 The regulations for management of land requisition and demolition:

3.3.1. May 30th, 2005 is the closing day for the registration for those within the scope of land requisition and demolition and all the registration is set by the household registration of public security organization's ratification. Any house selling, bestowal, rental or mortgage, etc. within the scope should be prevented.

3.3.2. The original house rental relationship within the requisition and demolition area should be coordinated and solved by lessor and lessee. The original house mortgage relationship within the requisition and demolition area should be coordinated and solved by mortgagor and mortgagee.

3.3.3. Within the demolition period announced by the demolition organization, the demolition entrusts People's government of concerned county to sign the agreement with the relocation on the issue of compensation, resettlement, etc. The agreement of compensation and resettlement

should contain the following content: the structure and area of the removed buildings, ways of compensation and resettlement, compensation quantity, demolition time limit, the responsibilities in the case of agreement violation and any other articles that the party consider necessary, etc.

3.3.4. After the signing, the agreement should be sent to the supervising organization of demolition and be recognized by the notary office. Only after these procedures is the agreement valid.

3.3.5. For those houses that have property disputations or unclear property rights, the office of land requisition and demolition makes a compensation plan and send it to the supervising organization of demolition. With the sanction of the supervising organization, the compensation fee should be handed to the supervising organization of demolition and be saved into bank in a special account for future use. Before demolition, the town or village government should organize the town or group to make an exploration record and photo record of the house and transact the proof saving procedures in notary office.

3.3.6. Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) has the right to make examination of the building demolition. The examined one must provide real information and related data, and the examiner must keep the technique and operation secret for the examinee.

3.3.7. If any relics, embedding articles with no owner and other prohibited articles are found, the relocations and the construction units should protect the locale and immediately report to the supervising organization of demolition.

3.3.8. If the relocation refuses to be relocated and has no rational reasons when the deadline comes, the supervising organization has the right to make a decision to require them to be relocated. For those who are not relocated before deadline, the supervising organization of demolition will either enforce the demolition or apply to the People's court for enforced execution.

3.4. The compensation standard for demolition

3.4.1. The area of the buildings (constructions) within the scope of demolition should be set according to the actual measured area.

3.4.2. The land for residential building should be identified with the relocation's legitimate and available area.

3.4.3. By adhering to the compensation standard, Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) should make a calculation of the compensation fee and make the corresponding compensation to the relocation.

3.4.4 relocation fee: farmer: RMB 200 yuan/household units: RMB 800 yuan/household

3.4.5. Compensation for transition period: For those who get monetary resettlement fee, the once compensation is distributed for three months, while for those who get relocation resettlement, the once compensation is distributed for ten months. The compensation standard is RMB 350 yuan / month/ household.

3.4.6 other compensation: refer to *Compensation Standard on Land Requisition and Building*

3.5. Resettlement ways: monetary resettlement and relocation. resettlement

3.5.1. monetary resettlement:

3.5.1.1 If the requisitioned area of land for residential building is less than 1/3 of the total area of land for residential building (including 1/3), and the land requisition doesn't influence the relocation's life, then principally speaking, the relocation receive the monetary resettlement.

3.5.1.2 Those who wish to choose monetary resettlement when the whole area for residential building is requisitioned.

3.5.2. Resettlement to other places:

3.5.2.1 Executing the relocation resettlement for residents in the scope of demolition, Those who moved to other places for resettlement enjoy compensation for building (and its attachment) demolition and no longer enjoy the land compensation.

3.5.2.2 The conditions for resettlement to other places:

3.5.2.2.1 The relocation must be those on the roll.

3.5.2.2.2 The land for residential building must be legitimate and valid.

3.5.2.2.3 If the requisitioned area of land for residential building is less than 1/3 of the total area of land for residential building (including 1/3), and the land requisition doesn't influence the relocation's life, however if there is any particular case, the relocation could make application. After the sanction of the higher level, the relocation could make relocation resettlement.

3.5.2.2.4 If the requisitioned area of land for residential building is more than 1/3 of the total area of land for residential building, then the total land will be requisitioned, and the relocation will receive relocation resettlement according to the legitimate and valid area. Any exceeding or deficient area of the legitimate and valid area will be compensated with a standard of RMB 15, 840yuan/mu.

3.5.3. After the relocation resettlement, the relocation make the constructions of their own according to programming.

3.5.4. People's government of concerned village and town is responsible for the relocation resettlement. The district's Bureau of Land and Resources examines and approves the procedures for land utilization according to the regulations

3.5.4.1 The relocation should make application of relocation resettlement to their collectivity (village group)

3.5.4.2 The village group studies out a relocation resettlement planning on the basis of the actual situation of the relocation and report it to village committee. When the report is ratified, the people' government of the concerned village shall sign the resettlement agreement with the relocation.

3.5.4.3 After the signing of the agreement, the people' government of the concerned village shall cooperate with village and group to plot out the land for residential buildings. The relocation shall remove the buildings (constructions) and their attachment before the deadline.

3.6. Those relocations' buildings and land for residential buildings which are not satisfied with

the relocation resettlement conditions should adhere to monetary resettlement. The compensation standard shall be in accordance with the demolition compensation standard.

3.7. For those who are satisfied with the relocation resettlement conditions, if they wish to receive monetary resettlement instead of relocation resettlement, then they could write a guarantee to get the monetary resettlement.

3.8. Awards and Punishment

4. Awards:

4.1 For those relocated who support demolition, they will be awarded according to the following standards:

4.1.1. The award period is within the 15 days since the announcement of the demolition. RMB 100 yuan will be awarded every one day advance.

4.1.2. For those who relocate within the award period, the units and farmers will receive once award according to the following standard:

Property right unit: RMB 1500 yuan/household Farmer: RMB 800 yuan/household

4.2 Punishment:

If any of the following acts are found, the concerned department will make punishment:

4.2.1. The demolition must strictly adhere to the relative national laws and regulations and should not practice fraud and any self-seeking misconduct. In there is any violation, there will be administrative punishment according to the seriousness. In case of criminal offense, a criminal suit shall proceed.

4.2.2. For those who agitate the residents to repel demolition, seize public house or abuse or assault the demolition staffs and impede their practice of duties, the public security organization will give them punishment according to law. In case of criminal offense, a criminal suit shall proceed.

5. Concerned requirements:

5.1 The People's government of various villages and concerned departments should realize the significance of Dali-Lijiang Railway Construction and cooperate with the construction units to complete land requisition and demolition in time. In the course of compensation for land requisition and resettlement, they are required to complete every chain of work in the spirit of seeking truth and be pragmatic.

5.2 To protect the relocated residents' legitimate rights, it is required to do the work in an open, equal and just manner by strictly adhering to the concerned laws and regulations. Any topic of general interest and key issues caused by simple and rude working manners should be prohibited. In the case of any problems, the concerned responsible shall be subject to his responsibilities.

5.3 Strictly manage and use the fund; practice a way of employing the special fund for special use from special account; receive the supervision and inspection of the financing, audit, supervising department and the management department of higher level.

6. Forestry Administration of Gucheng District is responsible for the woodland requisition by

adhering to regulations.

7. Any issues that are not included in this implementation plan should be coordinated and solved by Coordination Leading Team of the Land Requisition and Demolition of Dali-Lijiang Railway Construction (Lijiang Segment)

8. Gucheng District Coordination Leading Team of Dali-Lijiang Railway Construction (Lijiang Segment) is the supervising organization of the land requisition and demolition and provides guidance for the land requisition and demolition. Office of Coordination of the Land Requisition and Demolition for the Construction of Dali—Lijiang Railway (Lijiang Segment) is responsible for the explanation of this implementation plan.

Compensation Standard on Land Requisition and Building Demolition for the Construction of Lijiang Segment of Dali – Lijiang Railway

The program for land requisition and demolition		Compensation standard
1. plowland		RMB 15, 840 yuan/mu
2. dry land:		
(1)tax-calculating dry land		RMB 7, 090 yuan/mu
(2) tax-noncalculating dry land		RMB3, 000 yuan /mu
3. Woodland:		
(1)afforested land(including forest)		RMB1, 000yuan/mu
(2)scattered woodland(including forest)		RMB1, 000 yuan/mu
(3)shrub land(including forest)		RMB1, 000yuan/mu
(4)economic forest(not including forest)		compensation according to the present status
4. the unused land such as wasteland, grass land, flood land and water area, etc.		RMB 300 yuan/mu
5. garden plot (not including fruit trees)		compensation according to the present status
6. collective construction land(including land for residential building)		RMB 15, 840 yuan/mu
7. land for traffic use, land for farmland and irrigation		RMB 3,000 yuan/mu
8. Trees:		
(1)eucalypt:		
diameter of trunk (less than 6cm)		RMB 2 yuan /one
diameter of trunk (7cm-12cm)		RMB 8 yuan/one
diameter of trunk (13cm-20cm)		RMB 10 yuan/one
diameter of trunk (more than 21cm)		RMB20yuan/one
(2) fruit trees (including nut. fruit, but not including walnut tree):		
the young trees with no fruits		5YUAN/one
diameter of trunk (less than 10cm)		RMB30 yuan/one
diameter of trunk (11cm-20cm)		RMB70yuan/one
diameter of trunk (more than 21cm)		RMB100yuan/one
(3)walnut tree:		
the young trees with no fruits		10YUAN/one
diameter of trunk (less than 10cm)		RMB60yuan/one
diameter of trunk (11cm-20cm)		RMB100yuan/one
diameter of trunk (more than 21cm)		RMB150yuan/one
(4)bamboo:		

Chi bamboo	RMB1. 4yuan/one
Jin bamboo	RMBO. 2yuan/one
(5)palm tree:	
diameter of trunk (less than 8cm)	RMB 10yuan/one
diameter of trunk (9cm—18cm)	RMB 30yuan/one
diameter of trunk (more than 19cm)	RMB 50 yuan/one
(6)Ducloux Catalpa. chinese cedar :	
diameter of trunk (less than 10cm)	RMB 20yuan/one
diameter of trunk (11cm--18cm)	RMB 70yuan/one
diameter of trunk (more than 19cm)	RMB 200yuan/one
(7) The compensation of the other trees refers to that of the eucalypt	
9. The compensation of the seedlings:	
(1)plowland(spring and summer)	RMB 600 yuan/mu
(2)dry land	RMB 400 yuan/mu
(3)tobacco	RMB 1, 000 yuan /mu
10. Tomb:	
(1) earth tomb(including gravel tomb)	RMB 400 yuan/one
(2) brick tomb	RMB 600yuan /one
(3) stone tomb(stone arch tomb)	RMB 1, 000 yuan/one
(4)tombs with no registration	(referring to the execution)
11. electric power facilities:	
(1) high tension wire of 10 kv	RMB 25, 000--35, 000 yuan/one/kilometer
(2)low tension wire	RMB15, 000yuan/one/kilometer
12. telecom wire	RMB15, 000--20, 000yuan/one/kilometer
13. underground pipe	actual measure
14. The compensation for telephone line and TV cable shift follows the charging standard	
15. vault	RMB 100 yuan/m ³
16. tobacco baking house:	
(1)standard tobacco baking house	RMB2, 500 yuan/one
(2)normal tobacco baking house	RMB 1, 800 yuan/one
17. methane pond:	
(1)aquarium	RMB 1, 000 yuan/one
(2)6m ³ concrete	RMB 2, 000 yuan/one
(3)8m ³ concrete	RMB 2, 200 yuan/one
18. constructions:	
(1)framework construction	RMB 700 yuan/m ²
(2)brick-concrete constructions:	

①A Class(The outside wall is constructed with bricks and plastered with cement or

face tile. The inside wall is painted with paint, coating or wall brick. The ground is terrazzo floors, floor tile or stone material. Alloy or steel window and door. With balcony and complete water, electricity and sanitation facilities), RMB 520 yuan /m².

②B Class(the outside wall is the dry wall while the inside one is the common cement coated wall. The floor is the common cement terrazzo floor. No balcony. Complete electricity and water facilities. No sanitation equipment), RMB 480yuan /m².

(3)brick-timber constructions:

①A Class(standard structure, good material, good wooden, cement or tile floor, concrete base, common wooden or sand-lime flat roof, common plastered. part tile, formal and painted window and door), RMB 400 yuan/m².

②B Class(standard structure, common material, blue tile roof, wooden floor or cement terrace, stone base, fiberboard flat floor, common plastered wall, common window and door) RMB 370 yuan/m².

③C Class(common structure, common material, wooden frame house; rough construction, no floor, the window and door is not complete, temporary lightening), RMB 340 yuan/m².

(4)adobe-timber constructions:

①A Class(standard structure, good material, part brick wall. clay wall, concrete base, parquet floor, fiberboard flat floor, cement terrace, common lightening equipment, tube and flat tiles roof, formal and complete window and door), RMB 360 yuan/m².

②B Class(wooden beam. clay wall. stone parquet floor, cinder or clement terrace, complete window and door, common lightening equipment, tube and flat tiles roof), RMB 340 yuan/m².

③C Class(wooden frame house. clay wall. common floor, non-standard wooden gate and window, temporary lightening equipment, tube and flat tiles roof, simple material, rough construction), RMB 310yuan/m².

(5)brick-timber constructions bungalow:

①A Class(brick-timber constructions bungalow. concrete base, formal and standard structure, the outside wall is dry wall or plastered or tile coated, while the inside wall is plastered, window and door is standard and printed, common lightening, cement terrazzo terrace or tile floor, fiberboard flat floor), RMB 250 yuan/m².

②B Class(wooden frame house, non-standard wooden gate and window, temporary lightening equipment, tube and flat tiles roof, simple material, rough construction), RMB 230 yuan/m².

(6)adobe-timberen bungalow:

①A Class(concrete base, formal and standard structure, the outside wall is plastered or tile coated, while the inside wall is plastered, window and door is standard and printed, common lightening, cement terrazzo terrace or tile floor, fiberboard flat floor), RMB 200 yuan/m².

- | | | |
|----------------|--------------------------------|--|
| (1)brick wall | RMB 200 yuan/m ³ | |
| (2)stone wall | RMB 80—150 yuan/m ³ | |
| (3)earth wall | RMB 100 yuan/m ³ | |
| (4)sty. toilet | (referring to the execution) | |
20. gate:
- | | | |
|--|-----------------------------|----|
| (1)iron gate(brick-concrete constructions) | RMB 100 yuan/m ² | |
| (2)wooden gate(brick-timber constructions or adobe-timber constructions) | RMB | 90 |
- yuan/m²
21. screen wall
- | | | |
|--|-----------------------------|--|
| | RMB 230 yuan/m ³ | |
|--|-----------------------------|--|
22. terrace:
- | | | |
|--|-------------------------------|--|
| (1)stone terrace | RMB 40—60 yuan/m ² | |
| (2)concrete terrace(a depth of more than 10cm) | RMB 30 yuan/m ² | |
| (3)brick terrace | RMB 15—20 yuan/m ² | |
23. parterre:
- | | | |
|---|----------------------------|--|
| (1)brick parterre(face tile, more than 40cm high) | RMB 25 yuan/m ² | |
| (2)common parterre | RMB 15 yuan/m ² | |
24. well and cistern
- | | | |
|--|-----------------------------|--|
| | RMB 150 yuan/m ³ | |
|--|-----------------------------|--|
25. Except the above programs, any programs without clear explanations should be solved through the coordination between the demolition party and the relocation party.

**Complementary Notification of the Compensation Standard on
Building Demolition issued by the Coordination Leading Team of
Land Requisition for the Construction of Dali – Lijiang Railway of the
Gucheng District, Lijiang**

To working teams concerned,

According to the [2005] NO. 49 Document issued by Lijiang Gucheng District Government and the regulations of *Measures and Compensation Standards to Implement Land Requisition and Building Demolition for the Construction of Lijiang Segment of Dali – Lijiang Railway*, considering the real problems in the investigation for land requisition and building demolition, the coordination leading team decides to make the following complement to the compensation standards.

I .Brick-timber frame bungalows are divided in to 3 classes rather than 2 classes in the former compensation standards. The compensation fees for building of class C (no terrace, no fitment, no establishment)are 140 YUAN /m².

II .Simple houses are divided into 3 classes

Class A: RMB 100 yuan /m² (hollow brick, cement terrace , tile or asbestos tile roof)

Class B: RMB 60 yuan /m² (earth pad, earth wall, no terrace, asbestos roof)

Class C: RMB 30 yuan /m² (Wooden beam, no earth pad, brick, no terrace, grass roof)

III. gate:

Class A: RMB 150 yuan /m² (Brick-concrete structure, iron gate)

Class B: RMB 90 yuan /m² (masonry-timber structure, timber gate)

Class C: RMB 60 yuan /m² (earth-timber structure, timber gate)

IV.well: RMB 500 yuan/one (regardless of depth)

V.kitchen range:

Class A: RMB 500 yuan /one (cement or brick masonry, full tiling new kitchen range)

Class B: RMB 400 yuan /one (cement or brick masonry, not tiling)

Class C: RMB 200 yuan /one (earth pad or earth construction)

VI.kitchen platform:

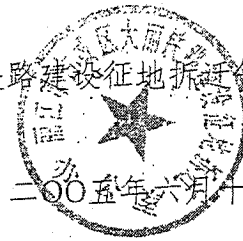
Class A: RMB 100 yuan /m² (Brick-concrete, tiling)

Class B: RMB 70 yuan /m² (no brick masonry, not tiling, cement plane)

Office of Leading Team of the Land Requisition and Building Demolition for the
Construction of Dali – Lijiang Railway of the Gucheng District

June 18th, 2005

古城区大丽铁路建设征地拆迁领导小组办公室



二〇〇五年六月十八日

**Complementary Notification of the Compensation Standard on
Building Demolition in the Gucheng District issued by the
Coordination Leading Team of Land Requisition for the
Construction of Dali – Lijiang Railway**

To working teams concerned,

According to the [2005] NO. 49 document issued by Lijiang Gucheng District Government and the regulations of *Measures and Compensation Standards to Implement Land Requisition and Building Demolition for the Construction of Lijiang Segment of Dali – Lijiang Railway* and considering that there are differences among the classes of the buildings leading to the problem of uncertain compensation standards, the coordination leading team decides to make some modification on the compensation standards on Brick-concrete structure buildings to the relocation households in Qihe, Jinshan.

The compensation standards on Brick-concrete structure buildings in [2005] NO. 49 Document, the compensation fees is RMB 520 yuan/m² for class A. Now the compensation fees have increased by RMB 100 yuan, i.e. the compensation fees should be no more than RMB 620yuan/m². Each team can process it according to the new standards.

丽江市古城区大丽铁路建设协调领导小组



二〇〇五年十一月二十日

Notification of the Compensation for the Construction of Water and Power Supply Infrastructure in the Gucheng District for Relocated Households issued by the Leading Team of the Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway

Qihe Town People's Government,

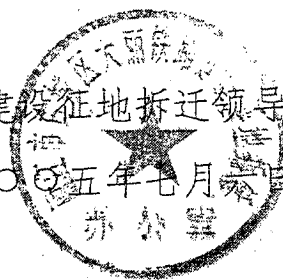
In order to solve the problem of Construction of Water and Power Supply Infrastructure for Relocated Households, the Leading Team of the Land Requisition and Building Demolition for the Construction of Dali – Lijiang Railway decides to pay once compensation fees to the relocation households in the four villages such as Wufeng, etc. according to the following standards:

Wufeng Village	8 households	RMB 4,8000 yuan
Sanyi Longji	6 households	RMB 4,2000 yuan
Qihe Renhe	3 households	RMB 20000 yuan
Gonghe Huafeng	11 households	RMB120000 yuan

The compensation fees for the Construction of Water and Power Supply Infrastructure should be paid to the Village mentioned above and be implemented by the People's Government of the town, Special fund for particular use. The fees can be listed and drawn for the special fund for the land requisition and building demolition.

古城区大丽铁路建设征地拆迁领导小组办公室

二〇〇五年七月六日



**Notification on the Establishment of the Leading Team for Land
Requisition and Building Demolition in Qihe County for the
Construction of Dali – Lijiang Railway issued by Qihe County
Committee and Qihe People's Government**

Notification

Each Party (General) branch, Village Committee and Town Units that are involved,

In order to pave the way for the construction of Dali-Lijiang Railway and the key construction projects, the Town Committee decides to establish the leading team for land requisition and building demolition in Qihe County for the construction of Dali – Lijiang Railway. The members of the team are listed below:

Team Director: He Zhihua (Town Party Committee Secretary)

Vice Team Director: He Junwu (Town People's Government Head of the Township)

Members: Yao Zhijian (Chairman of Town People's Congress)

Yang Zhiying (Town Party Committee Assistant Secretary, Commission for Discipline Inspection Secretary)

He Yuguang (Town Party Committee Member, Head of Armed Forces Department)

He Hongdian (Town Party Committee Member)

Shi Qinghua (Town People's Government Assistant Head of the Township)

Li Gongshan (Town People's Government Assistant Head of the Township)

He Suwei (Town People's Government Assistant Head of the Township)

Li Xisheng (Town People's Government Assistant Head of the Township)

He Lihua (Town People's Government Assistant Head of the Township)

There is an office of land requisition and four work teams under the leading team.

1. Office

Shi Qinghua acts as the director of the office, Li Xisheng as the deputy director and Mu Chengyuan, He Zhipeng, He Guanghua and He Shouwei as members.

2. Work Team

2.1. Gonghe Village work team

Team Director: He Yaohua (Chairman of the Gonghe village Committee)

Vice Team Director: Duan Shaowu (Town Farming Machine Service Station Master)

Members: He Fengyong (Gonghe Village Party Branch Secretary)

Zhou Liqiong (Vice Chairman of the Gonghe Village Committee)

He Lihong (Vice Chairman of the Gonghe Village Committee)

He Shaoshan (Town Forest Industry Station Mastery)

2.2. Qihe Village work team

Team Director: He Canyuan (Qihe Village Party Branch Secretary)

Vice Team Director: Peng Renjie (Town Justice Station Master)

Members: He Fengyin (Chairman of the Qihe Village Committee)

He Litian (Vice Chairman of the Qihe Village Committee)

He Zhipeng (Town Poverty Reduction Worker)

2.3. Sanyi work team

Team Director: He Liangchao (Sanyi Village Party Branch Secretary)

Vice Team Director: Yang Zhiying (Town Party Branch Vice Secretary, Commission for Discipline Inspection Secretary)

Members: Huang Runsong (Chairman of the Sanyi Village Committee)

Pang Xingcai (Vice Chairman of the Sanyi Village Committee)

Yang Wujin (Vice Chairman of the Sanyi Village Committee)

He Yuguo (Town Culture Station Master)

2.4. Wufeng work team

Team Director: He Haizhong (Wufeng Village Party Branch Secretary)

Vice Team Director: Su Yinzu (Town Veterinary Station Master)

Members: Zhang Jiaying (Vice Chairman of the Wufeng Village Committee)

He Junlin (Vice Chairman of the Wufeng Village Committee)

Mu Chengyuan (Town Party and Government Representative Office Director)

All the village leaders who are involved must take others villages' progress of the land requisition and building demolition in order to contribute to the key construction project in China.

Qihe Town Party Committee

Qihe Town People's Government

June 1st, 2005

Key words: land requisition organization notification

CC: Gucheng District Committee, Gucheng District People's Government

Qihe Town Party and Government Representative Office

Printed and Distributed on June 1st, 2005

Agreement on the Land Requisition for the Construction of Lijiang Segment of Dali – Lijiang Railway

Party A :Liangmei village committee of Jinshan County, Group No.1, No.2 and No.3 of Daliang Village, Zegu Village group.

Party B: Lijiang Land Purchasing and Restore Center

To complete the land requisition and demolition of Dali-Lijiang Railway Construction (Lijiang Segment) on time and ensure the smooth proceeding of this key project, Through negotiation, Party A and Party B reaches the following agreement on the basis of *Land Administration Law of the People's Republic of China* and *Land Administration Regulations of Yunnan Province*:

1. Party B is allowed to requisition Party A's collective land as the land for Dali-Lijiang railway construction. Class and area: farm land 175.616mu, ①plowland: (vegetable field. paddy field. irrigated land 71.918mu, dry land / mu.) ②woodland (afforested land. scattered woodland. shrub land)38.847mu, ③garden plot(including economic forest)61.03mu, ④other farm land(including fish pond)3.821mu; construction land (including land for residential building)3.226mu(tomb land / mu); unused land: (including waste land, flood land and water area) / mu

2. The location and area should be set according to what the Institute of Exploration and Delimitation has measured

3. compensation fees for land requisition and resettlement subsidy: plowland: ①vegetable field. paddy field. irrigation land 71.918mu, each mu receives /times of its previous 3 years average production value, i.e. RMB15840.00yuan/mu, totals RMB1139181.12yuan, ②dry land / mu, each mu receives /times of its previous 3 years average production value, i.e. RMB yuan/mu, totals RMB _____yuan

③woodland (including afforested land, scattered woodland, shrub land) 38.847mu, compensated in a RMB1000.00yuan/mu standard, totals RMB 38847.00yuan

④garden plot (including economic forest) 61.030mu, ①among them 54.926mu (the original dry land) is compensated in a RMB 7090.00yuan/mu standard) ②among them 6.104mu, is compensated in a RMB 3000.00 yuan/mu standard. Totals: ①RMB 389425.34 yuan; ②RMB 18312.00 yuan

⑤ other farm land (including rural road, farm irrigation facilities, fish pond) 3.821 mu, ①among them, 2.66 mu is compensated in a RMB 15840.00 yuan/mu standard (rural road) ② among them, 2.66 mu is compensated in a RMB3000.00 yuan/mu standard. Totals ①RMB 42134.40 yuan ② RMB 3483.00yuan; construction land (including land for residential building)3.226mu, compensated in a RMB 15840.00 yuan/mu standard, totals: RMB 51099.84 yuan, (tomb land: / mu, / yuan/mu, totals / yuan); unused land (including wasteland, flood land, irrigation land, etc.) / mu, compensated in a _____yuan/mu, totals: _____yuan.

The above compensation fee is: (¥: RMB 1682482.70yuan)

IV. compensated according to the actual area of the plowland, plowland: 71.918mu, compensated in a RMB 600.00 yuan/mu standard, totals: RMB 43150.80 yuan.

The total of land compensation fee, relocation subsidy and the seedlings compensation fee is ¥: RMB 1725633.50 yuan

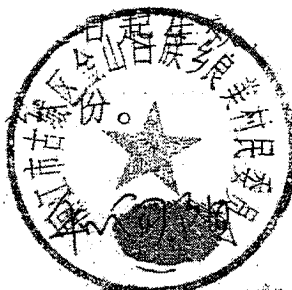
V. The compensation for the attachment: make a compensation according to the actual survey by the proprietor.

VI. Any compensation concerned with irrigation, road and related facilities should follow the concerned regulations.

VII. As to those details that are not discussed in this agreement, Party A and Party B should negotiate and make a complementary agreement.

VIII. The agreement is quadruplicate and valid following the date of signature of both parties. Party A and Party B each has one copy, one copy is reported to the higher level and the rest one is kept as a record.

甲方:



法人代表:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

乙方:



收购储备中心

法人代表:

[Handwritten signature]

签订日期: 二〇〇五年十月十一日

Agreement on House Demolition

The demolition (Party A): Lijiang Gucheng District Leading Group of Dali-Lijiang Railway Construction

The relocation (Party B): Jinshan Xintuan Xiacunren Group Xilihui (brick factory)

I. To support the construction of Dali-Lijiang railway construction, Party A and Party B should make a once compensation in the spirit of seeking truth from facts. The compensation quantity is: RMB 350, 000.00 yuan. Payment ways: within the 10 days following the date of signature, Party A should pay 50% of the total compensation fees; within the 10 days following the Party B's removal of buildings and attachments, Party A should pay the rest 50% at one time when it receives the concerned land property certificate from Party B.

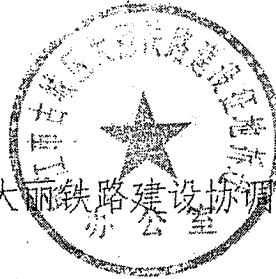
II. Demolition deadline: From the date of signature to Nov. 24th, 2005, Party B should remove all the buildings and attachments within the demolition scope and receive the test from Party A.

III. The buildings should be removed by Party B.

IV. In case of any accidents during the demolition, Party B shall be responsible.

V. The agreement is triduplicate. Party A and Party B each have one copy and the rest copy is sent to Lijiang Gucheng District People's Court for record.

甲方 (签章): 丽江市古城区大丽铁路建设协调领导小组



乙方 (签章):

奚三军

二 00 五 年 11 月 2 日

Appendix 31:

Receipt of Compensation Fees and Bonuses by a household called He Ruqiang, Huangfeng No. 1 Village, Qihe of Gucheng District of Lijiang

Receipt "a" is for 50% of the Compensation fees drawn on July 6th, 2005; and Receipt "b" is for the other 50% Compensation fees and bonuses drawn on August 15th, 2005.

a.

领款书收据										
领款日期: 2005年7月6日										
编号: 第 号										
付款机关: 七河乡财政所				领款单位: 共和村村委会						
款 项 所 属				累计领款数				本月实领数		备 注
款 项 目	预 算 科 目	年 度	月 份	十	万	千	百	元	角	
	大龄独生子女奖励金									
	独生子女奖励金									
本月实领金额 (大写)				④拾陆万柒仟陆佰柒拾伍元零角零分						
单位负责:				复 核				经手人: 和汝强		

第二联 收据

b.

领款书收据										
领款日期: 2005年8月15日										
编号: 第 号										
付款机关: 七河乡财政所				领款单位: 和汝强						
款 项 所 属				累计领款数				本月实领数		备 注
款 项 目	预 算 科 目	年 度	月 份	十	万	千	百	元	角	
	独生子女奖励金									
	奖金									
本月实领金额 (大写)				④拾陆万玖仟柒佰柒拾伍元零角零分						
单位负责:				复 核				经手人: 和汝强		

第二联 收据

Receipt of Compensation Fees and Bonuses by a household called He Litang,
Huangfeng No. 1 Village of Qihe County, Gucheng District of Lijiang

a.

b.

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