

Resettlement Planning Document

Resettlement Plan – Hefei Urban Sewerage Network Improvement Component
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Prepared by Hefei Urban Construction and Investment Co. Ltd.
Hefei Municipal Construction Commission

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Hefei Urban Environment Improvement Project

**Hefei Urban Sewerage Network Improvement
Sub-component**

Resettlement Plan

**Hefei Urban Construction and Investment Co. Ltd.
Hefei Municipal Construction Commission
Hefei • China**

30 November 2006

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ENDORSEMENT LETTER FOR THE RESETTLEMENT PLAN

The Hefei Urban Construction and Investment Company (HUCIC) Ltd, the implementation agency (IA), and Hefei Wastewater Treatment Administration Department (HWTAD) the implementing unit together with the assistance of the Hefei Design Institute of Coal Industry has prepared this Resettlement Plan (RP) for the Hefei Urban Sewerage Network Improvement Sub-component as part of the Hefei Urban Environment Improvement Project, which is under application for a loan from the Asian Development Bank (ADB).

The RP fully complies with requirements of the relevant laws, regulations and policies of People's Republic of China, Anhui Province and Hefei Municipal Government as well as complies with ADB's policy on involuntary resettlement.

This resettlement plan is based on the feasibility study report and socio-economic survey and Hefei Project Management Office hereby confirms the content of this RP and will guarantee the land acquisition and compensation budget being provided according to the provisions of aforesaid plan. .

This RP will be future modified and approved by ADB before its implementation when the detailed design is finished.

WANG Linjian, Vice Mayor, Hefei City
LI Wuhao, Director of Hefei Project Management Office:

November 2006

LIST OF ACRONYMS AND MEASURES

AAOV	Average Annual Output Value
ADB	Asian Development Bank
AP	Affected Person
CNY	Chinese Yuan
CRC	Community Residents Committee
DI	Design Institute
DMS	Detailed Measurement Survey
EA	Executing Agency
EIA	Environmental Impact Assessment
EPB	Environmental Protection Bureau
FB	Finance Bureau
GDP	Gross Domestic Product
FSR	Feasibility Study Report
Ha	Hectare
HDPE	High Density Poly Ethylene
HMCC	Hefei Municipal Construction Commission
HMG	Hefei Municipal Government
HSB	Hefei Statistical Bureau
HSMCLR	Hefei Supervision and Management Committee for Land Acquisition and Resettlement
HUCIC	Hefei Urban Construction Investment Holding Company Limited
HWTAD	Hefei Wastewater Treatment Administration Department
IA	Implementing Agency
LAB	Land Administration Bureau
LFF	Loan Fact Finding
LSSL	Least Subsistence Security Line
M&E	Monitoring and Evaluation
NGO	Non Governmental Organisations
PMO	Project Management Office
PPTA	Project Preparatory Technical Assistance
PRA	Participatory Rapid Appraisal
PRC	Peoples Republic of China
RO	Resettlement Office
RP	Resettlement Plan
TA	Technical Assistance
ToR	Terms of Reference
WWTP	Wastewater Treatment Plant
US\$	United States Dollar
km ²	square kilometre
mm	Millimetres
m ³ /d	Cubic Meters per day
%	Percentage
≤	Less than or equal to
≥	Greater than or equal to
#	Number
mu	Chinese area measure for land, 1mu = 1/15 ha (1 ha = 15 mu)
CNY	Chinese currency Yuan, 1 Yuan = 1/8 \$US (\$US1=CNY 7.9)

EXECUTIVE SUMMARY

The Hefei Urban Sewerage Network Improvement Sub-component comprises the laying of some 206km of sewer network and one wastewater pumping station. Hefei Urban Construction and Investment Company (HUCIC) Ltd. is the implementation agency (IA), and Hefei Wastewater Treatment Administration Department (HWTAD) is the implementing unit that will be responsible for the Project under the supervision of the Hefei project management office (PMO).

The Project will require the permanent acquisition of 1.5mu land, which will affect one family residing in Zaoshuwang Village within Yaohai District. The construction will also require temporary acquisition of 40mu of land for construction purposes principally involving a special “pipe jacking” method for trunk sewer installation. No buildings are attached to this land and there will be no directly affected people due to temporary land occupation.

Trunk sewers will be laid simultaneously with the planned road construction work thus minimizing impact; secondary sewers will be installed in existing development zones or in other newly developed areas and will only create temporary disturbance. About 3kms of trunk sewers will be constructed along existing roads (using the above mentioned pipe jacking method), which will generate minor impacts. The construction technique adopted will utilize the green belt in the central reservation between the vehicle lanes or one of the vehicle lanes where a “pipe-jacking” method will be applied thus minimizing impact for the nearby residents and shops along the road boundaries. Noise, dust and visual impacts to nearby residents from the construction works will be mitigated by regular watering, and by providing construction screens

The Resettlement Plan (RP) is prepared based on relevant Chinese policy and legislation and on relevant ADB guidelines and policies for involuntary resettlement and social safeguard requirements.

APs have been made aware of the key parts of RP and have participated in the preparation process and their concerns and comments have been integrated into the RP. As mentioned above, PMO will be responsible for overseeing the RP implementation, further consultation and any grievance redress. Grievance redress procedures are clearly described in the present RP.

Compensation standards for permanent land requisition are in accordance with the HMG policy. Resettlement and income rehabilitation will cover various measures such as cash compensation and project related employment.

Land acquisition is planned to start in August 2007 and be completed in September 2007. Civil works will not commence until all compensation fees are disbursed to affected parties. To ensure the successful implementation of the RP, an external independent monitoring agency in addition to internal monitoring, will conduct biannual monitoring.

The cost for land acquisition and resettlement is estimated at CNY299,300 (\$37,600), covering permanent land acquisition, temporary land occupation, taxes, fees and a 10% base cost contingency. The resettlement budget accounts for 0.16% of the total investment for this sub-component.

KEY TERMINOLOGY

AP (Affected persons): Persons, households or entities are affected by the project: (i) their livelihood is negatively affected; (ii) houses, land (including house base, business land, rural land, forest, grassland), water resource, or any other properties wholly or partially, permanently or temporarily restrained and adversely impacted so that their entitlement or interests are affected; and (iii) their business, profession, work, residential area or living environment are negatively affected. They may have to move or may not.

Replacement cost: This is a way of assets assessment applying market price to replace lost properties or most near the equivalents, plus trading commission such as management fee, tax, registration fee, and acquisition or utilization expenditures. Under a system of collective land ownership where market price does not exist, Chinese government has adopted a suitable measure to compensate the loss of land user right of APs. The compensation for collective land loss includes land compensation fee, resettlement subsidy and compensation for standing crops. The State Council No.28 document regulated that the sum of land compensation fee and resettlement subsidy should be at least 16 times of the average annual output value (AAOV) in the preceding 3 years of the land to be requisitioned (i.e., 10 times AAOV for land compensation fee and 6 times AAOV for resettlement subsidy). The compensation for standing crops will be paid at the output value of one harvest.

Land utilization right allocation: Land could be used after payment of compensation and resettlement by the user, or land utilization right is allocated to the user without any payment.

I. PROJECT DESCRIPTION

1.1 Introduction

1. The Resettlement Plan (RP) report is prepared in accordance with (i) ADB Policy on Involuntary Resettlement, Resettlement Handbook- A Guide to Good Practice, Operational Manual F2: Involuntary Resettlement (Operations Manual, 2003), (ii) Gender Dimension of Resettlement (Gender Checklist: Resettlement, March, 2003) (iii) other relevant social security guidelines; (iv) Chinese laws and regulations, (v) and local by-laws and policies, which provide a framework for mitigating negative impacts by using measures to recover the income of the affected persons (APs).

2. For ADB and the PRC Government, the fundamental objective of the RP is to ensure people whose land or property is unavoidably lost due to the Project, receive adequate assistance so that they would be at least as well-off as they would have been in the absence of the Project. Hefei Urban Construction and Investment Company Ltd (HUCIC) are the implementation agency (IA) and Hefei Wastewater Treatment Administration Department (HWTAD), the implementation unit responsible for Project implementation. Hefei PMO will have an overseeing role.

3. The RP is prepared based on: (i) review and discussion with authors of the relevant project reports, especially the feasibility study report (FSR) for the Project, environmental impact assessment (EIA) report, the original RP report (2005) that was prepared by the IA with assistance of Hefei Design Institute of Coal Industry; (ii) a field survey on the project design area; (iii) consultations with the affected household; and (iv) the social economic survey for the APs conducted during April-July 2006.

4. Engineering data for the RP is taken from the FSR and is considered reliable. Data regarding resettlement impact and cost will be reviewed and revised and the RP will be updated, based on detailed measurement survey (DMS) for further assessment on the impact before the land acquisition takes place. Any findings through the DMS will be reflected in the RP and a final budget will be presented. The updated RP will be submitted to ADB for review and approval. The revised RP will be disclosed to affected household and then uploaded on the ADB website before appraisal. The RP will be endorsed by Hefei Municipal Government (HMG) before MRM.

1.2 Project Background

5. The major Nanfei River cuts through the heart of the city flowing from west to east before turning south to drain into Chao Lake. Three tributaries of the Nanfei River flow through the northern sections of the city, and are heavily polluted with sewage and wastewater being discharged into the tributaries instead of being adequately collected and treated at the WWTPs. Furthermore, wastewater pipelines are still using a combined system, mixing rainwater and sewerage together. This sub component will provide 206km of additional sewer network to mitigate against these pollution problems and alleviate wastewater collection to the existing WWTPs, and for those planned for construction under the Project.

1.3 Subcomponent Scope of Work

6. The work will involve the installation of 206km of sewer pipes of various diameters (47.5km for Wangxiaoying, 36.1km for Wangtang, 43.4km for Zhuzhuanjing and 78.9km for

CaiTianpu sewer networks) that will be connected to four WWTPs in Hefei City. The sewer network installation needs to be undertaken simultaneously with the improvement of urban roads, which are not included under the ADB loan project, to extend the current primary and secondary trunk sewers to reach the new development zones, industrial parks and large-scale residential communities that have been constructed in recent years.

7. The sewer network design is based upon gravity flow in order to reduce the number of pumping stations. Only one pumping station will be required for Zhuzhuanjing WWTP service area and this will require a land area of 1.5 mu to be permanently acquired in Zaoshuwang Village-Daxing Town of Yaohai District. This land is currently under agricultural use.

1. 4 Impact of Land Acquisition and Demolition

8. Land to be permanently acquired will have an impact on only one household (a collective farm) which houses 4 persons. In addition, 40 mu of land will be temporarily occupied during the construction phase by contractor plant and machinery including for the equipment used with the “pipe jacking” method of construction. This land is state land, no demolition and no removal of APs will be necessary, accordingly, no individual APs will be affected by the temporary occupation of 40 mu of land.

9. Disturbance to nearby shops and residents along the roads where construction will take place will be minimized as the majority of the construction works for pipeline installation will take place in the green belt of the central reservation. Noise, dust and visual impacts would be mitigated against by the erection of screens and by regular watering.

II. IMPACT OF LAND ACQUISITION AND RESETTLEMENT

2.1 Measures to Minimize Land Acquisition

2.1.1 Principles Regarding Project Design and Location Selection

10. The rehabilitation and expansion of the urban sewer network will link directly to wastewater collection that will eventually enhance water quality in Hefei's rivers. This Project has complied with the following principles:

- Minimizing land acquisition and resettlement;
- Conformance to the municipal master plan;
- Making maximize use of the existing sewer network while minimizing investment;
- Complying to flood control requirement, water and soil conservation; and
- By provision of an adequate buffer zone from villages to avoid/minimize impacts.

2.1.2 Comparison of Alternative Sewer Network Schemes

11. The concerned stakeholders and the design institute have carefully selected the proposed locations and the routes for the sewer pipelines, applying the abovementioned principles and employing ADB's involuntary resettlement policies. Mitigation measures will be undertaken to reduce the impact of those affected by the Project.

12. There are two alternative methods that have been considered for laying sewer pipelines; the open excavation method and the "pipe jacking" method. The open excavation method is the more commonly adopted technique, however in recent years; a procedure that pushes pipes horizontally through the ground has been developed. This is called the "pipe jacking" method. The comparison of these two construction approaches/ technical processes is listed in Table 2-1.

Table 2-1 Comparison of Excavating and Pipe-jacking Approaches

Item	Excavation Approach	Pipe-jacking Approach
Description of Technique	Popular for pipe laying. Procedure involves trench excavation, providing a foundation, laying and connecting the pipes, sealing pipe joints, waterproof testing, quality inspection and backfilling followed by laying of the road	Pipes are installed via a working pit; a concrete foundation is made at the bottom of a pit for the pipe jacking machine. Pipes are installed individually into the same pit and then "jacked" horizontally through the soil. No disturbance to the road is caused with this method due to a small area of land is needed.
Application	Suitable for open areas receiving a new sewerage network or an extension. Underground depths do not normally exceed 6m.	Used in areas with busy traffic, dense population and buildings, complicated underground pipelines, or under a railway, highways or flood control structures.
Cost	Unit cost per km pipe is low, but may cause temporary road damage or disturbance to property which will have to be reinstated and the land owners compensated accordingly.	Unit cost of per km pipe is high, but minimal disturbance/costs to other infrastructure or property.
Merits	Unit cost of a pipe length is low and the construction method is more convenient and easy for management.	Little impact on traffic, residents living, circumstance, reduce house demolition however requires skilled workers and more complex and advanced equipment.
Shortcomings	Construction along existing roads may involve demolition. The damaged area would be large with huge quantity of civil works due to large opening section (land area) when the depth is deeper than 6m.	Unit cost of installation of a pipe length is high.

13. The Project will utilize the construction approach for about 97% of the proposed sewer pipelines and most of these will be buried at shallow depth using the open excavation approach. This will imply trench excavation, pipe installation, backfilling and then relaying of the road surface.

14. For the remaining 3%, the pipe-jacking approach will be used. This will be primarily on existing busy roads and in more problematic locations where the normal excavation technique would be difficult. With the pipe-jacking approach, about 40 mu state-owned land (road or greening belt) has been avoided from temporary occupation (based on 57000 m in length x 5m in width of working field) due to a small land area is needed. In addition, about 140 business shops have been avoided from temporary disturbance during installation of the sewer pipelines (see Table 2-2).

Table 2-2 Comparison of Impact Avoided due to Pipe-Jacking Method (5.7km)

Method	Impact on temporary land occupation	Disturbance (indirect impact) on shops/businesses
Excavation method	(57000mx5m)/667=42.7mu	140 shops
Pipe-jacking method	2.7 mu (each working site needs only 20mx5m area, for every 300-500m each)	0
Impact avoided	40 mu	140 shops

2.1.3 Composition of Proposed Sewer Network

15. Considering the issue of land acquisition and demolition, pipe installation will be conducted simultaneously with construction of roads and development zones. Thus, no land acquisition and demolition is necessary. Details of the proposed sewer network laying method and potential APs are shown in Table 2-2:

Table 2-3 Details of Sewer Network

Pipelines laying approach	Length (km) ^a	Impact	APs
1. Simultaneously with road construction	50.5 40.2	No	No
2. Simultaneously with infrastructure establishment in newly developed zones	45.8 36.5	No	No
3. Simultaneously with development of new residential communities --The matching pump station	15.2 12.1 (1.5 mu of land)	No. 1 household	No 4 persons
4. Laying along existing urban roads using the "pipe jacking" method,	3.2 2.5	Temporary land occupation of 40 mu state land	But traffic and gardening agencies of Hefei City. No. individual APs.
Total	206.0		

^a: Values under length column indicate main sewer in the first row and the branch sewer in the second row of each cell.

16. Of the total 206kms of sewer pipes to be laid, nearly 90% are with a diameter ranging from d300-500 mm, comprising 114.7 km, and the branch pipelines (secondary main pipelines) account for 91.3 km. Regarding the pipe laying pattern, 200.3km will be laid simultaneously with the urban road construction. Only 5.7km of the pipes will be installed along the existing roads using the "pipe-jacking" method so that pipelines can be fixed under the green belt within the central reservation or beneath a vehicle lane. Land acquisition and demolition will not be involved.

17. In general the main trunk sewers, linked to the WWTPs run along major urban roads while so called “branch sewers” run perpendicular and slightly above in a vertical plane. This concept is shown in Figure 1.

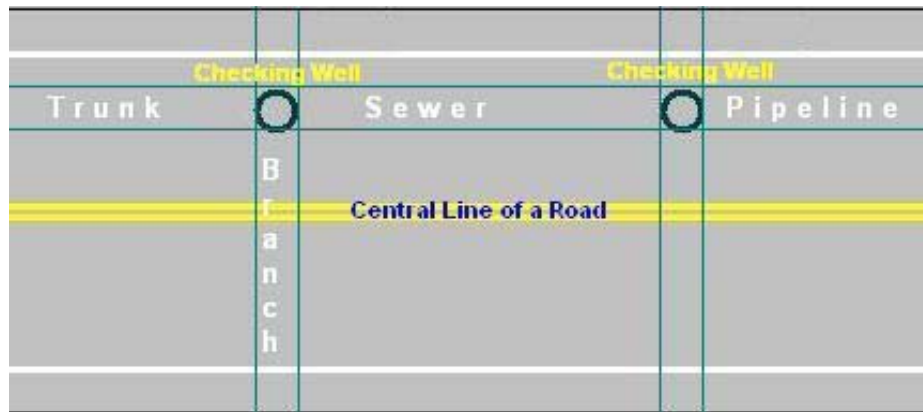


Figure 1: Concept of the layout of Main Trunk and Branch Sewers

18. The “pipe-jacking” technique will be used only along the existing Suixi and Huangshan roads (5.7 km in length). The current status of these two roads can be seen from the following photos. The “pipe jacking” method will either excavate a tunnel below an existing lane of the road or within the green belt of the central reservation

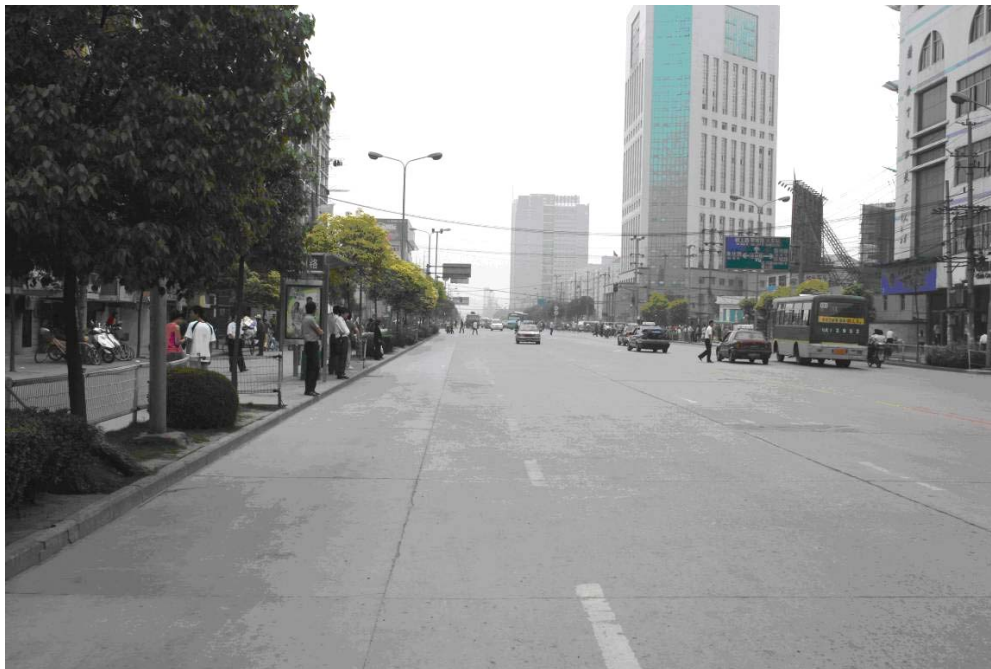


PHOTO 1: Current status of Suixi Road
(half closed and half open, pipes lay under a vehicle lane, which will not affect any shops and businesses)



PHOTO 2: Current status of Huangshan Road
(Pipes will be located underneath the green belt in the central reservation. No disturbance to any shop)

2.2 Impact of Land Acquisition

19. As previously mentioned the only land that will be permanently acquired will be for the proposed pumping station located in Zaoshuwang Village, Yaohai District. A total of 1.5 mu of land which belongs to a one household (collective organization) will be required. There are no structures attached to this land and therefore no demolition and removal required. With the exception of standing crops, there are no other attachments.

20. Table 2-2 above describes the processes for laying sewer network pipes during the road construction. However, there are other service infrastructures; such as communication cables and gas pipes; that are likely to be laid at the same time as road construction and will occupy the same trenches as the sewer pipes. All these different agencies will not be directly involved in land acquisition practices. However, there is one road—Susong Road widening had some resettlement last year, it is an integral part of the road construction, and according to ADB requirements, a due diligence is needed which is further described in Annex 1, which has been verified by PPTA resettlement consultants and the ADB loan fact finding (LFF) mission feels that this is adequate.. In addition, there is a temporary land occupation of 40 mu, which will affect some of the green belt in the center of Huangshan Road and one of the road lanes of Suixi Road; the managing agencies for these properties are the Landscaping Bureau and Traffic Bureau of HMG. No individuals will be affected. During construction phase, there may be some dust or noise, the counter measures like watering and noise screening will be applied, and consultation and information dissemination to the nearby businesses will be conducted as part of environmental mitigation measures.

2.3 Project Affected Population

21. In April 2006, HMCC, HUCIC and Hefei Design Institute for Coal Industry conducted a joint survey in the Project area. It is concluded that the project will affect 1 household with 4

persons in Zaoshuwang Village- Daxing Town of Yaohai District. Among these 4 persons, 1 person is under the age of 16.

III. SOCIO-ECONOMIC STATUS

3.1 Social and Economic Status

22. Hefei Municipality has three counties (Feidong, Feixi and Changfeng), four districts (Baohe, Luyang, Yaohai and Shushan) and three development zones (Hefei Hi-tech Industrial Development Zone, Hefei Economic and Technical Development Zone and Hefei Xinzhan Pilot Zone). According to official statistics Hefei's GDP reached CNY56 billion and has a developed area of 210 km² with the population of 2 million by 2005. Hefei's GDP is projected to rise to CNY100 billion by the year 2010 and the city will cover the developed area of 280 km² with an urban population of 3 million.

3.2 Current Social Economic Status of Affected Communities

23. The Project will require permanent land affecting one household in Zaoshuwang village. The affected household has four family members in total whom are all Han nationality. The size and gender of the affected household is presented in Table 3-1.

Table 3-1 Size and Gender of Affected Household

Age of household members	No. of members	No. Male	No. Female
<7 years old	1	1	0
7-18 years old	1	0	1
19 -40 years old	2	1	1
41-60 years old	0	0	0
Total	4	2	2

24. The major crops of the village are paddy rice and oil crop and vegetables. In recent years, rapid growth of Hefei has encouraged the development of a non-farming economy in these areas and entices a huge labor force to move to the cities. Currently in the affected community, farming is not the major income any more, instead, they make primary earnings from business and income from paddy rice, oil crops and vegetables take second place. The source of income of the affected household is presented in Table 3.2.

Table 3-2 Main Source of Income by Affected Household

Source of Income	Share of total net income
Agriculture	70%
Service	0
Business	0
Migrant Labor	30%
Total	100%

25. The annual per capita net income of the affected household was CNY 5750 while the village average net income was CNY5200/person in 2005. The poverty lines for rural area was CNY 683/year per person for the poor households (extremely poor), and CNY924/year per person for the poor population. While adopt the urban minimum living subsistence standard of CNY230/person month, the affected household can not be identified as poor.

3.3 Impact of Land Acquisition

3.3.1 Impact of Permanent Land Acquisition for the Pumping Station

26. The project will acquire 1.5mu of permanent land. Adequate cash compensation will be paid to the affected household who could invest in non-agricultural activities in order to improve their living conditions and rehabilitate their income level. Currently there are 387mu of cultivated land in Zaoshuwang Village, the loss of cultivated land will be 0.39%, and the household currently has 8.18mu of cultivated land, the 1.5 mu land loss will account for 18.3%.

3.3.2 Impact of Sewerage Network Construction

27. The impact of the proposed sewer network has been optimized by ensuring that the sewer pipe installation work is done simultaneously with the road construction or with the construction of a new development area. The routes for sewer pipe construction have already been acquired. Villages and buildings are avoided. The construction works on existing roads will be undertaken in sections; with one section being completed every 1-2 weeks. During construction, temporary lanes and indication boards will be established to minimize the impact. The 40 mu of temporary land is state-owned; there is no impact on cultivated land and no demolition.

3.4 Due Diligence for Previous Resettlement

28. Based on the ADB requirements, a due diligence report (DDR) has been prepared by HMCC for both Shiwuli River WWTP - Sub-component 1.1 and the Urban Sewer Network Improvement - Sub-component 1.3 (See Annex 1¹) combined. The main findings of the DDR are summarized as follows:

- Compensation policy: the HMG [2006] No. 32 document (Annex 2) on the compensation rates of urban house demolition has been adopted for the compensation to APs. - All compensation has been fully paid to APs.
- Of the total 12 APs surveyed for previous demolition along Susong Road, two thirds of them expressed that they are satisfied and the remaining one third expressed that they are basically satisfied with the compensation rates;
- The demolition on Susong Road caused minor impact on the daily living situation of APs;
- One third of those interviewed had some grievances associated with traffic problem (spend longer time from residence to working places due to traffic jam) and these had since been settled under the explanation by HMCC staff and the improvement of traffic control.

¹ The sewer network subcomponent only directly affects one household. It therefore has been combined with the Shiwuli River WWTP Sub component during the due diligence report preparation by Hefei Municipal Construction Commission.

IV. PARTICIPATION, CONSULTATION AND GRIEVANCE REDRESS

4.1 Brief

29. Public participation and consultation activities have been undertaken in accordance with ADB's policies and Chinese laws and regulations, aiming at benefiting the project development, collecting comments from APs and preparing the RP.

30. HUCIC under the supervision of Hefei PMO have conducted social mobilization, contact and discussion widely in line with ADB's resettlement policies and the Chinese laws and regulations since December 2004 with support from PPTA consultants and concerned departments, in order to let APs fully understand land acquisition standards, ranges and entitlements.

4.2 Public Participation at Project Preparation Stage

31. According to ADB, the APs should be fully informed and closely consulted on compensation options. An inappropriate policy without any consultation with AP may lead to poverty. During the RP process public participation and consultation have been or will be carried out so as to ensure that the needs and comments of APs are considered and their legal rights are protected. Consultation is important and APs should be thoroughly aware of the policy, standards, and grievance procedures so that complaints and grievances on resettlement can be avoided or reduced.

32. Comments collected from meetings and survey are very useful in the preparation of the RP, in particular in the aspects of compensation rates, land reallocation, direct disbursement, training and rehabilitation.

33. As there is no house demolition and land acquisition, in the case of Sub component 1.3 only involves one household. It is therefore considered more appropriate to disseminate information by direct contact with the household rather than through public meetings. Consequently, the affected household (headed by Mr. Wang Zhibing) was informed and further consulted during the time of RIB information disclosure to APs on 21 October 2006. At the meantime, village leaders were also consulted with the disbursement of land compensation fund. Since the land loss in the village is only accounted for 0.39%, village leaders agreed to disburse the entire land compensation fee and resettlement subsidy to the affected household directly.

4.3 Participation and Consultation Plan

34. Consultation activities will cover the following and are detailed in Table 4.1:

- Formal meetings with the household to ratify the options relating to compensation disbursement and utilization.
- Detailed Measurement Survey (DMS) in the field to measure and agree the final requirements for land, property and other acquisition, from the affected household.

Table 4-1 Public Participation and Consultation Plan

Purpose of Event	Tasks	Timing ¹	Implementation Agency	Participants	Remark
1. Disclosure of final RP, including compensation rates	Distribution of Chinese version RP	June, 2007	IA, District and Sub-district Government	All APs	Distribution of final RP to all affected village
2. Conduct Detailed DMS Disclosure of updated RP	Face to face meeting with APs	March 2007	EA, IA, LAB in Yaohai District	All APs	(i) Measuring land area with the affected household; (ii) Preparing a compensation contract for the land-loss household.

Note ¹: There are no supervision milestones for this sub-component since only one household is affected. Milestones for Shiwuli River WWTP sub-component 1.1 have been applied for external monitor.

4.4 Appeals and Grievance Redress

35. Attention should be paid to participation of APs and affected organizations during the preparation and implementation of the RP. Mechanisms of grievance redress for undergoing projects of each IA are available and can be applied for this Project.

36. In case APs are dissatisfied with compensation arrangements made by the resettlement agencies, or they feel they are treated unfairly or unreasonably, they can seek settlement through grievance or appeal redress procedures. Generally there are five channels for grievance redress in Hefei City: (i) the project IA, (ii) the external independent supervision institution, (iii) the township/CRC and the County/District LABs, (iv) the HMG or (v) by taking legal action.

37. **The Project IA:** This is the direct channel to redress the project related grievance since each project subcomponent will establish an on-site land acquisition office with telephone number disclosed, and most of the appeals will be settled at this level. In the case of this subcomponent as only one household is affected such actions will be covered under subcomponent 1.1 – Shiwuli River WWTP.

38. **The External independent supervision Institution:** There is a strong supervision committee led by HMG high rank officials and consisting of about 20 members named as the Hefei Supervision and Management Committee for Land Acquisition and Resettlement (HSMCLR), with a major responsibility to inspect the payment to APs. If the payment amount and timing are not in line with the approved and disclosed document, the Committee has the mandate to stop the project construction. Therefore, if APs have grievance with the compensation payment and timing, they can easily air their appeals to the HSMCLR members who patrolled from project to project frequently.

39. **Township/CRC and the County/District LABs:** This is a formal project procedure for grievance redress to enable problems aired for those that cannot be settled by lower level institutions. However for each level, the solution must be done within one week, if it cannot be solved, then it must be submitted to its immediate higher authority for a solution.

40. **The HMG:** When APs feel dissatisfied with the implementation of the RP, they may submit an appeal or express their dissatisfaction in writing or verbally to the Municipal Land Administration Bureau. If their appeal is in verbal form, the two departments should record it and give settlement within 7 days. If APs are not satisfied with the solution of these institutes, they can go to see the deputy mayor at the “Mayor’s Appeal Redress Day” held each Monday morning.

41. **Legal Action:** In case any of the above solutions are not accepted by APs, they can appeal to the People’s Court according to Administrative Case Law or the P.R.C Ministry of Land and Resources. AP can appeal against any aspects of compensation work, including compensation standards.

42. As this RP only involves one household the complaints and appeal procedure would be conveyed to APs through direct consultation, to ensure they fully understand their rights and the mechanisms for complaint and appeal. Any complaints raised by APs must be registered in written form by each organization that received these grievances, and will be formally filed with adequate follow-up and resolution of complaints, and be made available for external monitor.

V. LEGAL FRAMEWORK AND POLICIES

5.1 Brief Introduction

43. The PRC has established and carried out laws, regulations, and policies on resettlement and compensation for many infrastructure projects. This Project will follow the related Chinese laws, national and provincial regulations and local by-laws and policies, and also include comments and suggestions from APs to meet the requirement of ADB policy on involuntary resettlement. ADB policies include:

1. Involuntary Resettlement Policy ADB, November, 1995,
2. Operations Manual F2: Involuntary Resettlement, ADB, revised version, 2006,

44. Since local regulations and by-laws cannot be in conflict with those of upper levels, the following documents form the basis for Project land acquisition and compensation:

1. The Land Administration Law of the PRC (revised, 2004);
2. Interim Methods for Acquisition of Collective-owned Land of Hefei Municipality, HMG [2003] 138, effective January 1, 2003 (abbreviated as HMG no.138 document).
3. Hefei Guidelines (HMG [2005]10) for Implementing No. 28 Documents (The State Council's Decision on Further Reform in Strengthening Land Management, No. [2004]28).

5.2 The ADB Involuntary Resettlement Policies

45. ADB Involuntary Resettlement Policy (1995) and Resettlement Operations Manual (OM Section F2) - 2006 specify that (i) compensation to replace lost assets, livelihood, and income; and (ii) assistance for rehabilitation to achieve at least the same level of well-being with the project as without it.

5.3 Related Laws and Regulation of China

46. This project can be implemented based on the PRC Land Administration Law (effective as of January 1, 1999) and the P.R.C. Here listed is the most important excerpts from State Council No. 28 document:

- **Article 12: Improving land acquisition compensation practice:** People's Governments at the county level and above shall adopt practical measures to ensure that the farmers whose land is acquired shall not be made worse off. Provincial level government shall formulate and publicize the annual average output values (AAOV) in uniform amount or comprehensive land price for each city/ county, and the compensation should be uniformed within the same class of land. The full costs of land acquisition for national key development projects shall be included in the overall project budget.
- **Article 13: Resettle the land loss farmers properly:** County level and above government should specify detailed measures to secure APs' long-term livelihood. Within the planned urban area, local governments must bring farmers who have suffered land loss caused by land acquisition into the urban employment system, and establish a social security system; outside of the planned urban area, local government must reserve necessary cultivated land in its administrative jurisdiction for these land-loss

farmers when land acquisition occurs, or corresponding jobs will be provided for them.

- **Article 14: Improve land acquisition procedure** Documentation on information disclosure to and confirmed by the farmers whose land is to be requisitioned should be treated as an integral part of the materials submitted for the approval of land acquisition.
- **Article 15: Strengthen supervision and management of the land acquisition process:** In case the resettlement of land acquisition has not been carried out, use of the acquired land is not allowed. Provincial government shall formulate the internal distribution options of the land compensation within the collective organization based on the principle that most of the compensation should be used for farmer households whose land has been requisitioned. The rural collective organization shall make the information on the revenues and allocation of the land compensation fund publicized to and supervised by its members. The agriculture, civil affairs and other departments shall strengthen the supervision over the distribution and use of the compensation fund within the rural collectives

5.4 Project Policies on Compensation

47. The compensation to the APs and resettlement policies are made based on the ADB's policies and the laws and regulations of China. The objective should be to assure the AP's income rehabilitation and the increase of their living standard. The preparation and the future implementation of the RP are based on the above targets. Therefore, compensation paid to the affected household should be adequate.

5.5 Compensation Standards

48. According to HMG No.138 document, the compensation fee for collective land acquisition is CNY21,000 /mu which is calculated at 15 times the average annual output value (AAOV) of CNY1400/mu. Resettlement subsidy due to land loss is CNY10,000 /person under the age of 16, and CNY30,000 /person at or above the age of 16 which includes a specified subsidy of CNY12,000/person to enable those affected to seek work, and CNY18,000 /person for basic livelihood assurance. Compensation rates for standing crops are calculated based on the one-harvest production value of the affected land. Table 5-3 shows the compensation standards in detail.

49. Comparing with the replacement cost (see explanation in the *key terminology*, page vi) documented in PRC State Council No. 28 document, the compensation rates for land loss in HMG No. 138 document are considered as adequate. The reason is that if add up both land compensation fee and resettlement subsidy for land losers, then they are CNY31000 and CNY51000 for children and adults (assume per capita land area is 1mu) that are 22 and 36 times of AAOV respectively, much higher than the minimum 16 times prescribed in the China State Council No. 28 document.

Table 5-1 Compensation rates for acquisition of collective land and attachments

No.	Item	Unit	Amount in CNY
I.	Permanent Acquisition for Collective-owned Land		
1	Land compensation fee	CNY/mu	21,000
2	Resettlement Subsidy --below 16 years old	CNY/person	10,000
3	Resettlement Subsidy --at and over 16 years old	CNY/person	30,000
4	Compensation for standing crops	CNY/mu	700
II	Temporary Land Occupation	CNY/mu-year	2000

5.6 Compensation Funds Disbursement and Timing

50. Compensation fees for land acquisition and resettlement will be paid by the IA — HUCIC. According to Article 52 of the Regulations on the Implementation of the Land Administration Law of the PRC, payment of various expenses for land requisition should be effected in full within 3 months starting from the date of approval of the land requisition and RP or three months after the signed agreement between the IA and the APs. Figure 2 shows how compensation fund is disbursed.

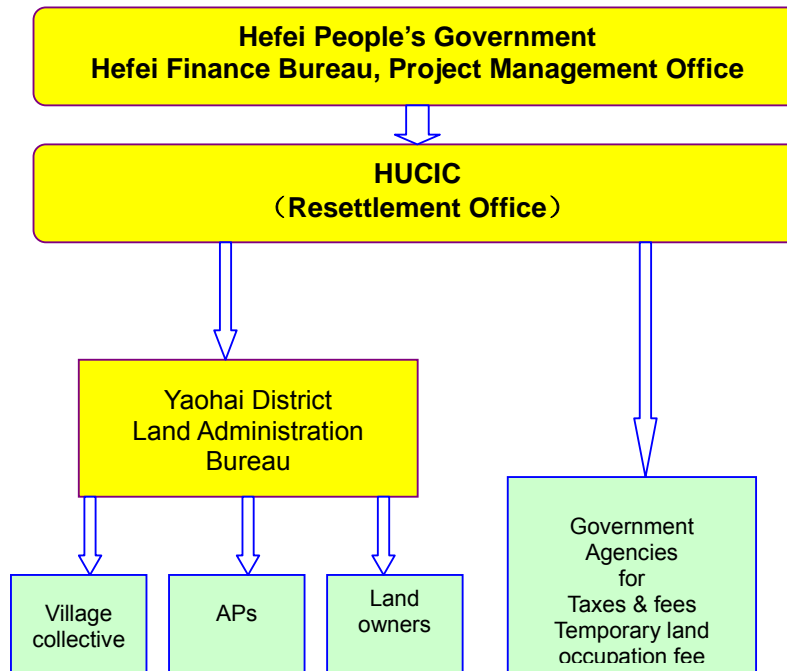


Figure 2: Compensation Fund Flow Chart

5.7 Compensation Entitlement

51. All APs will be compensated according to replacement cost for lost properties. Table 5-4 shows the compensation entitlements according to principles. The cut-off date for compensation eligibility is set as the time to conduct DMS while field pegging is carried out.

Table 5-2 Compensation Entitlements

Type of loss	Application	Definition of Entitled person	Compensation Standard	Implementation issues
Permanent loss of productive land	Productive land requisitioned by the Project 1.5 mu	Farmers who use the land 4 APs 1 household	Land compensation CNY 21,000 per mu and resettlement subsidies based on the agricultural population to be resettled: CNY 10,000 per capita for those below 16 years old, and CNY30,000 for those at and above 16 years old.	Village/CRC meetings normally are responsible for deciding on the allocation of funds (formality). In the case of this Project payment will be made directly to the single household affected. (formally the fund will be paid to village collective and then to APs in order to keep the village account balance)
Temporary land	40 mu land to be	State land – no	CNY 2000 per mu for	reinstatement after

Type of loss	Application	Definition of Entitled person	Compensation Standard	Implementation issues
occupation	occupied during construction phase	individual APs HMCC-road Forestry Bureau-greening belt (bush)	reinstatement after construction	construction
Loss of standing Crops	Standing Crops to be destroyed	Crop owners	Based on one time AAOV CNY1400/mu	Only land with standing crops will be paid

VI. INCOME REHABILITATION PLAN

52. The project construction works do not involve any demolition of building and hence the only concern for resettlement is income rehabilitation after land acquisition.

6.1 Compensation for Permanent Land

53. Land compensation fee and resettlement fee would be paid directly to the affected household. Compensation for the green seedling and ground attached properties would be directly paid to the AP. Allocation and utilization of compensation funds for land and resettlement will be discussed at with the household directly and in line with State policy.

6.2 Rehabilitation of Income

54. Land acquisition would cause loss to one householder who would lose 1.5 mu. The total land holding of this farmer is 8.18mu thus this represents 18% of his total land holding which is considered to be a minor impact to the household since there are still 6.68 mu of cultivated land.. The following methods will be applied to rehabilitate the householder's income.

6.2.1 Cash Compensation

55. Based on the existing compensation plan, the affected household will be compensated for loss of 1.5mu land. A compensation fee and resettlement subsidy will be provided to the affected household (AP). The AP could use the compensation funds for further farming, non-farming aspects or on large expenditures such as on education and medical care. In addition, the compensation funds can be used as an income assurance, for example, young people could look for jobs in local enterprises or go job hunting. Consequently, the Project will not generate large impacts on this household. Given the income situation status of this household, which is a better-off household in his village, and during the consultation phase, the household head expressed that he will produce good quality rape-seeds and their income can be rehabilitated by intensive farming and migrant labor as usual. No special measures are therefore needed to rehabilitate the income of this household.

6.2.2 Women's Contribution during Income rehabilitation

56. According to Land Contract Law, men and women are considered equal. Women cannot have their entitlement to contract land taken from them. Thus, women have equal entitlement with men in land reallocation, employment and training. The women head of the affected household expressed that she would like to conduct rape-seeds processing, she has proposed a plan to use the compensation fund to buy an oil-pressing machine and to operate a small-scale oil-mill. Her husband has agreed with her and expressed that if the business is good, he will help her to operate the business and reducing the time for migrant labor gradually.

57. Based on the women's plan, an oil-pressing machine, with a 3 tones/day of production capacity, will cost CNY12800, if they charge the manufacturing fee from their neighbors at CNY 0.25/kg of raw rape-seeds and with a yearly production volume of 100 tons, then the manufacturing income is: $100\text{tones} \times 1000\text{kg} \times \text{CNY}0.25 = \text{CNY}25000$, deducting costs for labor, electricity and water at a unit cost of CNY0.05/kg of per kg rape-seed pressed, then the profit will be CNY2000. At this estimation, their income will be rehabilitated within one year, and no risk is expected in the rape-seeds producing area. During the intermitted time of a year when no rape seeds to be pressed, they can conduct farming works. In addition, the machine can also used for soybean and peanut oil-pressing.

VII. RESETTLEMENT COMPENSATION BUDGET

58. The total cost of this Project subcomponent is estimated at CNY 185.34million. Land acquisition and resettlement cost CNY 0.299million (see Table 7-1), which equates to 0.16% of the total investment.

7.1 Resettlement Budget Calculation

7.1.1 Land acquisition and demolition and resettlement

59. Permanent land acquisition: Permanent land acquisition required by the project is 1.5mu. The compensation would cover resettlement subsidy, land compensation fee and compensation for standing crops, totaling CNY 131,500. Compensation for standing crops is calculated at one times AAOV CNY1,400/mu, thus 1.5 mu totals CNY2,100.

74. Temporary land: The project will need 40mu temporary land at the compensation rate of CNY2,000/mu·per year at a one year base for reinstatement of the land, totaling CNY 80,000.

7.1.2 Related Taxes and Fees

60. The total cost for taxes and fees amounts to CNY 64,700.

7.1.3 Contingency

61. Physical contingency accounts for 10% of the basic cost of land acquisition which totals CNY 21,000.

7.2 Financing and Disbursement Plan

62. The budget for land acquisition and resettlement of this Sub-component will be financed by Hefei Finance Bureau. According to the progress of the project, 80% will be used in 2007, and the remaining 20% will be disbursed in 2008.

Table 7-1: Budge for Resettlement

Items	Compensation Rate	Quantity	Cost (Y10,000)
A. basic cost			21.36
1. Collective land compensation			13.15
(1) Permanent land acquisition	CNY 21,000/mu	1.5mu	3.15
(2) Resettlement compensation (under 16 years old)	CNY10,000/person	1 persons	1.0
(3) Resettlement compensation (over 16 years old)	CNY30,000/person	3 persons	9.0
(4) Compensation for standing crops	CNY1400/mu	1.5	0.21
2. temporary land			8.0
temporary land (including attached properties)	CNY2,000/mu	40	8.0
B. various taxes and fees			6.47
1. Monitoring and Evaluation	2% of Total A		0.42
2. Managerial fee of RP implementation (including training for resettlement staff)	4% of Total A		0.85
3. land measure fee	CNY300/mu	1.5	0.075
4. land cultivation fee	CNY5,000/mu	1.5	0.75
5. newly added construction land utilization fee	CNY21,300/mu	1.5	3.20
6. cultivated land occupation tax	CNY5,000/mu	1.5	0.75
7. Administration fee for land acquisition	2% of Total A	1.5	0.42
C. contingency	10% of Total A		2.1
Basic contingency			2.1

Total (A+B+C)			29.93
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VIII. INSTITUTIONAL FRAMEWORK

8.1 Institutions

63. The project leading group is established within the HMG with the PMO as the secretariat communicating with the other stakeholders. As previously mentioned, HUCIC is the project IA.

64. Under the IA, there is a section called the Office for Construction of ADB funded project, and within which there is a department responsible for resettlement. The organizational structure is shown in Figure 3.

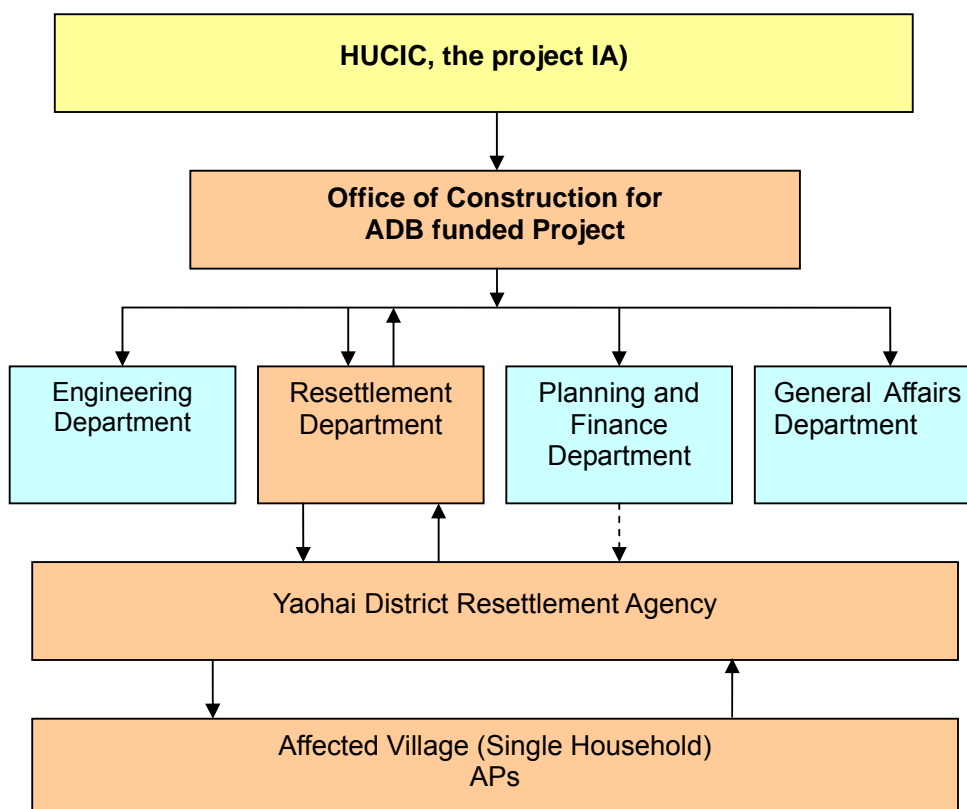


Figure 3 Resettlement Organization Structure

65. The IA will play a key role during the resettlement process; however, besides the IA, there are other related institutions who will be involved in the resettlement tasks. All these institutions and the staffing are presented in Table 8-1.

Table 8-1: Resettlement Institutions and Staffing

Institutions	Staffing
Hefei Project Management Office (PMO)	1
Hefei Municipal Land Administration Bureau	1
Hefei Municipal Spatial Planning Bureau	1
HUCIC	1
Yaohai District Resettlement Agency	1
CRC/village	1

Institutions	Staffing
Legal consulting agency	1
Hefei Municipal Design Institute (DI)	1
External Monitoring Agency	1

8.2 Responsibilities

66. Table 8-2 lists responsibilities of each agency in resettlement.

Table 8-2: Responsibilities of Agencies

Agencies	Responsibilities
Hefei Project Executive Agency (PMO)	Preparing the RP and organizing the implementation of the RP
	Supervising the resettlement fund usage
	Coordinating and supervising the resettlement activities and progress
	Coordinating monitoring and evaluation/supervision activities, including contracting an external monitor for the overall Project
	Submitting progress report to the ADB
	Coordinating and dealing with conflicts and problems during project implementation
HUCIC	Engaging a consulting institution to assess the impact of the project
	Organizing social-economic surveys
	Applying for "the permission of land use " from Hefei Municipal Spatial Planning Bureau and the Land Administration Bureau
	Applying for "House Demolition Permission"
	Managing the displacement of facilities in the city
	Scheduling the RP implementation
	Entrusting the Hefei Municipal Land Administration Bureau, Demolition and Resettlement Administration Office to contract land acquisition and displacement and pay resettlement funds in accordance with the agreement
	Conducting monitoring and evaluation
Hefei Land Administration Bureau	Carrying out the related laws and regulations relating to the management of construction land use
	Participating in the review of the compensation rates and resettlement schemes
	Dealing with the formalities of land acquisition
	Participating in the social-economic surveys
	Participating in the preparation of the RP and reviewing the RP
	Issuing permission of land used for construction
	Directing, coordinating and supervising land acquisition and resettlement activities
	Coordinating and dealing with the conflicts and problems in the process of land acquisition and allocation
	Registering land acquisition and making announcements
	Organizing public participation and public hearings, if required
	Proceeding with resettlement and compensation disbursement
Hefei Municipal Spatial Planning Bureau	Finalizing the Right of River alignment of land acquired (blue line)
	Issuing the permission of land use based on spatial planning
District/County Government	Assisting in social economic survey
	Assisting in the preparation of resettlement options and the RP
	Supervising CRC/village committee on resettlement and the income restoration of APs.
	Reporting to the higher level institutions about the comments and suggestions of affected people
CRC/ Villager	Participating in the social economic survey

Agencies	Responsibilities
committee	Participating in the preparation of the RP and resettlement scheme
	Assisting in the public consultation and conducting information dissemination of displacement policies
	Consulting on allocation of land compensation fee and payment of resettlement
	Organizing income-generating activities after land acquisition and restoring the income of the APs.
	Reporting to higher level authorities about the grievances and suggestions of the affected people.
	Providing assistance to the households with special difficulties
Consulting and designing agencies	Minimizing resettlement impacts through optimized design schemes
	Proposing/Finalizing the impact scope of land acquisition and demolition
	Assisting EA/IA in RP preparation
	Providing technical service in the aspects of collection and processing of information and data
External monitoring agency	Providing technical assistance in land acquisition and resettlement
	Working as independent monitoring agency, supervising the implementation of the RP, and reporting to the EA and the ADB

8.3 Institutional Capacity Strengthening

67. The ADB will provide support to train staff on resettlement procedures. A part of the ADB loan for implementation will be provided for institutional capacity building through specific training courses and by on the job training with the appointed external monitoring consultants (see Annex 3)

68. A variety of measures will be taken to support capacity building and ensure effective implementation and control of the RP. These include:

- The PMO should have sufficient funds and equipment to assure the efficiency of the work;
- A computer information system should be established to guarantee the smooth flow of information between the authority, agency and the lower levels;
- Vertical linking agencies will set up a reporting system, to report once a month;
- Horizontal linking agencies will hold coordination meetings once a quarter to enhance information exchange;
- Issues put forward by the APs will be reported and disseminated through the resettlement offices at each level;
- Issues which occur during construction will be reported by the resident engineer, first to his/her organizational level and then, if necessary, upwards through each of the hierarchical levels;
- Disciplinary measures will be introduced to constrain individuals from shifting responsibilities onto others and from delaying the resettlement process. People responsible for causing trouble will be punished, and those with good performance will be rewarded.

IX. IMPLEMENTATION AND MONITORING PLANS

69. The Hefei Sewer Network Subcomponent 1.3 affects only one household; thus RP implementation is very straightforward. For better efficiency implementation will be combined with the Shiwuli WWTP subcomponent 1.1. The schedule for this subcomponent is included in Figure 4

70. The same principle applies to the monitoring and evaluation plan. The cost of engagement of a qualified external monitor (CNY4200 cannot hire any qualified external monitor and just for one affected household) for such a small affected group (one household) would not be economic. It therefore follows that monitoring resources should be combined with Shiwuli River WWTP.

71. The PMO and IA will regularly monitor and evaluate the implementation of land acquisition and resettlement activities in order to ensure resettlement work is implemented successfully in accordance with the RP, and to achieve the target of appropriate livelihood restoration for the APs. The monitoring will comprise two components: internal monitoring and external monitoring. Internal monitoring will be mainly conducted by the project leading group, PMO and the IA to ensure that organizations involved in implementation of land acquisition and resettlement work abide by principles and schedules of the RP.

72. The aim of internal monitoring is to encourage the concerned organizations to carry out good performance while the external monitoring and evaluation will be conducted by an independent agency regularly on the activities of land acquisition and income rehabilitation of APs.

73. Usually monitoring on resettlement is conducted by covering data collection, analysis, reporting, physical target and financial target, entitlement of APs.

74. Resettlement monitoring will focus on the following two aspects: (i) The progress of disbursement and provision of entitlements to APs and (ii) Comparison of APs and village pre and post resettlement socio-economic situation, particularly livelihood restoration. Background socio-economic data collected during the AP inventory and census will be used in this evaluation.

9.1 Internal Monitoring

75. Internal monitoring and evaluation will be undertaken by the PMO, Hefei Land Administration Bureau (LAB) and HUCIC, to assure the concerned departments abide by the RP. The objectives of internal monitoring are: (i) To inspect the progress of land acquisition, (ii) To ensure the smooth communication channel between project managerial staff and affected people, (iii) To ensure timely full disbursement of compensation, (iv) to ensure timely settlement of appeals by affected people, and (v) to ensure that the compensation disbursed is legally appropriate and that corruption is prevented.

76. The EA will take major responsibility for (i) Internal monitoring, covering the activities of APs, entitlement, advice, grievance, problems, efficiency, timing, and budget, (ii) Disbursement of entitlements to APs: compensation and employment as specified in the RP, (iii) Social adaptability and cohesion: impacts with a gender perspective on APs and vulnerable groups, public participation, non-government's role, AP's attitudes and commons after resettlement, number of complaints and appeal procedures, implementation of preferential policies and income restoration measures, and improvements in women's status in villages, (iv) Timing of disbursement of compensation, (v) Public participation and consultation: involvement of AP in resettlement implementation as per the public consultation plan outlined in the RP. Review of grievance register and responses to complaints, and (vi) Assistance to vulnerable groups.

77. It is anticipated that internal monitoring reports will be brief documents reporting on

progress to date and identification of issues, how issues were resolved, consultations undertaken, and revisions of the resettlement schedule and disbursement of budget where required.

9.2 External Monitoring and Evaluation

78. Required by the ADB, the PMO will appoint an independent agency to carry out the external monitoring and evaluation on resettlement. The independent agency should have a good reputation, be well experienced and fully understand the ADB's policy and requirements on resettlement. The PMO will sign a contract with this agency. The terms of reference for the external monitor are contained in Annex 3.

79. The external monitor will ensure that the AP household for this subcomponent will not be dispossessed of their land and assets before full compensation for lost assets is provided. Any shortfall will be covered by the HMG.

80. The objectives of external monitoring and evaluation are as follows: (i) Certify the level of rehabilitation of APs after land acquisition and resettlement, (ii) Identify the causes of any problems with the policies or implementation in case rehabilitation is not fully made, (iii) Assess the performance, effect, affection including the response of APs, resettlement policies, and sustainability, and (iv) Evaluate whether AP's living conditions, livelihoods and incomes have been fully restored.

81. The methodology of external monitoring and evaluation are listed as follows:

- The Independent agency will conduct a baseline survey on the affected area and acquire the baseline data of the APs. The investigation about production and AP's living conditions will be made every year to measure the change. A sample trace investigation will be adopted. Irregular interview or site visits will be made to acquire sufficient data for evaluation.
- Group discussion and consultation with various groups of people from government, non-government, community and APs.
- Interview with key persons such as local CRC leaders and village heads regarding resettlement implementation.
- Community public meetings to collect further information about resettlement.
- Purposeful direct observations regarding progress of demolition and replacement and visits to the individuals or groups.
- Informal investigation or interview by non-sampling means such as with the APs, villagers and staff engaged with resettlement.

82. The independent monitoring agency will monitor and evaluate the resettlement relative to the project and consolidate their findings and assessment into a report to ADB, EA and other concerned departments. These reports can be helpful in policy-making by these concerned departments. The APs and NGO's and communities will participate in the activities of evaluation.

83. Monitoring and evaluation will cover the following: (i) Progress of land acquisition; (ii) The compensation fee being settled and allocated; bear in mind with a gender perspective, (viii) Livelihood restoration of APs; and (iv) The operation and efficiency of the resettlement institutions.

9.3 Reporting Requirements

84. Internal monitoring and evaluation reports will be submitted quarterly by the project IA to the EA while the external monitoring and evaluation reports will be submitted by the independent evaluator to the EA and the ADB simultaneously every six months. The external monitoring and evaluation (M&E) reports will be continued once every year after the completion of the resettlement until the construction works completed or the APs livelihood fully rehabilitated

whichever the latter.

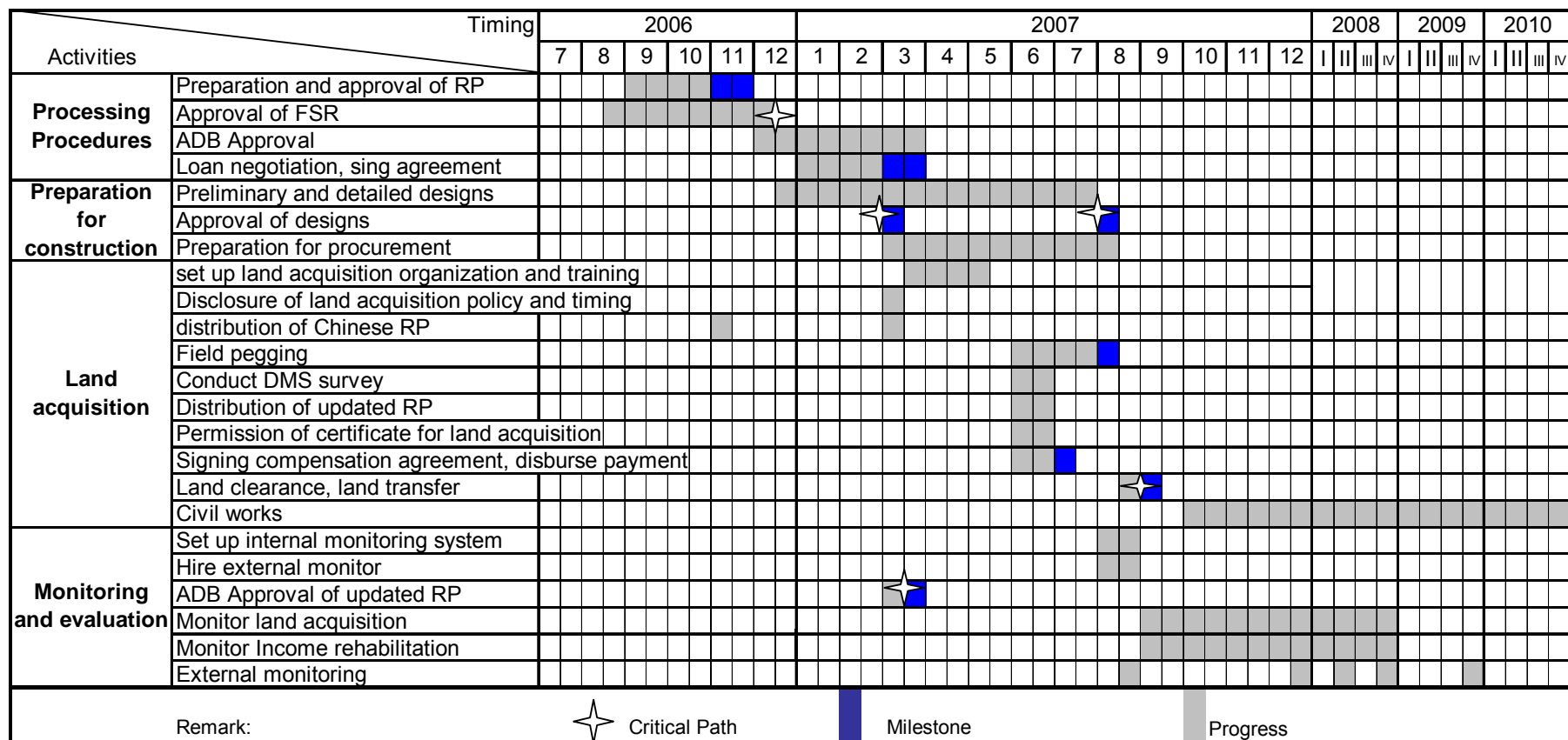


Figure 4 Resettlement Implementation Schedule

ANNEX 1 DUE DILIGENCE REPORT

Notes on resettlement compensation due to sewer pipeline and road construction

I. Policy framework, rights to compensation and compensation criterion in regard to road construction:

See attached Hefei Municipal Government Document [2006] No.32.

II. Quantities affected by road construction related to sewer pipeline construction:

1. Widening of Baohe Road and Meidan Road related to the construction of sewer pipeline for the Shiwuli River Wastewater Treatment Plant:

(1) Resettlement due to Baohe Road widening works (where sewer pipeline is to be installed—related to Shiwuli WWTP and related sewers—sub-component 1.1):

No.	Name of party	Space of resettlement (m ²)	Type of housing
1	Anhui professional technical inst.	300	Office
2	Highway survey & testing agency	138	Office
3	Baohe district's Dawei Township	220	Office
4	Wang Guoyou	60	Residence
5	Li Qianchao	48	Residence
6	Wang Bin restaurant	52	Business
7	Ma Xiangdong	80	Residence
8	Qianjin water apparatus store	28	Business
9	Li Dahai	23	Residence
10	Wu Mingyi	30	Residence
11	Datong transport	60	Office
12	Meihao barbershop	26	Business
13	Rongcheng shop	70	Business

(2) Resettlement due to Meidan Road widening works (where sewer pipeline is to be installed):

No.	Name of party	Space of resettlement (m ²)	Type of housing
1	Huang Baosheng	70	Residence
2	Xu Dali	21	Residence
3	Li Qing	32	Residence
4	Anhui No. 3 construction corp.	120	Office
5	Anhui material recycling corp.	86	Office
6	Li Haibing	62	Residence
7	Wang Tieyi	28	Business
8	Zhao Qiang	18	Residence
9	Wang Ziming	128	Residence
10	Wang Duoyu	14	Residence

2. Widening of Susong Road related to Hefei City's sewer pipeline improvement works:

(1) Resettlement due to Susong Road widening works (where sewer pipeline is to be installed—related to sub-component 1.3):

No.	Name of party	Space of resettlement (M ²)	Type of housing
1	Sanhe restaurant	220	Business

2	Dapeng store	181	Business
3	Wang Jiaming	13	Residence
4	Li Shengsheng	27	Residence
5	Hefei Prosecutor's office	19	Office
6	Tianzhu concrete mixing plant	47	Office
7	Zhu Jinhao	66	Residence
8	Huang Jiasheng	31	Residence
9	Hefei Electric Power Co.	335	Office
10	Yangguang neighborhood committee	120	Office
11	Changing street	100	Office
12	Changrong store	113	Office

III. The construction of the sewer pipelines for the Shiwuli River Wastewater Treatment Plant and the City's sewer pipeline improvement works shall be carried out simultaneously with road construction. The construction the sewer pipeline works shall entail no resettlement but the road works where sewers to be installed caused 2986 m² of resettlement, including 723 m² of residential housing, 1658 m² of office space and 605 m² of business space. These have been compensated for APs in cash according to the provisions of Hefei City Government Document [2006] No.32.

IV. Resettlement due to road construction will be coordinated by the HMG and compensation has been made by Hefei Finance Bureau At present, the road construction has been started, and compensation and resettlement completed smoothly with no remaining issues outstanding.

* Attachment: Hefei City Government Document [2006] No.32. (In Chinese)

Hefei Construction Commission
15 August 2006

Comments and signatures of surveyed households for the due diligence survey of urban sewer network improvement sub-component

拆迁户调查表

编号	单位（姓名）	调查内容												拆迁户签名
		是否已拿到补偿款		对补偿标准是否满意			拆迁是否影响你的生活			拆迁是否影响你的收入		对拆迁有无其它抱怨		
1	三河酒家	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	黄勤
2	大副百货	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input type="checkbox"/>	不影响 <input checked="" type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	王宝
3	王家明	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	王家明
4	李胜胜	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input type="checkbox"/>	基本满意 <input checked="" type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input checked="" type="checkbox"/>	无 <input type="checkbox"/>	李胜胜
5	市检察院	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input type="checkbox"/>	基本满意 <input checked="" type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input checked="" type="checkbox"/>	无 <input type="checkbox"/>	江浩
6	天柱砼搅拌站	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input type="checkbox"/>	不影响 <input checked="" type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	朱进好
7	朱进好	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input checked="" type="checkbox"/>	无 <input type="checkbox"/>	朱进好
8	黄家胜	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	黄家胜
9	市供电公司	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input type="checkbox"/>	基本满意 <input checked="" type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input type="checkbox"/>	不影响 <input checked="" type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input checked="" type="checkbox"/>	无 <input type="checkbox"/>	何明
10	仰光社居委	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input type="checkbox"/>	基本满意 <input checked="" type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	刘亚利
11	常青街道	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	黄亮雨
12	长荣百货	是 <input checked="" type="checkbox"/>	否 <input type="checkbox"/>	满意 <input checked="" type="checkbox"/>	基本满意 <input type="checkbox"/>	不满意 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	不影响 <input type="checkbox"/>	影响大 <input type="checkbox"/>	影响小 <input checked="" type="checkbox"/>	有 <input type="checkbox"/>	无 <input checked="" type="checkbox"/>	张富来

Translation of above table

No.	Unit/household	Received compensation fund?		Satisfied with compensation rates?			Demolition affects your living condition?			Demolition affects your income?		Grievances?		signature of demolished APs	Remark
		Yes	No	Satisfi ed	Basically satisfied	Not satisfied	Major	Minor	None	Major	Minor	Yes	No		
1	Sanhe restaurant	√		√				√			√		√	Huang Qin	
2	Dapeng grocery	√		√					√		√		√	Wang Bao	
3	Wang Jiaming	√		√				√			√		√	Wang Jiaming	
4	Li Shengsheng	√			√			√			√	√		Li Shengsheng	Grievance solved
5	Municipal Inspection House	√			√			√			√	√		Jiang Hao	Grievance solved
6	Tianzhu Concrete Mixing Station	√		√					√		√		√	Zhu Jinhao	
7	Zhu Jinhao	√		√				√			√	√		Zhu Jinhao	Grievance solved
8	Huang Jiasheng	√		√				√			√		√	Huang Jiasheng	
9	Municipal Power Supply Co.	√			√				√		√	√		Zhang Ming	Grievance solved
10	Yang Guang CRC	√			√			√			√		√	Liu Yanli	
11	Changqing Sub-district	√		√				√			√		√	Huang Guangyu	
12	Changrong Grocery	√		√				√			√		√	Zhang Fulai	

合肥市人民政府

合政秘〔2006〕32 号

关于合肥市城市房屋拆迁货币补偿基准价格产权调换差价及临时安置补助费标准的批复

市拆管办：

报来《关于提请批准实施〈合肥市城市房屋拆迁货币补偿基准价格、产权调换差价及临时安置补助费标准〉的请示》（合拆办〔2006〕7 号）悉。经市政府第 66 次常务会研究，同意对《合肥市城市房屋拆迁补偿补助标准》（合政〔2002〕195 号）中的房拆适货补偿基准价格、产权调换差价及临时安置补助费进行调整，新补偿标准自 2006 年 3 月 20 日起实施。

附：合肥市城市房屋拆迁货币补偿基准价格、产权调换差价及临时安置补助费标准

二〇〇六年三月三十日

附件：

合肥市城市房屋拆迁货币补偿基准价格、产权调抵差价及临时安置补助费标准

一、货币补偿基准价格

（一）住宅拆迁货币补偿基准价格

（单位：元/平方米建筑面积）

区 位 级 别		货币补偿基准价格
I 类地区：环城公园路以内	A 级：宿州路与环城北路北路交口—环城北路—环城西路—环城南路—球城东路—寿春路—宿州路—宿州路与环城北路交口	3000
	B 级：I 类地区内除 A 级以外地区	2850
II 类地区：环城公园路以外至一环路以内	A 级：亳州路与濉溪路交口—濉溪路—明光路—全椒路—屯溪路—合作化路—南淝河—亳州路—亳州路与濉溪路交口	2350
	B 级：明光路与濉溪路交口—濉溪路—凤阳路—全椒路—明光路—明光路与濉溪路交口	2150
	C 级：亳州路与濉溪路交口—亳州路—南淝河—合作化路—濉溪路—亳州路与濉溪路交口	1900
III 类地区：一环以外至二环路以内	A 级：史河路与合作化路交口—合作化路—黄山路—潜山路—史河路—史河路与合作化路交口；屯溪路与合作化路交口—合作化路—望江路—马鞍山路—屯溪路—屯溪路与合作化路交口；界首路与濉溪路交口—界首路—茨河路—蒙城北路—砀山路—板桥河—濉溪路—界首路与濉溪路交口	1750
	B 级：III 类地区内除 A 级以外的地区	1450
IV 类地区：二环路以外	A 级：长江西路与环湖东路交口—长江西路—人工湖路—黄山路—玉兰大道—望江西路—玉兰大道—合宁高速—金寨路—东流路—环湖东路—长江西路与环湖东路交口	1200
	B 级：南淝河与当涂路交口—当涂路—临泉路—龙岗大道—合裕路—兴港路—南淝河—南淝河与当涂路交口；金寨路与东流路交口—金寨路—合宁高速—包河大道—东流路—金寨路与东流路交口	1050
	C 级：IV 类地区内除 A 级和 B 级以外的地区	950

(二) 非住宅拆迁货币补偿基准价格 (单位: 元/平方米建筑面积)

区位级别		货币补偿基准价格				
		营业厅	住宅改营业房	办公旅馆	工业厂房	仓储用房
I 类地区: 环城公园路以内	A 级: 长江路、金寨路、淮河路、美菱大道、宿州路、桐城路、安庆路、红星路、庐江路沿街面墙 15 米以内的房屋	16000	58000	3500	2300	2100
	B 级: I 类地区内除 A 级以外的地区	13000	4300	2900	2150	1950
II 类地区: 环城公园以外至一环路以内	A 级: 长江路、长江西路、金寨路、明光路、美菱大道、胜利路、滁州路、桐城路、芜湖路、五河路沿街面墙 15 米以内的房屋	8500	2800	2500	2000	1700
	B 级: II 类地区内除 A 级以外的地区	6500	2700	2200	1800	1600
III 类地区: 一环路以外至二环路以内	一环路以外至二环路以内区域	3500	2000	1400	1300	1200
IV 类地区: 二环路以外	二环路以外区域	2600	1400	1280	900	800

二、产权调换差价

(一) 住宅产权调抵差价标准

被拆房屋结构 安置房结构	现浇砼框架		砖 混		砖瓦、砖木			简 易
	7 成以下(含 7 层)	7 层以上	7 成以下(含 7 层)	7 层以上	一	二	三	
砖混	100	0	120	80	140	160	180	200
现浇砼框架	120	100	180	160	210	220	240	260
24 米以上高层	280		310		330	350	370	390

(二) 非住宅产权调换差价标准

1、营业房安置在：

一层 1500 元/平方米建筑面积

二层 900 元/平方米建筑面积

三层以上 300 元/平方米建筑面积

2、其他非住宅安置在：

一层 300 元/平方米建筑面积

二层 200 元/平方米建筑面积

三层以上 100 元/平方米建筑面积

3、住宅改营业房安置在：

一层 2000 元/平方米建筑面积

二层 1500 元/平方米建筑面积

三层以上 500 元/平方米建筑面积

说明：上述非住宅产权调换差价标准中的营业房安置在一层和二层的差价标准安置在Ⅰ类地区的产权调换差价标准；若安置在Ⅱ类地区，各产权调换差价标准在Ⅰ类地区基础上减少 20%；若安置在Ⅲ类区，各产权调换差价标准在Ⅰ类地区基础上减少 40%。其他非住宅产权调换差价标准和营业房安置在三层以上的产权调换差价标准不随安置区域不同而调整。

三、临时安置补助费

(一) 实行产权调换的住宅，自行过渡临时安置补助费根据应安置房屋面积（包含易地安置政策性应增加的面积）在 18 个月以内按下更标准计算：

1、国有土地住宅临时安置补助费：6 元/月·平方米使用面积；

2、征地转户住宅临时安置补助费:6 元/月·平方米建筑面积。

(二) 实行产权调换的非住宅，自行过渡临时安置补助费根据有照建筑面积在 30 个月以内按下列标准计算：

1、商业用房临时安置补助费：12 元/月·平方米建筑面积；

2、办公、旅馆、工业厂房、仓储用房等其他非住宅临时安置补助费：7 元/月·平方米建筑面积。

说明：《合肥市城市房屋拆迁补偿补助标准》（合政〔2002〕195 号）除上述标准调整外，其他规定维持不变，继续执行。

ANNEX 3 TOR FOR EXTERNAL MONITORING AND EVALUATION

1. Objectives

The objectives of the external M&E are:

According to ADB's Resettlement Handbook and ADB's Social Analysis Guideline, an independent monitoring and evaluation will be made on the resettlement to analyze and compare the change of living level of APs by checking and tracking the progress and fund and management relative to resettlement.

The report that is provided to the ADB, the EA and concerned departments will provide sufficient information and suggestions for reference to the concerned departments to keep them informed on the progress and status of resettlement, so as to assure them that the problems and the proposed solutions for improvements are identified.

2 Tasks for Monitoring and Evaluation

Tasks for M&E are shown below.

Progress of land acquisition and demolition includes:

- Progress of land acquisition;
- Progress of temporary land occupation;
- Affected progress of the project.

Progress of funds availability and payment includes:

- Payment of fund allocation;
- Expenditure (budget and factual expenditure).

Monitoring and evaluation on living level of AP includes:

- Living level of AP prior to land acquisition;
- Living level of AP after land acquisition;
- Employment of APs prior to and after land acquisition .

AP's participation in the processes of preparation of RP, land acquisition and resettlement and income rehabilitation;

Monitoring on the mechanisms and efficiency of grievance procedures;

Collection of monitoring data and establishment of a data file;

Comparison analysis;

Report submission.

3. Technical Procedures

Prepare RP working outline; prepare questions and tables for investigation; prepare the scheme of random sampling; base investigation; set up information management system; supervise survey; establish data files; compare analysis and make evaluation; prepare monitoring report; check the completion of monitoring; draw conclusion.

4. Independent Monitoring Agency

An independent monitoring agency will be engaged to take the responsibility of monitoring on

the resettlement of the project by PMO or separately by IA.

The PMO will provide assistance to the external monitoring and evaluation agency, particularly in the aspects of field survey, staffing and logistics.

5. Monitoring and Evaluation Methods

A combined method of field survey, analysis and comprehensive evaluation will be undertaken;

Collection of photos, tape records, video records, and other physical substances except for written documents.

6. Schedule of Monitoring and Evaluation

August 2007	Contract an independent evaluator, prepare the working outline;
August 2007	prepare monitoring plan such as outline of survey, tables, establishment of monitoring system, defining assignment, and selection of monitoring samples;
August 2007	Baseline and first survey, submit No. 1 monitoring report;
Dec. 2007	Second survey, submit No. 2 monitoring report;
June.2008	Third survey, submit No. 3 monitoring report;
Dec.2008	Fourth survey, submit No. 1 evaluation report;
June.2009	Fifth survey, submit No. 2 evaluation report;