

Resettlement Planning Document

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Prepared by the Project Management Office of ADB Loan Project of Altay City and the Altay Construction Bureau.

The resettlement plan is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

ADB Financed Project

Resettlement Plan

Altay City Roads and Environmental Sanitation Component

Of

Xinjiang Urban Transport and Environmental Improvement Project

Xinjiang Uygur Autonomous Region Government of PRC
Project Management Office of ADB Loan Project of Altay City
Altay Construction Bureau

20 October 2008

LIST OF ACRONYMS AND MEASURES

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	Environment Impact Assessment
FB	Finance Bureau
FSR	Feasibility Study Report
Ha	Hectare
ACB	Altay Construction Bureau
AMG	Altay Municipal Government
Homestead	Existing land in the village for building houses
IA	Implementing Agency
LAB	Land Administration Bureau
MSL	Minimal Security Line
M&E	Monitoring and Evaluation
MRM	Managerial Review Meeting
NGO	Non Governmental Organizations
PMO	Project Management Office
PPTA	Project Preparatory Technical Assistance
APMO	Project Management Office of ADB Loan Project of Altay City
PRC	Peoples Republic of China
RIB	Resettlement Information Booklet
ROW	Right of Way
RP	Resettlement Plan
ToR	Terms of Reference
US\$	United States Dollar
ACWF	All China Women's Federation
km ²	square kilometer
Km	Kilometer
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 = 1/6.99 \$US (\$US1=CNY 7.9)

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Endorsement Letter of Resettlement Plan

Altay Project Management Office Asian Development Bank Finance applied for a loan from the ADB to finance the Altay Urban Transport and Environmental Sanitation Project. Therefore, the project must be implemented in compliance with the guidelines and policies of the Asian Development Bank for Social Safeguards. This Resettlement Plan is in line with the key requirements of the Asian Development Bank and will constitute the basis for land acquisition, house demolition and resettlement of the project. The Plan also complies with the laws of the People's Republic of China, Xinjiang Region and Altay City regulations, as well as with some additional measures and the arrangements for implementation and monitoring for the purpose of achieving better resettlement results.

The Project Management Office of ADB Loan Project of Altay City hereby approves the contents of this Resettlement Plan and guarantees the implementation of land acquisition, house demolition, resettlement, compensation and fund budget will comply with this plan. This Resettlement Plan was compiled according to the Project's Feasibility Study Report and data of the preparatory socioeconomic investigation. If the final contents of project implementation are different from the Feasibility Study Report, this RP will be amended and re-submitted to the ADB for approval before its implementation.

Approved on _____, _____

Project Management Office leader of ADB Loan Project of Altay City: _____

EXECUTIVE SUMMARY

1. Outline of the Project and its Impact

In order to reduce traffic congestion and improve road safety, Altay Municipal Government (AMG) the Executing Agency (EA) intends to utilize part of the Asia Development Bank (ADB) loan to construct/upgrade urban roads and provide improved municipal services project in the Altay city, which is one of the components in Xinjiang Urban Transport and Environmental Improvement Project.

This Project is to be implemented by Altay Construction Bureau (ACB) as the implementing agency (IA). This component involves the construction of 29.26 km of urban roads together with ancillary works including environment and sanitation facilities.

The permanent requisition of land for this component will directly affect 3 sub-districts, 1 township, 3 Community Residential Committees (CRC) and 1 village; Land acquisition and house demolition will affect a total of 105 households and 282 people, including 62 minority people. 11 enterprises and shops with 64 persons will be affected. 13,186.92 m² residential houses and 2,977.02m² non-residential houses will be demolished. The project will permanently requisition 32.09 mu of stated land and 11.53 collective land.

The impacts from land acquisition were minimized by close consultation with local officials and the CRCs at the feasibility study report (FSR) stage, and alternative schemes involving different road routings have been compared and the optimal scheme selected. The present Resettlement Plan (RP) is prepared in accordance with all necessary PRC state legislation Provincial and Municipal related policies related to land and also with ADB's Policy on Involuntary Resettlement. The RP has been based on the FSR and will need to be updated based on the detailed design and submitted to ADB for approval prior to award of civil works contract.

2. Policy Framework and Entitlement

Based on PRC land legislation and policy, the resettlement principles established for the component are: (i) compensation and entitlements provided to the affected persons (APs) are adequate to at least maintain their “without project” standard of living, and with prospect of improvement; (ii) All APs, titled or non-titled, will be provided with resettlement assistance and granted fair compensation; (iii) where post- requisition cultivated land per capita is not sufficient to maintain livelihood, compensation in cash or kind for replacement land for other income-generating activities will be provided for the APs; (iv) all the APs will be adequately informed on eligibility, compensation rates and standards, livelihood and income restoration plans, project timing, and will be involved in the RP implementation process; (v) no land requisition will take place unless replacement land or sufficient compensation for resettlement is given to the APs; (vi) Altay Municipal Government (AMG), the executing agency (EA) and an independent third party will monitor compensation and resettlement operations; (vii) vulnerable groups should receive special assistance to ensure they are better off, so that the APs listed in the RP will have the opportunity to benefit from the project; (viii) RP will be combined with the overall City/County/District Planning; and (ix) the resettlement budget will adequately cover the full aspects of all compensation required.

3. Responsible Organizations

The IA will be responsible for the project implementation and land resettlement and house demolition and co-ordination. The Land Acquisition and Demolition Office is composed of officials from land administration departments and urban construction departments. All affected residential committees and villages provide one staff member respectively to the Land Acquisition and Demolition Office, responsible for the work concerned with demolition and resettlement and income rehabilitation activities.

4. Public Participation

Public participation has been the key to this RP. From December 2007 to February 2008, Altay PMO and DI acquired information about project resettlement impacts through a thorough investigation of people, houses, land and other facilities in affected areas. From February to March of 2008 with the help of technology assistance experts, Altay PMO and DI a complementary survey of affected families and rural economy organizations and a number of consultation meetings have been held in the project area. Participants from the CMG, PMO, urban Community Resident

Committees (CRCs), land administrative bureau (LAB), civil department, women's federation, urban spatial planning department, APs and Consultants were involved. Project investigations have been undertaken in three CRCs and three villages. These meetings and investigations have generated a lot of interest in the resettlement policies and compensation entitlements. More consultation meetings will be required in the future. Affected people have participated in the preparation of the RP and their concerns and comments have been included in the RP.

5. Grievance

Affected people can make any complaint related to land acquisition, resettlement, income rehabilitation and compensation. The grievance procedure is described clearly in the resettlement plan (RP) and explained to APs in the meetings held by the IA and the District Land Acquisition and Demolition Office before any action involving land acquisition and demolition takes place.

6. Costs

According to the project FSR and subsequent investigations, the resettlement cost is estimated at CNY 21.7805 million including a contingency equivalent to 10%, which may be adjusted during Project implementation. The costs for resettlement are about 9.7% of the total base costs for the Project. The Project IA will ensure that sufficient funds are made available to cover all necessary resettlement issues.

7. Schedule

The land requisition and resettlement is scheduled to begin in January 2009 and to be completed in July 2009, hence lasting for 6 months. Civil works will not begin before compensation for the APs are paid in full, which is in accordance with the recently promulgated State Council Decree #31.

8. Monitoring and Report

Internal and external monitoring will be conducted on the implementation of the resettlement program. IA will be responsible for internal monitoring and prepare regular reports to the ADB covering the progress of the resettlement, discussing key issues about compliance with the RP and compensation policies. The PMO will engage an independent agency to conduct external monitoring and assessment and prepare an

assessment on resettlement progress, compensation disbursement, and other measures to ensure that the APs maintain standard of living and do not suffer because of the Project.

I. INTRODUCTION AND PROJECT DESCRIPTION

1.1 Project Background

1. Altay City Urban Transport and Environmental Sanitation Project is a component of the Asian Development Bank (ADB) financed Xinjiang City Urban Transport and Environmental Improvement Project.

2. In November 2007 the Development and Reform Committee of Xinjiang Uygur Autonomous Region and some experts reviewed the suggestions on Xinjiang Urban Transport and Environmental Improvement Asian Development Bank Financed Project, including Altay subject and issued its approval on December 17, 2007. (XDRF[2007] No.1718).

3. The Project provides good opportunities to the comprehensive development of Altay's infrastructure. It will be significant for the infrastructure development, environment improvement and social and economic development.

4. Altay is located on the southern slope of the Altay Mountain, north of Zhunger Basin and connects with Mongolia in the northeast. The city is 146 km long from south to north and 84 km from east to west and the total area is 11.5 thousand km². Altay is the key town of northwest Xinjiang and became an open city approved by the State Council in 1989. Altay governs 8 townships, 3 towns, 2 farms and 3 sub-districts. There are 228,700 people and 26 nationalities living in Altay, the most numerous being the Han, followed by Kazak, Hui, Uyghur, Mongol, Tartar, and Manchu. Altay has vast territory and rich resources and has acquired the name of "gold mountain and treasure place" and "the pearl of grassland". With the help of West China Development Strategy and the good investment environment, Altay should grasp the chance to promote the local economy and improve living conditions through infrastructure construction. It is a necessary option of Altay.

5. Altay has four border ports, which are the important components of opening border towns. Autonomous Region divide Xinjiang into seven economic zones and

Altay belongs to the K-D-U economy zone which includes Kuitun-Dushanzi-Urumchi as the main economic center and Altay-Beitun and Tacheng-Bole as the sub-center. The function of Altay-Beitun sub-center includes acting as a regional stockbreeding base, processing bases of colored metal and agriculture byproduct establishment; tourism promotion, tertiary industry development, city and town construction and regional economic development.

6. With the advance of West China Development Strategy and the help of national policies for Xinjiang, also with the rapid development of economic globalization, Altay faces a good opportunity. Xinjiang Urban Transport and Environmental Improvement projects financed by ADB provide a good chance for Altay to improve infrastructures, environment and develop the economy. Altay City has decided to grasp the opportunity to improve urban infrastructures, enlarge city development space, beautify the urban environment and create a good future for Altay.

7. Altay City Urban Transport and Environmental Improvement Project is beneficial for:

- Promoting the integrative development of the Altay Regional economy;
- Implementing the important strategy of “Stabilize Xinjiang and Flourish Xinjiang, Enrich People and Reinforce Frontier” and “the Eleventh Five Year Development Plan” of Altay City;
- Accelerating the economic development of Altay City;
- Improving the urban living environment and living standard, ensuring citizen’s transportation safety.
- Strengthening the cooperation between China and Central Asian countries and promoting the development of Xinjiang economy;
- Improving Altay urban transport net and improving Altay’s economic development and living conditions.

1.2 Brief Introduction

1.2.1 Project Sub-Components

8. Altay Urban Roads and Environment Sanitation Project Component includes: (1) Roads: Construction of 19 roads and total road length is 29.26 km; 5 bridges with 281m: one in the crossing of Hongdun Road and Yinshui Road, two in the crossing of

Beier Road and West ring Road, one near Lanjing Road sports center and one in Gongyuan Road. (2)Environmental sanitation and accessorial projects.

(1)Roads

9. Road construction consists of main roads and bridges.



Figure I-1 Present West Ring Road and Binghe Road

Table I-1 Urban Road Construction Plan

No	Roads	Length (m)	Existing ROW(m)	Type of road	Proposed ROW(m)
1	West Ring Road	512.91	3.5	Sand road	30
2	Qiaodong Road	1138.31	3.5	Sand road	16
3	South Tuanjie Road	619.3	14	Sand road	30
4	Hongdun Road	2014.08	14	Simple asphalt pavement	27
5	Yuanyichang Road	1232.88	4.5	Simple asphalt pavement and sand road	16
6	North Jiefang Road	1394.98	14	Simple asphalt pavement	20
7	Donghou Street	773.69	8	Simple asphalt pavement	8
8	Beier Road	2090.2	3.5	Sand road	16
9	Lanjing Street	799.61	9	Simple asphalt pavement	10
10	Donghoujie Street	462.1	8	Simple asphalt pavement	14
11	1-10 lane	3089.05	7	Simple asphalt pavement	12
12	Qianjin Street	1150	8	Simple asphalt pavement	14
13	Binhe Road	4541.97	3.0	Sand road	15
14	Gongyuan Road	2078.53	10		12
15	Jinshan Road	1447.19	12	Concrete Pavement	27

No	Roads	Length (m)	Existing ROW(m)	Type of road	Proposed ROW(m)
16	North Jinshan Road	1316.57	12	Simple asphalt pavement	27
17	Wenhua Road	1027.23	14	Asphaltic concrete pavement	25
18	South Tuanjie Road	1339.5	10	Asphaltic concrete pavement	26
19	North Tuanjie Road	2234.3	12	Asphaltic concrete pavement	29
	Total	29262.4			

(2)Environment Sanitation Facilities

Good environmental sanitation reflects on the reputation of the city. It demonstrates a harmonious relationship between people and nature. The environmental sanitation improvements in Altay include the construction of 10 public toilets/bathrooms, 654 garbage bins, 102 refuse collection points, and 20 garbage collection stations. A variety of vehicles will be procured to collect and dispose of solid waste materials (See *Tablel-2 and Tablel-3*). The environmental sanitation equipment will be located along the road. The total area of the public toilets is 300m² and will occupy the planned stated-owned land which has been reserved for the public environmental sanitation improvement project like this.

Table I-2 Environmental Sanitation Equipment

No.	Title	Amount	Unit	Remark
1	Dustbin	111	Each	
2	trash can	844	Each	
3	Garbage compressor vehicle	1	Each	
4	garbage cleaning trucks	1	Each	
5	snow-moving vehicle	2	Each	Import
6	Suspend arm-type garbage truck	1	Each	
7	Back-loading garbage truck	1	Each	
8	Deicing salt spreading vehicle	0	Each	
9	Flush toilets/Public Bathrooms	10	Each	
10	Garbage collection units	20		

No.	Title	Amount	Unit	Remark
11	wheel excavator	1	Each	
12	Wheel loader	1	Each	
13	Tipper of Dongfeng brand	2		

Table I-3 Road Maintenance Equipments

No.	Title	Amount	unit	Remark
1	wheel excavator	1	each	
2	Wheel loader	2	each	
4	high altitude busywork vehicle	1	each	
5	Tipper of Dongfeng brand	3	each	
5	Road inspection vehicle	1	each	
6	internal-combustion impact rammer	1	each	
7	Road cutter	1	each	
8	Vibratory roller	1	each	Import
9	Multi-functional pavior	1	each	
10	Cable fault detector	1	each	
12	OA equipment	4	each	
13	Water stabilized mixing plant	1	each	
14	Asphalt mixing plant	1	each	
15	sprinkler	1	each	
16	Diesel dynamotor	1	each	
17	Self-unloading vehicle	0	each	
18	Road scraper	1	each	Import
19	Total station	1	each	
20	RTK(dynamic GPS)	1	each	
21	Oil sprinkling cart	1	each	
22	internal-combustion plate rammer	2	each	
23	tumble puddler	1	each	

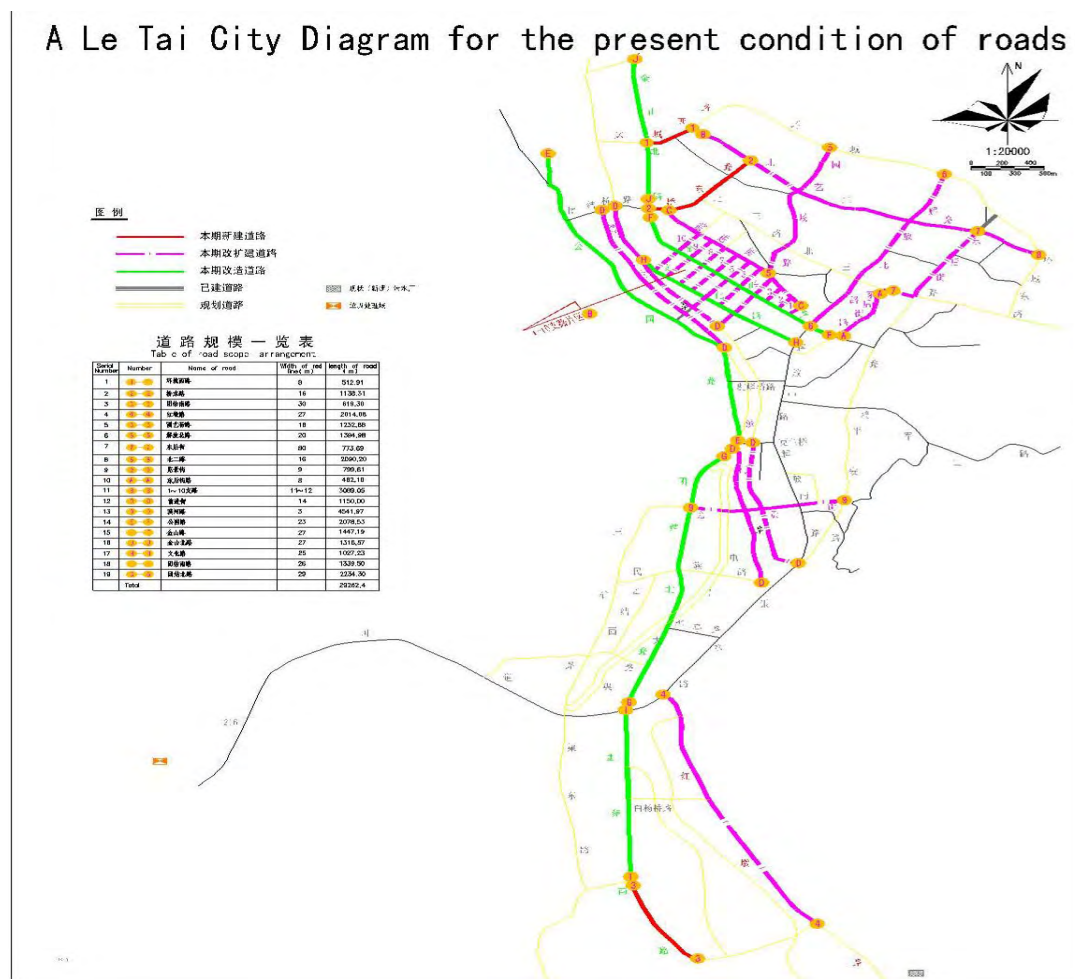


Figure I-2 Planning Road Situation

1.2.2 Scope of Land Acquisition and House Demolition, Brief Summary Impacts

10. The land acquisition impacts of this project are largely caused by the main roads project. All the places that are affected by land acquisition and project construction to the extent that the production and livelihood of the local people are affected are included as affected areas of this project.

11. During this phase, land acquisition impacts are identified based on the proposed scheme in the feasibility study plan.

12. The land acquisition impacts of this project will affect 3 CRCs and 1 village of Altay City; respectively these are Jinshan Road CRC, Wenhua Road CRC, Baiyangqiao CRC and Dunbazhaer Village. Land acquisition and house demolition will

affect 282 people, including 62 minorities. 43.62 mu of land, including 32.09 mu of state-owned land (26.52 mu of stated residential house land, 0.13mu of business land and 5.44mu of industry land) and 11.53mu of collective land including 2.4mu cultivated land and 9.13mu vegetable plot (8.25mu belongs to Dunbazhaer village) will be occupied permanently by the project. 13,186.92m² houses will be demolished, in which 686m²(5.7%) is rural residential house. 1 shop and 87.4m² will be demolished and affect 3 people; 10 enterprises 2,889.62m² will be demolished and will affect 61 persons.

13. Summary of Project Impacts see table I-4, details see chapter two.

1.2.3 Socioeconomic Benefits of Project

14. The project will construct various public infrastructures, including city roads and associated facilities¹, environmental sanitation facilities² and vegetation³. The project is mainly to improve the relatively run-down living mode and environment for people of the city, and strengthen access to improved livelihoods including social and economic development. The improvement of urban infrastructures and environment will increase the value of land along the roads and promote the development of land and trade.

15. The project is anticipated to generate 1603 jobs directly (including 531 unskilled jobs) and 220 jobs indirectly (including 60 unskilled jobs). These jobs will include road maintenance work, street cleaning and gardening work). In the implementation of project, PMO will provide non-technological employment to affected women (at least 35% of technological workers). Affected female labors will be considered first in skill training to protect their economic status. Training will help 800 APs of which 50% of training should be provided to female APs.

Table I-4 Summary of Project Impacts

City			Subtotal
Affected villages or CRC			4
Permanent land(mu)	LA —collective	Total	11.53
		Incl. Cultivated	2.4

¹ Associated facilities are those utilities constructed beneath or beside the road including water, waste water, and district heating and in some cases power lines.

² Environmental sanitation facilities mean public toilets, garbage storage and collection facilities, waste treatment facilities.

³ Vegetation means roadside planting, landscaping and general re-greening.

City		Subtotal
	Incl. vegetable plot	9.13
	Incl. homestead	0
Permanent LA – state-owned land (mu)	Total	32.09
	Incl. residential house	26.52
	Incl. Business	0.13
	Incl. Industry	5.44
Temporary land occupation (mu)	Total	0
	Incl. Cultivated	0
House demolition (m²)	Rural Residential	686
	Urban Residential	12500.92
	Non-residential	2977.02
Directly affected population	Households only affected by Land Acquisition (LA)	0
	Persons only affected by LA	0
	Households affected by LA and house Demolition (HD)	3
	Persons affected by LA and HD	13
	Households only affected by HD	102
	Persons only affected by HD	269
Subtotal of directly affected households		105
Subtotal of directly affected persons		282
Shops		1
Persons affected by shops demolition		3
Enterprises		10
Persons affected by enterprises demolition		61
Total of directly affected persons		346

1.2.4 Measures to Avoid or Minimize Land Acquisition and House Demolition

16. The project design has given consideration to minimizing land acquisition and house demolition by observing the following major principles:

- Avoid or minimize the occupation of residential areas, existing or planned;
- Avoid or minimize the occupation of high-quality cultivated land;
- Make use of national or local roads for the proposed construction sites;
- Avoid or minimize the occupation of environmentally or culturally sensitive places; and

- Any relocation must conform to the local development plan.

17. Meanwhile, according to the project implementation, APs shall be informed in advance before the land acquisition to decrease their losses. Through the mitigating measures, collective land acquisition, housing demolition and number of APs were minimized. The details are shown in table I-5.

Table I-5 Minimizing Resettlement Impacts

Item		Unit	Before Mitigation	After Mitigation	Engineering design option	Deference between Before-After
Permanent LA	collective land	mu	11.53	11.53		0
	state-owned land	mu	48.66	32.09	Cancellation of the two roads	16.57
	Sub-total	mu	60.19	43.62		16.57
Temporary land occupation		mu				
House demolition	Residential (rural)	m ²	675.42	686		-10.58
	Residential (urban)	m ²	14952.86	12500.92	Cancellation of the two roads	2451.94
	Enterprises	m ²	3199.58	2889.62		309.96
	Shops	m ²	207.13	87.4		119.73
	Sub-total	m ²	19034.99	16163.94		2871.05
Permanent LA	APs	Person	13	13		0
House demolition	Rural Residents	HH	5	3	Cancellation of the two roads	1
	Urban Residents	HH	107	102		5
	Shops	No.	4	1		3
	Enterprise	No.	12	10		2
	Sub-total	No.	128	116		12

II. PROJECT IMPACT

2.1 Project Impact Identification

18. According to the analysis of the impact survey, the major categories of project impacts will include the following four types:

- (1) Loss impacts caused by land acquisition or occupation.
- (2) Impacts caused by demolition of residential houses and associated facilities.
- (3) Impacts caused by demolition of non-residential buildings.
- (4) Impacts caused by loss of public facilities and infrastructure.

2.2 Methodology

19. To identify the project impacts, according to the requirements of the ADB, APMO and the Design Institute (DI) organized a socioeconomic investigation team and investigated the affected population, houses, land and special facilities from December 2007 to February 2008 and obtained detailed information about the project impacts. Under the guidance of the technical assistance consultants, a complementary survey of affected families and village collective economic organizations was carried out from February to March in 2008.

20. The survey covered land acquisition, impacts on APs caused by land acquisition and house demolition, house and asset demolition, destruction or damage to scattered trees, rural facilities for living and production and special facilities, etc.

Survey on land acquisition: The DI identified land acquisition scope on the spot, and then according to the present uses of land, investigation groups counted the area of land of different uses and corresponding occupants/owners.

Survey on APs: A sample survey on the affected population was carried out, including gender, poverty, ethnicity, age structure, and educational background and employment characteristics. 20% of severely affected household and 10% of HHs suffering insignificant impacts have been covered.

Survey on houses and associated facilities demolition: The measurement of demolished houses was on the spot and was carried out house by house. A register was compiled detailing the different house structures, ownership and land types.

Survey of scattered trees: Trees were identified and recorded one by one in the range of land acquisition, and recorded according to ownership, size and species.

Survey on public facilities: Affected public facilities such as irrigation works, electric power lines/poles, telecommunication infrastructure etc was surveyed based on present information coming from departments, enumerators and people's concerned, then such information was registered on the spot.

21. All land acquisition impacts are caused by construction of new roads. The area within the range of project land acquisition and all the places that are affected by the land acquisition and project construction to the extent that the production and livelihood of the local people are affected are included in the resettlement survey.

22. At this stage, the impacts of land acquisition and house demolition surveys were carried out on the basis of the recommended scheme in the feasibility study report.

23. The land acquisition impacts of this project will affect 3 CRCs and 1 village of Altay City; respectively these are Jinshan Road CRC, Wenhua Road CRC, Baiyangqiao CRC and Dunbazhaer Village. Land acquisition and house demolition will affect 282 people, including 62 minorities (21.99% of total population). 32.09 mu of state-owned land (26.52 mu of stated residential house land, 0.13mu of business land and 5.44mu of industry land) and 11.53mu of collective land including 2.4mu cultivated land and 9.13mu vegetable plot will be acquired permanently by the project. 13,186.92m² houses will be demolished, in which 686m² (5.7%) is rural residential house. 1 shop and 87.4m² will be demolished and affect 3 people; 10 enterprises 2,889.62m² will be demolished and will affect 61 persons.

24. Project affects 346 persons. Land acquisition and house demolition will affect 116 households. 11 non-residential houses (shops and enterprises) demolition affect 64 persons. 3 households and 13 persons will be affected by both Land acquisition and house demolition. House demolition affects 102 households, 269 persons. 3 rural residential houses will be demolished and affect 13 persons; 102 urban residential houses will be demolished and affect 269 persons. Also 1 shop will be demolished and

affect 3 persons; 10 enterprises demolition will affect 61 persons.

2.3 Land Acquisition Impact

2.3.1 Permanent Land Acquisition of Collective (Non-Residential) Land

25. A total of 11.53 mu of collective land will be acquired in Qiaodong Road Sub-district and West Ring Road Sub-district. Project permanent land acquisition involves only one village: Dunbazhaer Village. 11.53mu collective land is occupied permanently, which includes 2.4mu cultivated land (20.82% of total collective land) and 9.13mu vegetable plot (79.18%). Among the 11.53mu collective land, 8.25mu vegetable plot belongs to Dunbazhaer village which is used as the experimental field for improving productivity, 3.18 mu vegetable plot and cultivated land belong to the 3 affected households who are the titleholders of the affected land. Details are shown in table II-1. The land loss extent analysis is based on the 3 households and details are shown in table II-3, table II-4 and table II-5.

26. In all affected 3 household, 1 household loses 68.69% of their land, accounting for 33.33% of total affected household; 2 households loses 10%-20%, accounting for 66.67%. Extent of Land Loss by Households (see *TableIII-4*).

27. In all affected 3 households, the contracted land is less than 5 mu. They planted vegetables. The annual net income of vegetable in Altay is 3000 CNY/mu.

28. Land acquisition has a certain impact to villagers. Dunbazhaer village owned 600 mu cultivated land and 1.18mu per household. After land acquisition, 1.15mu at least per household can be available. The amount of land acquisition accounted for 1.92% of total village cultivated land.

Table II-1 Permanent Collective Land Acquisition

Name of Road	Villages	Collective Land Acquisition(mu)			Affected households	Affected persons
		Total	Cultivated Land	Vegetable Land		
West Ring Road	Dunbazhaer	9.13	0	9.13	3	13

Qiaodong Road		2.4	2.4	0	-	-
Total		11.53	2.4	9.13	3	13

Table II-2 Impact Analysis of Land Acquisition in the Affected Village Level

No.	Name of Community / CRC	Dunbazhaer village
I	Situation of the Affected Village Before Land Acquisition	
1	No. of Household	510
2	No. of Agricultural Population	1145
3	Farmland (mu)	600
4	Per capita farmland before land acquisition	0.52
II	Impact	
5	No. of Household	3
6	No. of population	13
7	Total Land acquisition (mu)	11.53
	---Affected HH Land acquisition (mu)	3.28 ⁴
8	Per capita farmland after land acquisition(the total village level)	0.51
9	Land loss proportion	0.59%
10	Income loss proportion	0.44%
III	Community Income Data in 2006 (CNY10,000)	
11	Agriculture	606.85
	--Percentage (%)	76%
12	Secondary	0
13	Tertiary	191.33
14	Total	798.18
IV	Land loss proportion by affected households	
15	<10%	0

⁴ Among the total land acquisition impact of the village, 8.25mu vegetable plot belongs to Dunbazhaer village, 3.18 mu vegetable plot and cultivated land belong to the affected villagers.

No.	Name of Community / CRC	Dunbazhaer village
16	> 10% to 30%	2
17	> 30% to 50%	0
18	> 50% to 70%	1
19	>70% to 90%	0
20	>90% - <100%	0
21	Total	3
V	Land loss proportion by population - APs	
22	<10%	0
23	> 10% to 30%	10
24	> 30% to 50%	0
25	> 50% to 70%	3
26	>70% to 90%	0
27	>90% - <100%	0
28	HHs losing land totally – 100%	0
29	Total	13
30	Of which, female	6

Note: The income loss proportion is derived by land loss proportion (row 9) multiplying income share from agriculture (row 11).

Table II-3 Analysis on Impacts of Land Acquisition in the Affected Household Level

Affected Householder		Su Wenming	Liu Chuanzhi	Xuhua	Average
Annual net income (CNY)	net income per household	34140	23320	17940	25133
	net income per capita	5690	5830	5980	5833
	Including: agriculture (%)	35.58	31.64	20.88	29.37

Affected Householder		Su Wenming	Liu Chuanzhi	Xuhua	Average
	Industry (%)				0.00
	Teritary industry (%)	64.42	68.36	79.12	70.63
Before land acquisition	total population	6	4	3	4.3
	Cultivated /orchard (mu)	3.42	2.28	3.48	3.06
land acquisition impact	land loss (mu)	0.45	0.43	2.4	1.09
	Land acquisition rate (%)	13.16	18.86	68.96	35.7
Annual income loss(CNY)	Annual income loss rate (%)	4.68	5.97	14.4	9.88
	Household	1599	1392	2583	1858
	Per capita	266	348	861	492

Note: 1. the 8.25mu vegetable plot belongs to Dunbazhaer village, so it is not analyzed in this table.

2. Annual income loss rate (%) =agriculture (%) ×Land acquisition rate (%)

3. Annual loss per capita=Annual net income per captia×annual income loss rate (%).

4. Annual loss per household=Annual net income per household×Annual income loss rate (%).

Table II-4 Extent of Land Loss by Households

Total land holding	Extent of Loss						Subtotal
	<10%	11- 20%	21 – 50%	51-80%	80 – 99%	100%	
<3 mu	0	1	0	0	0	0	1
3~5mu	0	1	0	1	0	0	2
5~7mu	0	0	0	0	0	0	0
>7mu	0	0	0	0	0	0	0
total	0	2	0	1	0	0	3

Note: the 8.25mu vegetable plot belongs to Dunbazhaer village, so it is not analyzed in this Table.

2.3.2 Vulnerable Groups Affected by Land Acquisition

29. There were no vulnerable groups among 3 affected household by land acquisition.

2.3.3 Permanent Acquisition of State-owned land

30. 32.09 mu of state-owned land will be permanently acquired because of the

construction, including 5.44 mu of stated land of enterprises, 0.13mu of shops, 26.25 mu of residential house land of CRC/village, the details are shown in table II-5.

Table II-5 Permanent State-Owned Land Acquisition

Type	Affected Enterprises	Area (mu)
	No1 middle school	0.14
	Insurance company	0.24
	Organic Affairs Bureau	1.91
	tap water company	0.09
	dorm of department store	0.12
	garage of local public security bureau	0.85
	LGP station	0.22
	local supply and marketing cooperative	0.39
	local social insurance bureau	0.28
	forestry administration station	1.2
Shop	Zhangwei	0.13
CRC/village	Jinshan Road CRC	12.81
	Baiyangqiao CRC	9.84
	Wenhua Road CRC	1.3
	Dunbazhaer village	2.57
Total		32.09

2.3.4 Temporary Land Occupation

31. The temporary land occupied will be mainly used to build sandstone plant, asphalt mixture plant, soil borrow-discard plant, production and living areas for construction workers and temporary roads during construction, etc. The project will adopt section by section construction techniques and the temporarily occupied land will all be along the road alignment. So there is no need to acquire land separately.

2.4 Demolition of Houses/Structures

2.4.1 Demolition of Residential Houses

Project totally affects 105 households and 282 persons. The total demolition area is 13186.92m², including brick-concrete structure 4625.7m² (accounting for 35.08%), Brick-wood structure 4627.14m² (35.09%), earth-wood structure 3,906.29m² (29.62%), annex structure 27.79m² (0.21%). Among the total house demolition, there are 102 urban households and 269 persons. 12,500.92 m² urban houses will be demolished and the

average demolition area of urban house is 122.56m² Rural residential house demolition affects 3 households and 13 persons. 686m² rural houses will be demolished and the average demolition area of rural house is 228.67m² (See Annex 5).

32. Among the 105 affected households, 12 households are partially affected by the demolition of their garages in Baiyangqiao sub-district which account for 11.43% of the total households. The details of house demolition are showed in table II-6 and the loss extent analysis is showed in table II-7.

Table II-6 Residential House Demolition

Sub-district	Village/CRC	demolition extent	total household	total population	demolished house area(m ²)				total
					brick-concrete	Brick-wood	earth-wood	annex structure	
1-10 lane	Jinshan Road CRC	all	1	1	33.16	0	0	0	33.16
Beier Road	Jinshan Road CRC	all	14	49	390.27	522.07	1226.73	0	2139.07
Binhe Road	Wenhua Road CRC	all	5	13	123.39	363.18	474.4	11.58	972.55
Hongdun Road	Baiyangqiao CRC	all	65	172	3716.3	2296.1	923.3	0	6935.7
Qianjin Street	Jinshan Road CRC	all	7	14	82.62	343.12	75.25	0	500.99
Qiaodong Road	Jinshan Road CRC	all	8	17	68.71	691.82	883.85	0	1644.38
Yuanyichang Road	Jinshan Road CRC	all	2	3	138.05	0	127.56	9.46	275.07
West Ring Road	Dunbazhaer villager	all	3	13	73.2	410.85	195.2	6.75	686
total			105	282	4625.7	4627.14	3906.29	27.79	13186.92

Table II-7 Extent of Residential House Demolition by Households

Total house area(m ²)	Extent of loss(HH)						
	<10%	11- 20%	21 – 50%	51-80%	80 – 99%	100%	Sub-total
<50	0	0	0	0	0	4	4
50~100	0	0	0	0	0	21	21
100~150	0	0	12	0	0	49	61
150以上	0	0	0	0	0	19	19
Total	0	0	12	0	0	93	105

(1) Rural residential house demolition and its impacts

33. 686m² rural residential house will be demolished which caused by West Ring Road construction and affects 3 households and 13 persons. Demolition houses includes brick-concrete structure 73.2m² (accounting for 10.67%), Brick-wood structure 410.85m² (59.89%), earth-wood structure 195.2m² (28.45%), annex structure 6.75m² (0.98%). (See table II-8).

Table II-8 Rural Residential Houses Demolition

Village/ CRC	Demolition extent	Householder	Person	Annual income (CNY)		Demolition area (m ²)
				Total	Farming	
Dunbazhaer	all	Su Wenming	6	34140	12147	218.82
	all	Liu Chuanzhi	4	23320	7462	92.56
	all	Xuhua	3	17940	3767	374.62
	Total	3	13			686

34. The compensation choices and resettlement plan for the 3 affected households are described in chapter IV.

(2) Urban residential house demolition and its impacts

35. 12,500.92m² rural residential house will be demolished which caused by the construction of Beier Road, Binhe Road, Hongdun Road, Qianjin Road, Qiaodong Road and Yuanyichang Road and affects 102 households and 269 persons. Demolition houses includes brick-concrete structure 4,552.5m² (accounting for 36.42%), Brick-wood structure 4,216.29m² (33.72%), earth-wood structure 3,711.09m² (29.69%), annex structure 21.04m² (0.17%). (See table II-9).

Table II-9 Residential House Demolition

Road	CRC	HH	Person	Demolition area(m ²)				total	Ownership status(HH)	
				Brick-concrete	Brick-wood	earth-wood	annexe structure		Registered	Un-registered
1-10 lanes	Jinshan Road	1	1	33.16	0	0	0	33.16	1	
Beier Road	Jinshan Road	14	49	390.27	522.07	1226.73	0	2139.07	14	
Binhe Road	Wenhua Road	5	13	123.39	363.18	474.4	11.58	972.55	5	
Hongdun Road	Baiyangqiao	65	172	3716.3	2296.1	923.3	0	6935.7	65	
Qianjin Street	Jinshan Road	7	14	82.62	343.12	75.25	0	500.99	7	
Qiaodong Road	Jinshan Road	8	17	68.71	691.82	883.85	0	1644.38	8	
Yuanyichang Road	Jinshan Road	2	3	138.05	0	127.56	9.46	275.07	2	
Total		102	269	4552.5	4216.29	3711.09	21.04	12500.92	102	

36. The affected houses are all registered and will be demolished totally. The resettlement scheme and relocation situation are described in Chapter IV.

37. The house demolition and relocation are the key issues for APs, both for agricultural and non-agricultural households. In order to avoid any risk, the household income as well as future employment of APs should be borne in mind for the RP preparation and implementation.

38. The living environment of affected area before the project is worse not only because the bad road, but also the house quality. The positive impact for house demolition is that APs' housing condition will be improved, Among the 93 totally affected households, the demolition area per household is 125.07 m². Each household owns on average 5 rooms, the smallest house area is 33.16m² and the biggest is 508.94m² (13 rooms).

39. The average demolition area of 12 partially affected households is 29.23 m² and the loss extent is 26.76%. The garages to be demolished are not currently being used but nevertheless the affected households will get compensation according to the replacement price. The project will not affect their livelihood.

2.4.2 Demolition of Shops

40. Project affects one shop which is grocery. The shop owner is the house property owner and manages the shop by himself. The demolition area is 87.4m² and 3 persons are involved. The demolished shops occupy 0.13mu. (See table II-10).

Table II-10 Project Impact and Economical Situation of the Affected Shops

CRC/ Village	property owner	type	Rent or not	Annual income(CNY 10000)	Annual profit(CNY 10000)	Former house area(m ²)	demolished house area(m ²)	Occupied area(mu)	demolition extent
						Brick- wood	Brick- wood		
Qiaodong Road	Zhangwei	grocery	no	3.6	1.4	87.4	87.4	0.13	all

2.4.3 Demolition of Enterprises

House demolition and stated land acquisition affect 10 enterprises and all are partial demolition. 61 persons are involved and demolition area is 2,889.62m² including brick-concrete structure 1980.4m² (accounting for 68.53%), Brick-wood structure 247.11m² (8.55%), earth-wood structure 662.11m² (22.91%). The project impacts of the

enterprises are showed in table II-11 and the social-economical situation are showed in table II-11. Among the 10 affected enterprises, all of them chose cash compensation. With the compensation they can rebuild the dormitory, office, storage and garage on the existing land within two months. Because the affected structures of the enterprises are not their workshop which means the production will not be affected.

Table II-11 Project Impact of Affected Enterprises

Road	Title	Affected enterprise situation					Demolition impact			
		staff	female	Type	Are they the house property owner?	occupied area(mu)	house demolition(m²)		Demolition extent	remark
							Producing houses	Office or storage		
Qiaodong Road	No 1 Middle School	110	45	education	Yes	0.14	95.14	0	20.83%	Employee dormitory, 6 APs
Binhe Road	Insurance Company	130	55	enterprise	Yes	0.24	159.65	0	21.65%	office, 12 APs
Binhe Road	Organ Affairs Bureau	36	14	public institution	Yes	1.91	0	1271.51	58.36%	garage, 10APs
Beier Road	Tap Water Company	65	28	0.7	Yes	0.09	22.22	35.24	27.11%	official houses, 11APs
Donghou Street	Department Store	100	40	enterprise	Yes	0.12	78.7	0	25.00%	storage
Lanjing Street	Local Public Security Bureau	10	4	administrative institution	Yes	0.85	566.97	0	20.83%	garage, 10APs
Lanjing Street	Liquid Gas Station	10	2	enterprise	Yes	0.22	138.27	0	18.36%	storage
1-10 lane	Local Supply and Marketing Cooperative	80	12	enterprise	Yes	0.39	0	263.31	57.46%	storage

Road	Title	Affected enterprise situation					Demolition impact			
		staff	female	Type	Are they the house property owner?	occupied area(mu)	house demolition(m²)		Demolition extent	remark
							Producing houses	Office or storage		
1-10 lane	Local Social Insurance Bureau	40	15	administrative institution	Yes	0.28	0	188.61	50.77%	office, 12 APs
West Ring Road	Dunbazhaer Village Committee	7	3	administrative institution	Yes	0	0	70	42.68%	storage
Total						5.44	1060.95	1828.67		61 APs

Table II-12 Social and Economic Situation of Affected Enterprises

No.	name	main business	House area (m²)			fixed assets(10000CNY)	Annual Output Value (10000CNY)	Annual profit(10000CNY)	state of business	Remark
			Producing houses	Office or storage	total					
1	No 1 Middle School	education	228.33	0	228.33	45	38	12	ordinary	employee dormitory
2	Insurance Company	enterprise	368.79	0	368.79	100	80	40	good	office
3	Organ Affairs Bureau	public institution	0	2178.77	2178.77	80	0	0	ordinary	garage

			House area (m ²)							
4	Tap Water Company	enterprise	65.47	81.05	146.52	300	200	95	ordinary	official house
5	Department Store	enterprise	157.4	0	157.4	300	100	50	ordinary	storage
6	Local Public Security Bureau	administrative institution	1360.72	0	1360.72	100	30	10	ordinary	garage
7	Liquid Gas Station	enterprise	376.58	0	376.58	120	70	30	ordinary	storage
8	Local Supply and Marketing Cooperative	enterprise	0	458.27	458.27	200	100	40	ordinary	storage
9	Local Social Insurance Bureau	administrative institution	0	371.52	371.52	100	0	0	ordinary	Office
10	Dunbazhaer Village Committee	administrative institution	0	164	164	798.2	--	0	ordinary	Storage

2.4.4 Vulnerable Groups Affected by House Demolition

41. In the survey of resettlement impacts, all conditions concerning ethnicity, gender, poverty, age structure, education and employment were surveyed and analyzed. The affected vulnerable groups were defined by structure of family and comparative analysis with information from the local Civil Administration Department. According to the survey, 5 households with 10 persons can be considered vulnerable. There is 1 Uyghur household with 3 persons among the vulnerable group. (*Details are shown in Table 11-13*) Before the project, the vulnerable groups were supported by urban Minimum Living Security System (MLSS). They got minimum living allowance which was 117 every month per capita. For vulnerable groups and ethnic minorities, special support will be provided by the project, and the expenditure is included in the resettlement budget. The special funds, included in the skill training fee, are specifically to assist vulnerable groups including ethnic minorities.

42. Among 5 households of vulnerable groups in this project, 2 of them are old and living alone; they can choose to apply cheap renting houses or purchasing affordable housing. After consulting, they wanted to purchase affordable housing and according to the policy of Altay in house demolition the vulnerable groups especially old and disabled households have the right of priority to choose the ground floor which is a great convenience to them. The others of the vulnerable groups also proposed to purchase affordable housing. Except one HH, the other 4 HHs can buy the new house with the compensation without help of government.

Table II-13 Conditions of Affected Vulnerable Groups

No	Villages	Householder	House Demolition Area(m ²)	Family population (person)		Income source	Reason	Impact	Resettlement Options
				HH Members	Labor				
1	Jinshan Road CRC	Wang Qianfa	33.16	1	1	Allowance	Old and living alone	HD	With the basic compensation he can not afford the minimum affordable house. The Altay PMO will help him to make up the sum required for the minimize type affordable housing.
2	Wenhua Road CRC	Dou Chunlei	179.26	1	1	Allowance	Old and living alone		Affordable Housing Purchase
3	Wenhua Road CRC	Qi Zhanqing	219.82	3	2	Temporary wage and allowance	Poverty		Affordable Housing Purchase
4	Baiyangqiao CRC	Dilikatiabulikemu	97.12	3	1	Temporary wage and allowance	Poverty		Affordable Housing Purchase
5	Baiyangqiao CRC	Tang Qingjun	180	2	2	Temporary wage and allowance	Poverty		Affordable Housing Purchase

2.4.5 Gender Impacts

43. Among the vulnerable groups of this project, no women headed HHs will be adversely affected.

2.5 Directly Affected Population

44. Project affects 346 persons, including 62 minorities (17.92% of total APs). Land acquisition and house demolition affect 117 households. 12 non-residential houses (shops and enterprises) demolition affect 64 persons. 3 households and 13 persons will be affected by both Land acquisition and house demolition. House demolition affect 102 households, 269 persons. 3 rural residential houses will be demolished and affect 13 persons; 102 urban residential houses will be demolished and affect 269 persons. also 1 shop will be demolished and affect 3 persons; 10 enterprises demolition will affect 61 persons. (See table II-14)

Table II-14 Directly Affected Population – All Categories

Category	LA only		Residential HD only		LA and residential HD		Enterprises		Shops		Total		
	AHs	APs	AHs	APs	AHs	APs	No	APs	No	APs	AHs	No	APs
Total	0	0	102	269	3	13	10	61	1	3	105	12	346

2.6 Ethnic Minorities

45. Among the 105HHs and 282 persons who affected by house demoliton, 16 HHs with 62 persons (21.99% of total APs) are ethnic minorities. Among them,there is 1 Uyгур household with 3 persons belong to vulnerable group. The details are showed in Section 2.4.4. Most of them are Kazak, Uyгур and Hui. Affected ethnic minorities are equal to Han in social class, economic class, and keep their own ethnic features in living customs and religious faith. (Details are shown in table II-15)

Table II-15 Ethnic Minority APs

Road	village/CRC	Total Aps and Ahs		Ethnic Minority		Kazak		Uygur		Hui		Percentage
		Total Ahs	Total Aps	AHs	APs	AHs	APs	Ahs	APs	AHs	APs	
1-10lane	Jinshan Road CRC	1	1	0	0	0	0	0	0	0	0	0.00%
Qianjin Street	Jinshan Road CRC	7	14	1	2	0	0	1	2	0	0	14.29%
Beier Road	Jinshan Road CRC	14	49	6	27	3	13	0	0	3	14	55.10%
Qiaodong Road	Jinshan Road CRC	7	15	5	12	3	7	0	0	2	5	70.59%
Yuanyichang Road	Jinshan Road CRC	3	5	0	0	0	0	0	0	0	0	0.00%
West Ring Road	Dunbazhaer village	3	13	1	9	0	0	0	0	1	9	81.82%
Hongdun Road	Baiyangqiao CRC	65	172	3	12	1	4	1	3	1	5	6.98%
Binhe Road	Wenhua Road CRC	5	13	0	0	0	0	0	0	0	0	0.00%
Total		105	282	16	62	7	24	2	5	7	33	21.99%

2. 7 Affected Ground Attachments, Public Facilities and Infrastructure

46. APMO will compensate or restore the Ground attachments, public facilities and infrastructure at replacement price. (*Details are shown in table II-16*). Among the ground attachments of this project, the fruit trees belong to affected households who build them for better living environmental not for earning money. Because the trees are not in the orchards and the owners didn't get income from these trees. So they don't need to be discussed in the section of permanent land acquisition which is focus on the land part.

Table II-16 Affected Ground Attachments, Public Facilities and Infrastructure

Item	Type of impact	Unit	Amount	Owner
public toilets	HD	each	3	Administrative institution
Vegetable canopy	LA	m ²	573.33	Villagers
adult tree(not fruit tree)	HD	tree	5788	Administrative institution and household
young tree(not fruit tree)	HD	tree	4321	Forestry administration station
adult tree	HD	tree	138	Households
adult tree(fruit tree)	HD	tree	1	Households
young tree(fruit tree)	HD	tree	78	Households
well	HD	each	40	Households
enclosed wall	HD	m ²	600.78	There are 50m ² belong to administrative institution, and others belong to households.

III. SOCIO-ECONOMIC FEATURES

3.1 Social and Economic Status

47. The GDP of Altay was CNY 2035.48 million in 2005, which has increased CNY 260.66 million over the previous year. Within GDP, primary industry increased CNY 24.24 million, 5.29% (total CNY 457.86 million); secondary industry increased CNY 57.28 million, 14.97% (total CNY 389.74 million) and tertiary industry increased CNY 179.14 million, 15.08% (CNY 1187.88 million). The proportion of agriculture, industry and tertiary industry is 22.5:19.1:58.4. The analysis shows that the tertiary industry has most proportion and fastest development, which contribute most to GDP; second industry has least proportion and second speedy development, which has potential. The total financial revenue was CNY 674.2 million, which has increased 13.75% than in 2005. The comprehensive economy power of Altay is obvious.

3.2 Current Social and Economic Status of Affected sub-districts

48. The component will affect 3 sub-districts, 3 CRCs and 1 village. (See Table III-1).

Table III-1 General Information on Affected Sub-districts

Index	unit	Jinshan Road sub district office	Jiefang Road sub district office	Tuanjie Road sub district office	Lasite Township
household	household	7277	4001	1193	1944
population	person	21583	11140	4577	5824
Including: agricultural population	person	-	-	-	4451
women	person	11446	5712	2191	2793
Hans	person	16603	8766	3726	2652
Uygur	person	287	180	100	230
Kazak	person	2140	964	407	1759
Hui	person	2100	974	304	925
other minorities	person	453	256	40	258
cultivated land	mu	-	-	-	9100
total value	10 thousand CNY	13892.54	7635.63	3251.06	2982.01
Including: agriculture	10 thousand CNY	-	-	-	2261.62
industry	10 thousand CNY	11577.12	1768.25	2521.23	0

Index	unit	Jinshan Road sub district office	Jiefang Road sub district office	Tuanjie Road sub district office	Lasite Township
Tertiary industry	10 thousand CNY	2315.42	5867.38	729.83	720.39
annual income per capita net income	CNY/person	7152	7215	7248	5523

3.3 Current Social and Economic Status of Affected villages and communities

49. The land acquisition and house demolition of this project will affect 3 CRCs and 1 village: Baiyangqiao CRC, North Jinshan Road CRC, Wenhua Road CRC. The average population per household is 2.68. The Affected village is located in a suburb with good transport, so there are reasonable job opportunities. The agricultural crops are wheat and corn. Income is also derived from market gardening and the sale of fruit. (See Table III-2).

Table III-2 Socio-economic Status of Affected Village

sub-district		Jinshan Road				Tuanjie Road	Lasite Township
village /CRC		Jinshan Road CRC	Wenhua Road CRC	North Jiefang Road CRC	South Jiefang Road CRC	Baiyangqiao CRC	Dunbazhaer village
Population	total household	1555	2334	1299	2702	1193	510
	total population	4783	6520	3966	7174	4577	1506
	male	2295	3142	1904	3524	2191	830
	Agricultural population	0	0	0	0	0	1145
	minorities	1004	1699	942	1432	851	167
Land amount	cultivated land	0	0	0	0	0	30
	Vegetable plot	0	0	0	0	0	570
	Orchard land	0	0	0	0	0	0
	homestead	0	0	0	0	0	403
	construction land and others	0	0	0	0	0	0
production value(10000CNY/year)	agriculture	0	0	0	0	0	606.85
	industry	784.66	1034.7	684.78	1242.84	780.11	0
	Tertiary industry	2490.44	3339.25	2127.18	3676.75	2588.54	191.33
Net income per capita(CNY/year)	net income per capita	7132.68	7213.45	7347.32	7218.45	7747.3	5300
	Including: agriculture (%)	0	0	0	0	0	76.03
	Industry (%)	23.96	23.66	24.35	25.26	23.16	0
	Tertiary industry (%)	76.04	76.34	75.65	74.74	76.84	23.97

3.4 The Socioeconomic Survey

50. This survey was undertaken by the APMO under the supervision of PPTA consultants in January and May 2008. Its main objectives were: (i) to compile socio-economic information on the APs likely to lose land or property to the project component; (ii) to obtain information on the extent of APs knowledge of the proposed sub component; and (iii) to identify APs' preferences regarding land acquisition, house relocation and income restitution measures.

51. The survey involved collecting primary data from selected villages/urban residents' communities and households on the proposed road construction, three survey instruments were used: (i) a village level (including urban CRCs) questionnaire, administered to CRC leaders, and (ii) a household questionnaire administered to individual households.

52. A strict purposive and bespoke sampling frame was designed for household and business/survey and applied using data collected from the earlier IA survey and the current CRC level survey also conducted by the IA. The following selection criteria were applied:

- cover all village/urban communities that will suffer land loss;
- strong representation of households that will lose land, property or both with an sample ratio of 100%for those severely affected households
- inclusion of the least well-off or vulnerable households (the details of face to face interview of vulnerable households are showed in Appendix 5)

53. Within each village/urban community individual households were selected on the basis of their proximity to the proposed road alignment. As the alignment has neither been finalized nor clearly marked on the ground, it is not certain that all interviewed households will definitely be affected by the Project. This should not however affect the identification of the socio-economic characteristics of the APs.

54. The socio-economic survey covered 2 sub-districts, 3 CRCs and 1 village destined to be affected by the Project. A total of 105 individual households (100% of total 105 households) were interviewed containing 282 people (100% of total APs). There were 12 shop/business managers were interviewed nearby the proposed road

alignments, but the data were not included in socio-economic analysis. (See Table III-3).

Table III-3 Surveyed Villages and Number of Households

Sub-district	Villages	CRC	Surveyed Households(HH)
Jinshan Road sub district office	—	Jinshan Road CRC	32
	—	Wenhua Road CRC	5
Tuanjie Road sub district office	—	Baiyangqiao CRC	65
Lasite Township	Dunbazhaer village	—	3
Total	—	—	105

3.5 Social and Economic Status of Affected People

55. The social economic survey for the APs has been conducted for 105 households, of which, 146 male and 136 female household members were interviewed. Of the total 105 surveyed households, 3 households have agricultural status and 102 households with non-agricultural status. This section will present the detailed findings on the household survey.

3.5.1 Demographic Features of APs

56. The detailed demographic features of surveyed APs are listed in Table III-4, including age, population composition, education and occupation by sex.

Table III-4 Demographic Features of Surveyed Households

Row	Item	Male		Female		Total	
		#	%	#	%	#	%
1	No. of Households					106	
2	Average population					2.66	
3	Age						
4	≤6 Years	1	0.35%	0	0.00%	1	0.35%
5	7-19 Years	18	6.38%	7	2.48%	25	8.87%
6	20-35 Years	18	6.38%	21	7.45%	39	13.83%
7	36-50 Years	50	17.73%	48	17.02%	98	34.75%
8	51-60 Years	22	7.80%	26	9.22%	48	17.02%
9	61-70 Years	27	9.57%	26	9.22%	53	18.79%
10	≥71 Years	10	3.55%	8	2.84%	18	6.38%
11	Sub-Total	146	51.77%	136	48.23%	282	100.00%
12	Nationality						
13	Han	116	41.13%	104	36.88%	220	78.01%
14	Uygur	1	0.35%	4	1.42%	5	1.77%
15	Kazak	14	4.96%	10	3.55%	24	8.51%
16	Hui	15	5.32%	18	6.38%	33	11.70%
17	Sub-Total	146	51.77%	136	48.23%	282	100.00%

Row	Item	Male		Female		Total	
		#	%	#	%	#	%
18	Education						
19	Illiterate/Semi-literate	7	2.48%	12	4.26%	19	6.74%
20	Preschool	1	0.35%	0	0.00%	1	0.35%
21	Primary school	18	6.38%	31	10.99%	49	17.38%
22	Junior mid school	52	18.44%	45	15.96%	97	34.40%
23	High School Vocational	54	19.15%	39	13.83%	93	32.98%
24	College Edu and more.	14	4.96%	9	3.19%	23	8.16%
25	Sub-Total	146	51.77%	136	48.23%	282	100.00%
26	Marriage status						
27	Unmarried	22	7.80%	10	3.55%	32	11.35%
28	Spouses are alive	115	40.78%	118	41.84%	233	82.62%
29	Divorce	5	1.77%	4	1.42%	9	3.19%
30	Widow	4	1.42%	4	1.42%	8	2.84%
31	Sub-Total	146	51.77%	136	48.23%	282	100.00%
32	Career						
33	Farming	2	0.71%	2	0.71%	4	1.42%
34	Industry	32	11.34%	42	14.88%	74	26.23%
35	Business	8	2.84%	8	2.84%	16	5.67%
36	Servicing	13	4.61%	23	8.16%	36	12.77%
37	Transportation	9	3.19%	0	0.00%	9	3.19%
38	Education	12	4.26%	10	3.55%	22	7.80%
39	Cadre	16	5.67%	6	2.13%	22	7.80%
40	Student	16	5.67%	5	1.77%	21	7.45%
41	Retire	30	10.64%	28	9.93%	58	20.57%
42	Unemployment	4	1.42%	6	2.13%	10	3.55%
43	Other	4	1.42%	6	2.13%	10	3.55%
44	Sub-Total	146	51.77%	136	48.23%	282	100.00%

Remark: (1) Retired age here means 66 years old and above for male and 61 years old and above for female, thus the labor sources related to those who are above 16 years old but not at school and below these ages. (2) The Other in Career refers to the jobs not listed in this Table or the old people and preschool children without labor capability.

Source: RP Social Economic Survey, from February to March 2008.

3.5.1.1 Age

57. The ages of the surveyed population showed that the population is approximately normally distributed with the majority of the population between 20-50 years old who represent the major work force and account for 48.58% of total sample population. The age intervals are divided based on the population composition, e.g., the students accounted for 7.45% of the total surveyed population, which is similar to the population of the 7-19 years old (8.87%). As for the labor force identification, many

household members (over 60 years for male and over 55 years for female) were also reported as being in full time work, thus the true labor force population can be defined as between 16-65 years old for males and 15-60 years old for females who have left school or university education. According to this definition, therefore the total work force accounts for 74.46% of the surveyed population.

3.5.1.2 Education

58. About 34.4% of the household members have received junior middle school education, and primary school education ranked second. A total of 41.13% of surveyed members have finished or are pursuing high school and advanced level education. The 19 illiterate respondents are mostly those who are over 55 years old.

3.5.1.3 Occupation

59. There are 1.42% of the total surveyed laborers engaged in agriculture only. Those who are engaged in industry accounted for 26.23%; business accounted for 5.67%, servicing accounted for 12.77%, administration work accounted for 7.8%, retired people accounted for 20.57% and others⁵ accounted for 3.55%.

3.5.1.4 Demographic Features of Affected Ethnic Minorities

60. Among the 105HHs and 282 persons who affected by house demoliton, 16 HHs with 62 persons (21.99% of total APs) are ethnic minorities. The details of demographic features of affected ethnic minorities are showed in table III-5.

Table III-5 Demographic Features of Ethnic Monitorities

Item	Details	Uygur	Kazak	Hui	Total
Education	Illiterate/Semi-literate	2	0	2	4
	Preschool	0	0	0	0
	Primary school	4	1	6	11
	Junior mid school	8	2	11	21
	High School Vocational	8	2	11	21
	College Edu and more.	2	0	3	5
	Sub-Total	24	5	33	62
Career	Farming	0	0	1	1

⁵ The major occupations have been enumerated above and there are still some occupations which can not be classified.

	Industry	6	1	9	16
	Business	1	0	2	3
	Servicing	3	1	4	8
	Transportation	1	0	1	2
	Education	2	1	2	5
	Cadre	2	1	3	6
	Student	2	0	2	4
	Retire	5	1	7	13
	Unemployment	1	0	1	2
	Other	1	0	1	2
	Sub-Total	24	5	33	62

61. About 33.8% of the household members have received junior middle school education, and primary school education ranked second. A total of 41.97% of surveyed members have finished or are pursuing high school and advanced level education. Among the three ethnic minorities including Kazak, Uygur and Hui, Uygur people have higher education than others with 80% of the household members have received junior middle school education and above.

62. There are 1.61% of the total surveyed laborers engaged in agriculture only. Those who are engaged in industry accounted for 26.53%; business accounted for 4.91%, servicing accounted for 13.43%, administration work accounted for 10.13%, retired people accounted for 21.63%. Consequently, there's only a slight difference in occupational distribution pattern between Han people and ethnic minorities. Social and economic characteristics of these ethnic minorities are similar to the mainstream Han community.

3.5.2 Housing Conditions

63. Table III-6 shows that the average housing area for owner occupied houses for each household is about 125.07m² with the largest area of 508.94m² (13 rooms). Only rural residential house demolition affects 3 households and 13 persons and a village committee house. Urban house demolition affected 102 households and 269 persons.

Table III-6 Household Conditions of Surveyed Households

Item	No. of household	Minimum	Maximum	Mean	Std.Deviation
rooms	105	1	13	5	2.2
Floor space (m ²)	105	29.23	508.94	125.07	71.75

64. In surveyed households, 35.19% are brick and concrete structures and the remaining 35.13% reported their houses as brick-wood structures, 29.47% are earth-wood structure and 0.21% is annex structure.

65. The survey also recognized that all (100%) of the respondents will lose their houses.

3.5.3 Land Resource and Land Tenure

66. Among the 3 HHs, the average cultivated land area per household is 2.6 mu, and vegetable plot is 2.85 mu. (See Table III-7). One household own cultivated land and other two households own vegetable plots.

Table III-7 Land Statistics of Surveyed Households

Unit: mu/household

Item	No. of household	Minimum	Maximum	Mean	Std.Deviation
Cultivated land	1	2.6	2.6	2.6	0
Vegetable plot	2	2.28	3.42	2.85	0.81

3.5.4 Financial Status and Vulnerable Group

3.5.4.1 Household Financial Status

67. The incomes are divided into two categories: farming households and non-farming households. Given the complexity of the households surveyed in the joint areas of downtown and the countryside, the incomes, expenditures and savings of each affected household are carefully calculated based on “with farming income” and “without farming income” status rather than agricultural and non-agricultural status, as shown in Table III-8.

68. On average, the incomes of the non-farming households are higher than those of farming households. It implies that they do not rely on land although some of them may have some land holding. The same patterns exist on per capita expenditure and savings. Income Sources of Surveyed Households see Table III-9.

Table III-8 Financial Status Per Capita of Surveyed Households in 2007

Unit: CNY/year/person

Item	No. of household	Minimum	Maximum	Mean	Std.Deviation
Farming Households					
Per capita income	4	5333.33	7500	6111.71	1205.7

Per capita expenditure	4	4205.78	4918	4600.59	362.37
Per capita savings	4	582	1127.56	927.19	300.23
Non-farming Households					
Per capita income	102	1200	37500	8191.42	2970.30
Per capita expenditure	102	2296	9568	3932.69	1279.981
Per capita savings	102	-2028	16472	4258.73	3104.74

69. To understand the financial status of the surveyed households, it is necessary to understand the income sources and expenditure patterns. Statistical data showed that the income of farming households is lower than non-farming household. The saving of non-farming households is higher than farming household because the salary received by non-farming households is higher than those farming households.

70. Table III-10 showed that the expenditures spent for children's education accounted for 23.8% and 21.56% for farming and non farming households respectively, which was ranked second, just behind food expenditure, which accounting for 33.77% and 47.05% respectively. After tracking the survey data, it showed that the farming households with negative savings all borrowed money for paying student tuition, disease or related fees particularly for higher education and medical treatment.

Table III-9 Income Sources of Surveyed Households in 2007

Unit: %

Item	Agriculture	Industry	Pasturage	Work outside	Business	Tour	Room rent	Salary	Fishing	Other	Total
Farming Household	39	0	0	61	0	0	0	0	0	0	100
Non-farming Household	0	14.06	0	72.60	0	0	0.28	12.09	0	0.95	100

Table III-10 Expenditure Patterns of Surveyed Households in 2007

Unit %

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	total
farming household	1.17	6.03	0	0	0	38.22	6.03	21.66	0	0	20.25	16.33	3.12	0	3.52	100
non-farming household	1.05	6.19	0.63	0.63	0	39.55	6.33	0	5.3	1.44	18.71	14.26	2.66	1.33	1.92	100

Note: 1=water charge, 2=electricity charge, 3=sewage charge, 4=gabrage charge, 5=culture and recreation charge, 6=living, 7=clothes, 8=agriculture, 9=business, 10=rent, 11=enducation, 12= medical treatment, 13=transport, 14=tax, 15= other.

71. The vulnerable group has been identified based on the survey results and include the disabled, the elderly and female householders. The households which expend a lot because of illness or accidents should be identified as a vulnerable group.

72. It is clear that of the total 105 households surveyed, 5 households have been identified as vulnerable households. Two households own isolated elderly people, 3 are poverty family. They made living by government support and some disabled persons increase income by operating shops with the help of government. Vulnerable groups account for 4.72% of total surveyed households.

3.5.4.2 Household Financial Status of Ethnic Minorities

73. The average annual income of ethnic minorities household is CNY 31538. The annual income of ethnic minorities per capita is CNY 8139 , between the average income of rural affected person and urban affected person calculated by the total survey data which are showed in table III-8 . We can see from this section and Section 3.5.1.4 that social and economic charateristics of these ethnic minorities are similar to the mainstream Han community.

3.6 Gender Analysis

74. This part will discuss the gender issues related to the resettlement impact. In detail, this part will cover three aspects: (i) gender difference in education, (ii) gender difference in occupation and income, and (iii) gender views related to resettlement.

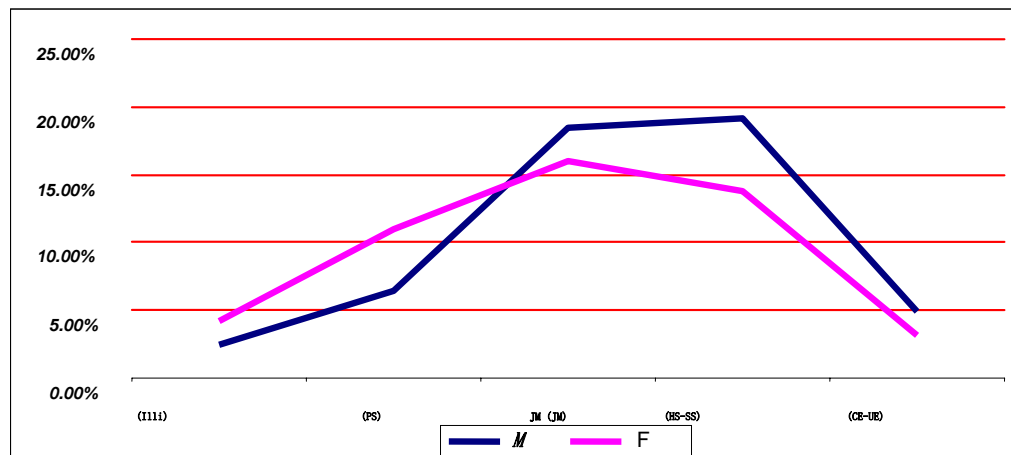
3.6.1 Gender Difference in Education

75. Based on the survey data tabulated in Table III-4, it is clearly shown from the project affected area that the overall education levels of women are lower than men.

76. Figure 1 showed that the percentage of education received for men's and

women's groups. It is clear that levels men received lower middle school education than women but levels women received lower primary education than men as represented by the left-shifted curve.

Figure III-1 Education Difference between Male and Female Groups



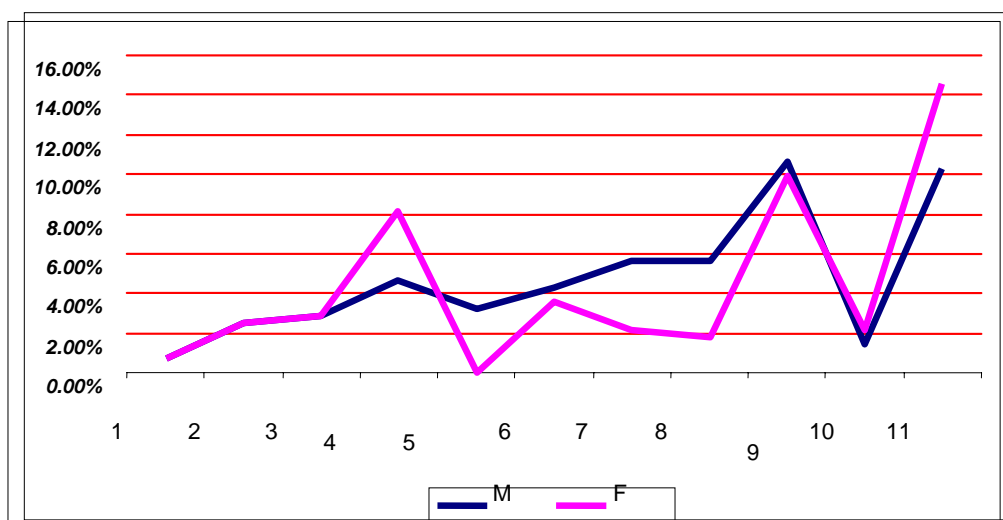
Note: Illi.=Illiterate, PS=Primary School, JM=Junior Middle School, HS=High School, SS=Secondary School, CE=College Education and UE=University Education. M=male and F=Female.

(Source: Based on education data from Table III-4(except preschool). No. of responses: N=282)

3.6.2 Gender Difference in Occupation and Income

77. Similar to and interlinked with the education background of men and women's groups, women and men are tend to work equally in farming and business, there not being a pronounced gender division of labor.. More men were engaged in administration work than women, but fewer men were engaged in the service industry than men. Women and men are trend to equal in other jobs.

Figure III-2 Vocation Differences between Male and Female Groups



(Note :1=Farmer; 2=industry;3=business;4=service; 5= transport; 6=education; 7=officer; 8=student; 9= retiree;10=unemployment; 11=other).

78. Given the facts of potential APs' education and occupation background by gender, subsequently the shares of women income in a household's total income were reviewed (See Table III-11), and 91 households were chosen as samples with women income. The results showed that the women's share ranged from 15% to 100%, with an average of 38.54%.

Table III-11 Women's Share of Household Income in 2007

Indicator	Respondent	Minimum	Maximum	Mean	Std. Deviation
Women's Income Share	91	15%	100%	38.54%	0.45

79. A sample of 136 women was analyzed both by survey and using participatory methods. The results are as follows. Important matters are decided by both spouses in the families where women have a better status. Men however are the backbones of the families in rural areas. They attend the conferences of the village. But women have the right to influence the decision that the men has made. Women are mainly engaged in household chores and do some of the agricultural production work. The men are engaged in agricultural production and work outside the house. Generally speaking, women work longer hours than men. On land ownership, the affected areas are the same as the other parts of China and when girls get married, the ownership of her land is not transferred to her husband, but she will share her husband's land and his family-owned land. In terms of education, the opportunities for boys and girls are equal, and if a child works hard in school, whether male or female, parents always do their best to support their children to go to school.

80. In urban households, gender roles are more equal. Many urban women have a stable income. They also assume caring and housework responsibilities in family life however. Men mainly work outside the house and represent the household in outside issues. Other things are the same as rural households.

81. According to the survey, issues which the women were concerned about were the same as the men: (a) Resettlement should be carried out in accordance with the standards of compensation for land resettlement outputs and cost accounting; (b) Placement of the road should be constructed so as to facilitate farming, working, business and education; (c) According to the demand of the affected families, compensation funds should be delivered directly to the affected households; (d) The living environment of the relocation site should be better than current areas in order to facilitate their adaptation into urban life.

3.6.3 Gender Perspectives on Resettlement

82. The male and female respondents were interviewed on the resettlement issues if their house/buildings have to be demolished, and the results are tabulated in Table III-12. It reveals that there are nine frequently mentioned (over 50% for "All" column) major concerns (No.1, 2,3,4,5, 6, 7 and 9) and one minor concern (No. 8), among all the concerns except No 4,5 and 8, others are almost in the same order which means for both male and female respondents they have the same opinion about the concerns. The importance with respect to each group can be shown from the percentage of responses. As for the concerns No 4, 5 and 8, there are some difference between male and female respondents, the reason is that among the family of the respondents, the female staff is mainly engaged in agriculture and the male members engaged in non-agricultural production, the land acquisition of project will make their agricultural income reduce which is important affect for female. After losing part or whole of their land, women have to change their work from agricultural production to non-agricultural production which means the job opportunities in the future are more importance for female members. Women play an important role in the family about the relative contract and care more about losing this relationship. It also shows that more female are concerned on education of their children than female (4.98% difference) in the surveyed households.

Table III-12 Point of View Related to Resettlement

No	item	Male N=146		Female N=136		Total N=282	
		Major	Minor	Major	Minor	Major	Minor
1	Fair compensation	100.00%	0.00%	97.79%	2.21%	98.94%	1.06%
2	Timely compensation	97.95%	2.05%	94.12%	5.88%	96.10%	3.90%
3	Starting a new business is difficult but t still hope	97.26%	2.74%	92.65%	7.35%	95.04%	4.96%
4	Loss of income	49.32%	50.68%	93.38%	6.62%	70.57%	29.43%
5	Future employment	51.37%	48.63%	91.91%	8.09%	70.92%	29.08%
6	Better education for children	87.67%	12.33%	92.65%	7.35%	90.07%	9.93%
7	Assistance during relocation	94.52%	5.48%	87.50%	12.50%	91.13%	8.87%
8	Separation from kin and relatives	19.18%	80.82%	65.44%	34.56%	41.49%	58.51%
9	Other (assistance from government)	97.26%	2.74%	77.94%	22.06%	87.94%	12.06%

IV. PARTICIPATION, CONSULTATION AND GRIEVANCE REDRESS

4.1 Identification of Stakeholders

83. Public participation and consultation are important procedures according to ADB policies and Chinese laws and regulations. Above all, the stakeholders should be identified. According to the feature of the proposed project, the stakeholders can be categorized as primary and secondary.

84. Primary stakeholders are identified as those directly adversely affected and those who purely benefit from the project, it mainly includes: (i) People directly affected by land and property losses; (ii) Social organizations and public institutions affected by land acquisition and resettlement; (iii) 1 Village, 3 CRCs as well as 4 sub-districts are affected by the road improvement; and (iv) all institutions and companies directly involved in the project construction and operation, such as construction contractors.

85. The secondary stakeholders include the indirect beneficiaries such as the construction material suppliers, government organization involving in the project processing as well as those who are interested in the project and participated in the project related activities.

86. The purpose of identifying the project stakeholders is to ensure extensive public participation of and consultation to APs particularly those adversely affected in order to ensure the smooth implementation of the proposed project without affecting the AP's livelihood. The following paragraphs describe what has been done and what still needs to be done in the process of achieving this goal.

4.2 Consultation during Project Preparation

4.2.1 Public Consultation

87. The public consultation process for the Project began in December 2007 with a series of surveys by the Project DI and APMO, which included a series of social

mobilization measures (35% women participated). This was followed by further surveys and consultations carried out by the APMO and an in-depth socio-economic survey conducted by local survey teams supervised by the PPTA Consultants from February to March in 2008. This survey also served to make the IA and DI aware of local conditions and of the APs' concerns. A summary of the key consultations/meetings and issues discussed is contained in Table IV-1. The details of the summary of FGDs (Focus Group Discussions) are showed in Appendix 4.

Table IV-1 Summary Consultation Records

Institute	Date	Participants	No. of people	Objectives	Feedback/discussion of main issues
APMO and LDI	2007.12~2008.1	Affected people, village cadres and engineering and technical personnel	150	Look over on the spot, primary survey of project impacts	Introduce the background and purpose of the project; Choose the site with less cultivated acquired
APMO	2008.1~2008.2	Representatives of affected villages and persons in charge of Lasite Township, Jinshan Road and Jiefang Road , Tuanjie Road sub-districts.	200	Assess community and other impacts, assess local livelihoods, ethnic minority concerns, scope of impacts, design measures for vulnerable groups, women.	Detailed in the public consultation record. People seem anxious for project start so that they can get through the disturbances and start to experience the benefits.
PPTA Consultants ,APMO and DI	2008.2~2008.3	persons in charge of 4 sub-district and representatives of 1 affected village and 4 CRCs.	300	Prepare the income recovery plan of affected groups in each villages	Consult the compensation scheme and the income recovery scheme.

88. It is important to decide compensation levels and discuss income restoration plans, and training plans on the basis of these meetings and surveys. Through the meetings and socioeconomic survey, the main concerns of the APs are focus on the following areas.

- 1) Through public participation in the meeting, APs know more information about the composition and concrete plan of this project and they put forward some suggestions for road construction and upgrading according to their own experience.
- 2) APs affected by land acquisition concerned more about three issues. The first one is whether they can get a non-agriculture job opportunity after losing part of land. The second is whether they can be trained in agricultural skills which can make their remaining land high yield, such as vegetable warm house. The last on is how to protect the left land during the construction.

- 3) APs of house demolition concern about if they can get reasonable compensation, where is the resettlement site and how to survive the transition period.

89. The PMO discussed the feasibility of the road improvement program with Local Design Institution according to the conclusions of the meeting with APs as the first concern above. They accepted some of reasonable views of APs on the road plans to adjust the program which can avoid a great deal of land acquisition and house demolition. The details are showed in Section 1.2.4.

90. The PMO discussed the land acquisition resettlement issues with the Land Resource Bureau and Labor and Social Security Bureau according to the conclusions of the meeting with APs affected by land acquisition as the second concern above. On one hand, the Land Resource Bureau explain the land compensation standards to the APs. On the other hand, the PMO make consultation with Labor and Social Security Bureau about the training for APs including high-efficiency agriculture cultivation technology and non-agricultural employment skills training.

91. The PMO discussed the house demolition resettlement issues with the Demolition Administration Office and affordable housing construction company according to the conclusions of the meeting with APs affected by house demolition as the third concern above. For one hand, the Demolition Administration Office explain the house compensation policies to the APs. On the other hand, the affordable housing construction company will give out news about the progress of house construction regularly to the APs. The APs also care about how to spend the transitional period after house demolition, the shorter of the period the better for them. The PMO urged the affordable housing construction company to finish the construction as soon as possible and ensure the quality of the houses at the same time. The APs can also get subsidy for transitional period and for the vulnerable groups they will receive both money and materials help.

4.2.2 Public Participation and Consultation Plan

92. Notwithstanding the amount of public consultation already carried out, the EA/IA and local government fully accept that additional consultation meetings will be required after the PPTA mission and during the implementation of the resettlement and land acquisition process. Table IV-2 contains a schedule and activity of the consultation plan.

Table IV-2 Consultation Plan

Purpose of Event	Tasks	Timing	Implementation Agency	Participants	Remark
Publish RP or information handbook	Provide the handbook	2008.10	APMO	APs and enterprises	Publish compensation standard and appeal channels
Publish the RP	ADB website	2008.11			
Bulletin of land acquisition	Village news board and villagers' conference	2009.1	APMO	APs	land acquisition area, compensation standard and resettlement
Bulletin of land acquisition and resettlement	Village news board and villagers' conference	2009.1	APMO and the persons in charged of sub-districts and villages	APs	compensation and payment
DMS	Field survey	2009.1	APMO and the persons in charged of sub-districts and villages	APs	Final affirmation to impact amount; asset list of land acquisition and loss of APs; preparation for compensation agreements
Affirm the income recovery plan and implementation	Villagers' conference	2009.1	APMO and the persons in charged of sub-districts and villages	APs	Discussion to final income restoration plan and compensation usage plan
Inform the compensation and the payment date	Villagers' conference	2009.1	APMO and the persons in charged of sub-districts and villages	APs	notice of compensation and payment date
Impact monitoring	Family visits	2008.12~2011.6	APMO and the persons in charged of sub-districts and villages	Random sample	RP implementation and living hood restoration

4.3 Appeals and Grievance Redress

93. During the preparation of the RP, public participation was encouraged, and thus there should not be any major issues or grievances. However, there may be some unforeseen issues happening during such a detailed process. In order to effectively settle such issues and ensure the smooth implementation of the project construction and land acquisition, an effective and transparent channel for lodging complaints and grievances has been established, as shown in Figure IV-1. The basic stages for grievance redress are:

Step 1: The affected persons submit an oral or written petition/complaint to the village committee. For an oral complaint, the village committee must make written records properly and give a clear reply within 2 weeks.

Step 2: If the complainant is not satisfied with the reply in Step 1, s/he can appeal to the township government/sub-district after receiving the reply in Step 1 and the township government/sub-district will deal with the grievance within 2 weeks.

Step 3: If the affected person is still not satisfied with the reply of township government, s/he can appeal to Altay Land Resource Bureau or Demolition Administration Office, and the Altay Land Resource Bureau or Demolition Administration Office must give a reply within 30 days.

Step 4: If the affected person is still not satisfied with the reply of Altay Land Resource Bureau or Demolition Administration Office, s/he can appeal to the PMO after the receiving the reply of Step 3. They also have the right to appeal to the civil court within 3 months of receiving of the reply.

94. The AP can appeal against any aspect of the resettlement and rehabilitation program including the compensation rate. The appeal process, institutions, sites, leaders, and telephone numbers for redress of grievances will be publicized to APs via meetings, notices and the information handbook. In this way, APs will fully realize their rights of appeal. Meanwhile, the system of information dissemination will be strengthened through use of the media, and all AP feedback will be compiled and distributed to all involved organizations.

95. Relevant institutions shall accept the complaints and grievances lodged by APs free of charge. The reasonable charges as incurred shall be covered by the contingency of the project. During the whole process of project construction, these grievance procedures remain valid so that the APs may deal with relevant issues.

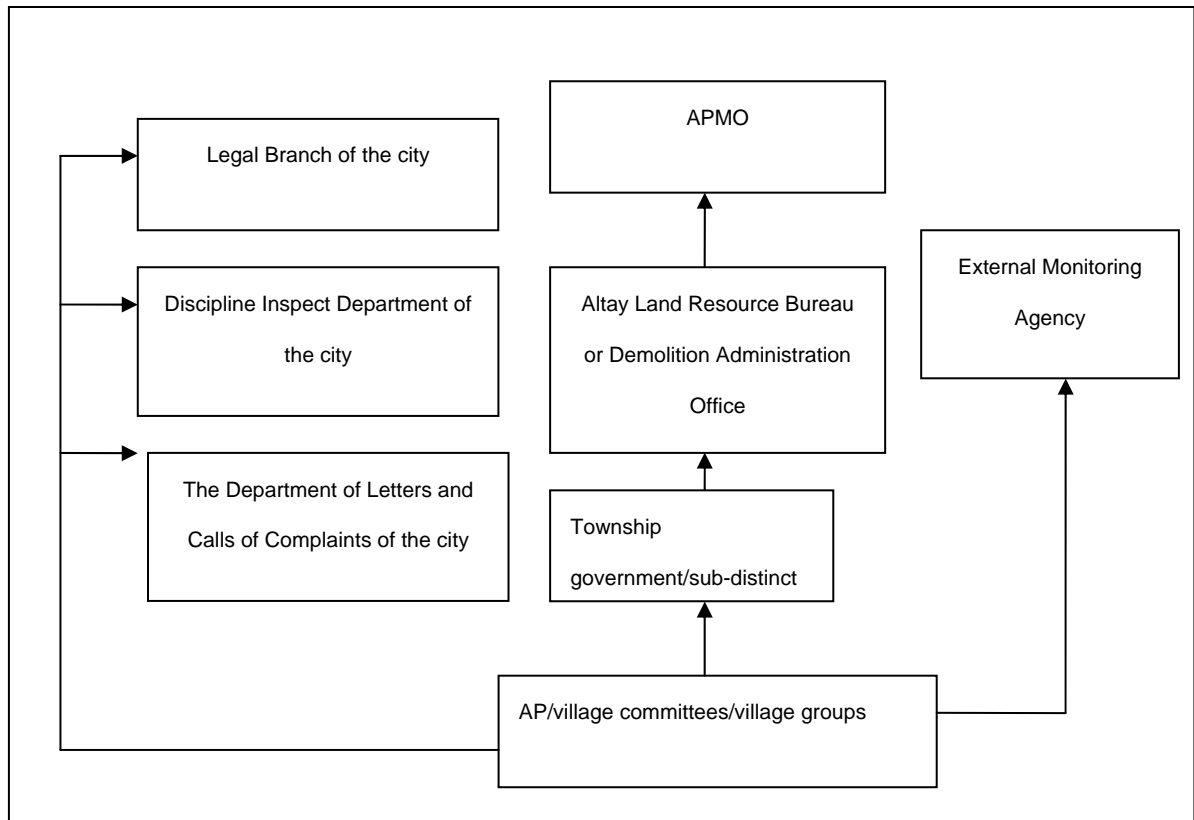


Figure IV-1 Diagram of Grievance Procedure for Aps

V. LEGAL FRAMEWORK AND RESETTLEMENT POLICIES

5.1 Applicable Laws, Regulations & Policies for Resettlement

96. The resettlement policy in the project is established mainly in accordance with the relevant laws and regulations of the Asian Development Bank and China. This includes:

ADB Policies

- Involuntary Resettlement (effective as of November, 1995)
- Handbook on resettlement *A Guide to Good Practice* (effective as of 1998)
- Operations Manual-F2 on Involuntary Resettlement (effective as of October, 2003, revised in September, 2006).
- ADB's Public Communications Policy
- Gender and Resettlement Checklist

Laws and Regulations of PRC

- Land Administration Law of the People's Republic of China (effective as of January, 1, 1999, latest version on August 28, 2004)
- Regulations on Administration of the Housing Demolition and Relocation in Cities (promulgated by Decree No. 305 of the State Council of the People's Republic of China, and effective as of November, 2001)
- The State Council's Decision on Deepening Reform and Managing Strictly Land (State Council made[2004]28) (effective as of October 21, 2004)
- Guidelines on Improving the System of Land Acquisition Compensation and Resettlement (the Ministry of Land and Resources made) (effective as of November 3, 2004)
- Real Rights Law of the People's Republic of China (No. 62 order of the President of the People's Republic of China, and effective as of October 1, 2007).

Relevant Policies of Xinjiang Uygur Autonomous Region and Altay City

- The Notice of Party Committees and Peoples Government of the Xinjiang Uygur Autonomous Region on implementing *The Notice of the CPC Central Committee and the State Council on Further Strengthening the Management of Land and Protection of Cultivated Land* (Party Committees of Xinjiang Uygur Autonomous Region[1997] number 13, and effective as of June 27, 1997)
- Procedures of Xinjiang Uygur Autonomous Region on the Implementation of the Land Administration Law of the People's Republic of China (People's Congress of Xinjiang Uygur Autonomous Region [1999] number IX-13, and effective as of October 1, 1999)
- Implementation of Xinjiang Uygur Autonomous Region Regulations on *Administration of the Housing Demolition and Relocation in Cities* (People's Congress of Xinjiang Uygur Autonomous Region [2004] number 127, and effective as of December 21, 2004)
- Relevant rules in Document [Xinjijiafang (2001) 500] by Development and Planning Committee and Finance Department, Xinjiang Uygur Autonomous Region

5.2 The ADB Involuntary Resettlement Policies

97. The three important elements of the involuntary resettlement policy are (i) compensation to replace lost assets, livelihood, and income; (ii) assistance for relocation, including provision of relocation sites with appropriate facilities and services; and (iii) assistance for rehabilitation to achieve at least the same level of well-being with the project as without it. Some or all of these elements may be present in a project involving involuntary resettlement. For any ADB operation requiring involuntary resettlement, resettlement planning is an integral part of project design, to be dealt with from the earliest stages of the project cycle, taking into account the following basic principles:

- 1) Involuntary resettlement should be avoided whenever feasible.
- 2) Where population displacement is unavoidable, it should be minimized by providing viable livelihood options.
- 3) Replacing what is lost. If individuals or a community must lose all or part of their land, means of livelihood, or social support systems so that the project can proceed,

they will be compensated and assisted through replacement of land, housing, infrastructure, resources, income sources, and services, in cash or kind, so that their economic and social circumstances will be at least restored to the pre-project level. All compensation is based on the principle of replacement cost.

- 4) Involuntary resettlement is conceived and executed as part of a development project or program. ADB and executing agencies or project sponsors, during project preparation, assess opportunities for affected people to share project benefits. The affected people need to be provided with sufficient resources and opportunities to reestablish their livelihoods and homes as soon as possible, with time-bound action in coordination with the civil works.
- 5) The affected people are to be fully informed and closely consulted. Affected people are to be consulted on compensation and/or resettlement options, including relocation sites, and socioeconomic rehabilitation. Pertinent resettlement information is to be disclosed to the affected people at key points, and specific opportunities provided for them to participate in choosing, planning, and implementation options. Grievance redress mechanisms for affected people are to be established. Where adversely affected people are particularly vulnerable groups, resettlement planning decisions will be preceded by a social preparation phase to enhance their participation in negotiation, planning, and implementation.
- 6) Social and cultural institutions. Institutions of the affected people, and, where relevant, of their hosts, are to be protected and supported. Affected people are to be assisted to integrate economically and socially into host communities so that adverse impacts on the host communities are minimized and social harmony is promoted.
- 7) No formal title. Indigenous groups, ethnic minorities, pastoralists, people who claim for such land without formal legal rights, and others, who may have usufruct or customary rights to affected land or other resources, often have no formal legal title to their lands. The absence of a formal legal title to land is not a bar to ADB policy entitlements. The survey indicated that there are no non-titled households affected by the project.
- 8) Identification. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through a population record or census that

serves as an eligibility cutoff date, preferably at the project identification stage, to prevent a subsequent influx of encroachers or others who wish to take advantage of such benefits.

- 9) The Poorest. Particular attention must be paid to the needs of the poorest affected people, and vulnerable groups that may be at high risk of impoverishment. This may include those without legal title to land or other assets, households headed by females, the elderly or disabled and other vulnerable groups, particularly ethnic minority groups. Appropriate assistance must be provided to help them improve their socio-economic status.
- 10) The full resettlement costs are to be included in the presentation of project costs and benefits. This includes costs of compensation, relocation and rehabilitation, social preparation and livelihood programs as well as the incremental benefits over the without-project situations (which are included in the presentation of project costs and benefits). The budget also includes costs for planning, management, supervision, monitoring and evaluation, land taxes, land fees, and physical and price contingencies. Where loans include subprojects, components or investments prepared only after project approval and loans through financial intermediaries that are likely to cause involuntary resettlement, sufficient contingency allowance must be allocated for resettlement prior to approval of the loan. Similarly, resettlement plans should also reflect the timeframe for resettlement planning and implementation.
- 11) Eligible costs of compensation. Relocation and rehabilitation may be considered for inclusion in ADB loan financing for the project, if requested, to assure timely availability of the required resources and to ensure compliance with involuntary resettlement procedures during implementation.

98. The major difference between ADB regulations and local regulations is that in the case of business interruption through resettlement/relocation, this constitutes an impact on an affected person's livelihood and therefore compensation is payable. Where a difference exists such as this on an ADB-funded project, ADB regulations will be followed.

5.3 Laws and Regulations of PRC

99. *Land Administration Law of the People's Republic of China* is the essential policy

basis for land acquisition in the project. Meanwhile, to further clarify the compensation principles, compensation rates, land requisition procedure and supervision mechanisms of land requisition and resettlement, on October, 2004 the State Council promulgated *The State Council's Decision on Deepening Reform and Managing Strictly Land* (the State Council made [2004]28). On September, 2004 the Ministry of Land Resources promulgated *Guidelines on Improving the System of Land Acquisition Compensation and Resettlement* (the Ministry of Land and Resources made [2004] number 238). As listed in Chapter 4.1, these policies provide a significant guideline for resettlement. Table IV-1 illustrates the main contents of these policies and application to the project.

100. For required demolition on State-owned land within a planned urban area, the applicable policy is the *Regulations on Administration of the Housing Demolition and Relocation in Cities*. The Xinjiang Uygur Autonomous Region and Altay City formulated related local policies.

101. For details of articles and items of relevant policies, see Appendix 1.

Table V-1 Relevant Policies Relating to Land Acquisition and House Demolition and Their Application

Number	Project	Land Administration Law of the People's Republic of China	State council [2004] number 28	Ministry of Land and Resources [2004] number 238	Land policies of Xinjiang Uygur Autonomous Region	Project Implementation Arrangements
1	Resettlement plan	developing land demolition and resettlement plan	/	/	/	Developing a Resettlement Policy
2	Land compensation plan	(1) Land expropriated shall be compensated for on the basis of its original purpose of use; (2) Compensation for expropriated cultivated land shall include compensation for land, resettlement subsidies and compensation for attachments and young crops on the requisitioned land.	(1) According to law, timely and sufficient payment of compensation for the land, resettlement, ground attachment and green crops shall be ensured. If living level can not be restored, resettlement fees can increase after local government permits (2) the annual output value and area should be unified, the low land acquisition price is determined on the principle of same price in same area (3) land requisition fees shall list into budget	(1) determine annual output value; (2) determine the multiple of annual output value; (3) determine the comprehensive price of land acquisition area; (4) distribution of the land compensation fees	On the basis of land administration law, specific compensation policies and rates are work out in line with the actual condition of Xinjiang Uygur Autonomous Region	(1) resettlement plan will be conducted in strict compliance with the relevant regulations promulgated by the state or Xinjiang Uygur Autonomous Region and Altay City; (2) the annual output value conforms to the relevant regulations in Altay; (3) the minimum compensation of annual output value is 30 times; (4) all resettlement expenditures are included into the total investment.
3	Resettlement plan	(1) Support the rural collective economic organizations, the land of which is requisitioned, and the peasants in their efforts to engage in development or business operation or to start enterprises.	(1) There are projects bring about stable profit. Peasants use land use right as shares; (2) within a planned urban area, improvement of employment system and social security to safeguard AP's lives. (3) out of a planned urban area, land resettlement, employment resettlement, or displacement resettlement shall be implemented (4) carry out employment	(1) Agricultural production resettlement (2) reemployment resettlement (3) bonus resettlement (4) relocation resettlement	Resemblance to the Land Management Law	(1) adopt cash compensation, readjust crop production structure, reform the medium cultivated land, develop aquaculture industry according to AP's wish (2) on project construction, APs have a priority to be arranged when need non-technical workers; (3) technical trainings of APs

Number	Project	Land Administration Law of the People's Republic of China	State council [2004] number 28	Ministry of Land and Resources [2004] number 238	Land policies of Xinjiang Uygur Autonomous Region	Project Implementation Arrangements
			trainings			
4	Procedure of land demolition and information publication	(1) Where land is to be expropriated by the State, the expropriation shall, after approval is obtained through legal procedure, be announced by people's governments at or above the county level, which shall help execute the requisition; (2) Once a plan for compensation and resettlement subsidies for requisitioned land is decided on, the local people's government concerned shall make it known to the general public and solicit comments and suggestions from the collective economic organizations, the land of which is requisitioned, and the peasants.	(1) inform of land acquisition condition, compensation rates, resettlement paths; (2) affirm the result of land acquisition surveys (3) organize an evidentiary hearing if it is necessary (4) establish and improve the and reciprocal mechanism of resettlement disputes	inform of land acquisition condition, compensation rates, resettlement paths; (2) affirm the result of land acquisition surveys; (3) organize an evidentiary hearing	Resemblance to the Land Management Law	(1) make a careful social and economic investigation, field measure must be affirmed by resettlement households ; (2) held a consultation meeting of public engagement and policy ; (3) deliver resettlement plan resettlement information handbooks; (4) announce land demolition in bulletin.
5	Supervision over implementation of land demolition	(1) The rural collective economic organization, the land of which is expropriated, shall accept supervision by making known to its members the income and expenses of the compensation received for land expropriation.	(1) If the plan for land compensation is not implemented, land acquisition shall not be used forcefully; (2) on the principle of land compensation for land acquisition peasants, to determine distribution plan of the land compensation fees; (3) publish revenue, expenditure and distribution of land compensation,	(1) publish land acquisition approval items; (2) pay land compensation fees; (3) supervise and examine	(1) The management plan should be determined by economic organizations and peasants' committees. The revenue and expenditure should be announced at least once 6 months, and accept the supervision of members of	(1) Carry out inner monitoring and outer evaluation; (2) compensation fees will be directly paid to affected teams and villagers, and announce in the bulletin; (3) APMO and bureau of land and resources will supervise and check it; (4) The use of resettlement funds for the projects will be audited.

Number	Project	Land Administration Law of the People's Republic of China	State council [2004] number 28	Ministry of Land and Resources [2004] number 238	Land policies of Xinjiang Uygur Autonomous Region	Project Implementation Arrangements
			receive people's supervision.		economic organization and peasants.	

5.4 Gaps between ADB and China Policies

102. In comparing the gaps between ADB and PRC policies, Table V-1 shows that the distinctive differences are in the aspects of information disclosure and consultation which are lacking in content or in time delays. For some domestic central government funded small-scale projects, the only budget provided was for engineering works and the RP costs were left to the county or township government. Fortunately, this situation is changing and this Project is beyond that scope, as Altay has prepared very well local by-laws for land acquisition and resettlement, and there are no substantial differences with ADB policies.

103. Notwithstanding the minor difference in clause or statement, the most significant difference is on procedures, ADB requires RP preparation starting from the beginning of project preparation, but it will only be considered during the project land approval stage with no detailed social economic survey and no consultations with potential APs at that time. Meanwhile, during the time of project preparation, there are no specific persons responsible for RP affairs on a proposed project. It is very unlikely that project resettlement can achieve a successful result without a well-prepared RP. In short, the successful implementation of resettlement work needs strong enforcement of currently improved regulations and policies. Efforts have been made on this Project to bridge this gap by training and coaching IA staff. The ADB senior resettlement specialists, as well as PPTA consultants, have endeavored to make IAs fully understand ADB requirements and PRC policies on involuntary resettlement. This is just a start; further measures will be adopted after the PPTA phase and before RP

Table V-2 Gaps between ADB and PRC Policies on Involuntary Resettlement

No	ADB IR Policy	Comparison	Remark
1	Involuntary resettlement should be avoided whenever feasible	No difference Usually conducted with technical and financial optimization (alternative analysis)	
2	Where population displacement is unavoidable, it should be minimized by providing viable livelihood options	No difference c.f. Clause 13 of No. 28 document	
3	Replacing what is loss	No difference With compensation and assistance	
4	Each involuntary resettlement is conceived and executed as part of a development project or program.	Slight difference Also see No. 10	ADB procedure has been and will be followed

No	ADB IR Policy	Comparison	Remark
5	The affected people are to be fully informed and closely consulted.	Different Usually no consultation, and the information disclosure are conducted after RP approval in China	ADB procedure has been and will be followed
6	Social and cultural Institutions	No difference With compatibility analysis, China is experienced on this aspect	
7	No formal title.	No difference. Negotiation on an agreed compensation price in China.	Reference has been made too many clauses please spell them out what is in the clause. The absence of a formal legal title to land is not a bar to ADB policy entitlements.
8	Identification	No difference (ADB statement "as early as possible" is vague)	
9	The poorest	No difference Provided assistance	
10	The full resettlement costs are to be included in the presentation of project costs and benefits	Slight difference c.f. point of clause 12, No 28 doc. The full costs of land acquisition for national key development projects shall be included in the overall project budget.	ADB procedure has been and will be followed

5.5 Resettlement Principles and Eligibility for Compensation

5.5.1 Compensation Principles

104. The principle for compensation and entitlement of this project is based on the existing laws and policies of PRC and ADB with the objective of ensuring APs be provided with sufficient compensation and assistance measures to enable them at least to restore the living standards to their pre-project levels. For details of resettlement principles, see TableV-3.

Table V-3 Resettlement Principles

Principles	
1	Involuntary resettlement should be avoided whenever feasible
2	Living standards of the affected persons obtaining compensation and entitlements will be at least restored to the pre-project level, or better
3	Whether they have legal title or not, affected persons should be compensated and assisted
4	Economic compensation should be to ensure that the economic livelihood of people affected by the

	project is at least restored to the pre-project level after resettlement
5	If the land remaining after acquisition can not provide a living for an AP family, cash or other compensation to enable performance of activities to making money shall be provided.
6	Affected persons shall fully understand entitlements, the mode of compensation, livelihood and income restoration programs, the project time line, and take part in the implementation of the resettlement plan.
7	Land shall not be requisitioned before the affected persons are satisfied with the compensation and resettlement plan.
8	The executing agencies and an independent third party will monitor the operation of compensation and resettlement.
9	Special aid or treatment given to vulnerable groups will ensure they improve their socio-economic status. All affected persons shall have opportunities to benefit from the project.
10	The resettlement funds will provide a comprehensive coverage of all project impacts.

5.5.2 Eligibility for Compensation and Benefits

105. The cut-off date for compensation of this project shall be the date when the local government issues the order for stopping building activities. After this date, any growing and building in the project area shall not be eligible for compensation and relocation.

5.6 Compensation Standards

5.6.1 Compensation Standards for Acquisition of Collective Land

(1). compensation standard

106. Documents issued by the Development and Reform Commission and Finance Bureau of the Xinjiang Uygur Autonomous Region, stipulate that the average output value for superior, medium and inferior cultivated land are respectively 1200 CNY /mu, 640 CNY/mu, and 480 CNY/mu. The yearly output value of the cultivated land growing special crop, vegetable fields and garden should be higher than that of the average highest output per mu; the maximum of cotton fields, garden land, vegetable land and grape land shall not respectively exceed 1.5 times, 2 times, 3 times and 4 times of it.

107. Documents issued by the Development and Reform Commission and Finance Bureau of the Xinjiang Uygur Autonomous Region, stipulate that the average output value for superior, medium and inferior cultivated land are respectively 1200 CNY /mu, 640 CNY/mu, and 480 CNY/mu. Considering that the output value for special cultivated land, vegetable land and orchard are higher than the average level, cotton land not more than at 1.5 times, orchard not more than 2 times, vegetable not more than 3

times and land use for viticulture (making wine and as distinct from growing grapes for non-value added human consumption), not more than 4 times the standard of 1200 CNY/mu.

108. According to site surveys and calculations, the compensation standards of the project have been determined based on consultation with the Land Resources Bureau of Altay and affected households. The standards for all kinds of land requisition are determined in accordance with the actual living level of affected areas and standards of annual output value and multipliers for compensation in the project areas. Details are given in Table V-4.

Table V-4 Compensation Standards for Land Acquisition

Type	Annual Output Value (CNY/mu)	Multipliers of Compensation (Time)			Compensation rates (CNY/mu)			
		Land	Resettlement subsidy	Crops	Land	Resettlement subsidy	Crops	sum
Cultivated land /pond	1200	9	16	2	10800	19200	2400	32400
Vegetable plot	3800	9	16	2	34200	60800	7600	102600

(2) Relocation

APs who lose land will be entitled to payments according to the Altay urban resident MLSS. In 2007, the highest payment for such APs was 117CNY/person/month. From thereon in, the standard of land losers will be adjusted with the change of Altay urban resident MLSS. The fund will be disbursed according to the minimum living security standard, the calculation and the amount of land acquisition. The fund is calculated on the basis of total household members. For the families which lose part of land, the land loser is identified by average area of land acquisition and entered into urban minimum living security. The calculation formula is: the number of land loser who is taken in urban minimum living security= land loss (mu)/cultivated land per capita. For example, if there are three people in a household that occupies 1.5 mu cultivated land and 0.5mu per capita and the Project acquires 1 mu, the formula is $1/0.5=2$ so the household will receive 234CNY per household per month.

5.6.2 Compensation Standards for Acquisition of State-Owned Land

109. State-owned land will be appropriated by the government without charge because the project is constructed for public affairs. Town stated land use right will be obtained through appropriation and the stated land acquisition compensation is 2-30 CNY/m². This project involving the stated land appropriation in Altay District and its compensation standard is 15-18CNY/m². As for stated land occupation of enterprises, land use right can be obtained after compensation which is based on benchmark Land-price is paid. Altay benchmark Land-price standard see TableV-5.

Table V-5 Altay Benchmark Land-Price StandardUnit: CNY/m²

Grade	Grade one	Grade two	Grade three
Business land	497	383	131
Residential land	329	140	77
Correction price of Residential land	556	237	130
Industry land	150	90	45

110. Project residential house adopts 1.69 correction coefficients and will be compensated as correction price. Benchmark Land-price of roads in the project TableV-6.

Table V-6 Benchmark Land-Price of Roads in the Project

a.	No.	b.	Road	
e.	1	f.	Qiaodong Road	
i.	2	j.	Lanjing Road	
m.	3	n.	West Ring Road	
q.	4	r.	Beier Road	
u.	5	v.	Hongdun Road	
y.	6	z.	Yuanyichang Road	
cc.	7	dd.	Donghoujie Street	
gg.	8	hh.	Qianjin Road	
kk.	9	ll.	1-10 lane	
oo.	10	pp.	Binhe Road	
ss.	11	tt.	North Jiefang Road	
ww.	12	xx.	Wenhua Road	

5.6.3 Compensation Standards for House Demolition

111. The compensation will be determined with reference to the replacement price of real estate in 2007. The compensation price of house demolition will be finally made after a local valuation by a real estate appraisal and mapping company. The final compensation price will be agreed with each AP on the basis of the valuation.

112. Compensation measures include cash compensation, commodity house purchase, affordable housing purchase, even cheap renting house for vulnerable groups (low income families). The affected vulnerable groups who are renting house for living before the project can apply for the cheap renting houses which were built by the government with the purpose to solve the basic living problem of these people. The affected vulnerable groups who have the property of their own houses can buy the affordable housing with the compensation and they can also apply for the cheap renting houses if they want. According to Article 20 of Implementation of Xinjiang Uygur Autonomous Region Regulations on Administration of the Housing Demolition and Relocation in Cities, the local PMO should help the APs to buy affordable housing if the APs have problem in two areas:

1. The total compensation for affected household is not enough to buy the minimize type of house.
2. The area of household per capita before demolition is smaller than the local average per capita living space.

The average per capita living space in Altay city is 19.25 m². In this project, there is one HH who have this problem and the Altay PMO will help them to buy the minimize type of affordable houses. In Altay city, the minimize size of affordable house is 49 m² and the average price is CNY 1275 per m² which means the total price is CNY 62475. For example, the area of household is 33.16 m², the total compensation is CNY 43970, including compensation for structure and land. The Altay PMO will help them to make up the sum required for the minimize type affordable housing which means the left of CNY 18505 is provided by the local PMO.

113. According to the ADB policy, APs should not be displaced from their registered property and land up in a rented property, this is also the policy of Implementation of Xinjiang Uygur Autonomous Region Regulations on *Administration of the Housing Demolition and Relocation in Cities*. Affordable housing and cheap renting houses will be built in 4-10 lanes, No.3 mine motor vehicle team in Tuanjie Road, the Felt Factory in Hongdun Road.

114. The compensation rates for all types of construction are shown as follows. In the course of project implementation, these compensation rates are the minimum without the admission of ADB.

(i) **Compensation Standards for Urban Houses**

● **Compensation Standard**

115. Urban housing structure replacement compensation standard is same with the rural one, but also includes the compensation to stated-owned land. See Table V-7.

Table V-7 Urban House Compensation Standard for Structure

type	item	unit	standard	remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	770	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
The following subsidy will be given to the APs with entire house demolition:				
other compensation	movement fee	CNY/HH	200	
	temporary transition fee(storied)	CNY/HH/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months
	delay compensation	CNY/HH	30	calculate as 8 days
	CATV replacement fee	CNY/HH	100	

● **Resettlement plan**

116. The compensation to house demolition is to give money to APs and they can buy commodity houses with market price or affordable housing with government price. For the low-income families, compensation is still given to them and they also can apply cheap renting houses.

117. The compensation for house demolition also includes the compensation to stated-owned land. Table V-8 is come from table V-5 and V-6.

118. The total compensation rate for one m² includes compensation for residential land and house structure. For example, compensation rate for brick-concrete structure house which located in grade I is 1326 CNY/m². The average price of affordable housing is 1275 CNY/m² which means they can by the same area of affordable housing as the former house. There is a detailed example in chapter 6.4.1 which describe the different choices the APs can select how to use the house demolition compensation.

(ii) **Compensation standards for rural houses**

- Compensation Standard

119. The Rural House Compensation Standard see Table V-9.

Table V-8 Urban House Compensation Standard for Residential Land

aaa. Benchmark Land-Price of Roads in the Project			
bbb. Road	ccc. Benchmark Land-price grade		
eee. West Ring Road	fff. III		
hhh. Beier Road	iii. III		
kkk. Hongdun Road	III. II		
nnn. Yuanyichang Road	ooo. I		
qqq. Qianjin Road	rrr. I		
ttt. 1-10 lane	uuu. I		
www. North Jiefang Road	xxx. I		
zzz. Wenhua Road	aaaa. I		
cccc. Correction price of Residential land			
dddd. Grade I			
ffff. Grade II			
hhhh. Grade III			

Table V-9 Rural House Compensation Standard

Type	Item	Unit	Standard	Remark
residential house	house compensation			
	Brick-concrete structure	CNY/m ²	770	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
following subsidy will be given to the APs with entire house demolition:				
other compensation	movement fee	CNY/household	200	
	temporary transition fee	CNY/household/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months
	delay compensation	CNY/household	30	calculate as 8 days

Type	Item	Unit	Standard	Remark
	CATV replacement fee	CNY/household	100	

● Resettlement Plan

120. Project involves demolition of three houses in Dunbazhaer village. As the affected village is located in the suburb and will gradually change into a community, part of the land has been become stated-owned; some villagers have transferred from agricultural to nonagricultural household register. So the compensation rate is the same as urban house demolition above. The APs of the three households have been transferred from agricultural to nonagricultural households and their housing land will become state property. If APs do not choose such houses after house demolition, they can rebuild houses in the host village if approved by the village.

121. These affected rural households are no longer involved in livestock rearing and do not need a courtyard to pen their livestock. What they require is a shed to store their agricultural implements close to the fields where they grow crops. Instead they want to be housed in an apartment because of the amenities (especially central heating) in winter that can be provided. As they already working or doing business in the city, they don't have enough time for farming. They rent some of their land to other villagers or relatives. In order to give the children better education, they rent accommodation in the city and bring their children to study in the urban school.

(iii) Compensation Standards for Shops and Residential Shops

122. According to policies including an evaluation of the location, the Compensation Standard of Demolished Shops is as follows:

Table V-10 Compensation Standard of Demolished Shops

type	item	unit	standard	Remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	1250	
	Brick-wood structure	CNY/m ²	850	
	earth-wood structure	CNY/m ²	700	
	Annex houses	CNY/m ²	350	
	land compensation			
	Paid for state-owned land	CNY/m ²	284	grade I:497CNY/m ² grade II:383CNY/m ² grade III:131CNY/m ²
other compensation	movement fee	CNY/household	200	
	temporary transition fee	CNY/household/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months

() Compensation standards for enterprises

123. The compensation standards for demolished enterprises are included in TableV-10. The loss caused by project will be compensated through consultation.

Table V-11 Compensation Standard of Demolished Enterprises

type	item	unit	standard	Remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	700	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
	Annex houses	CNY/m ²	300	
	land compensation			
	Paid for state-owned land	CNY/m ²		grade I:150CNY/m ² grade II:90CNY/m ² grade III:45CNY/m ²
other compensation	movement fee	CNY/household	200	
	temporary transition fee	CNY/household/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months

5.6.4 Compensation Standards for Public Facilities and Ground Attachment

124. Compensation Standard for Attachments and Special Facilities are contained in the following table:

Table V-12 Compensation Standard for Attachments and Special Facilities

item	unit	standard	Item	unit	Standard
public toilets	toilet	2000	electricity cable	M	3.5
10KV electricity pole	pole	1200	lawn and parterre	m ²	50
380V electricity pole	pole	800	Tap water pipe	M	18
380V wood electricity pole	pole	600	Vegetable sheeting	m ²	70
transformer	transformer	1050	Well	well	480
aqueduct	m ²	300	adult tree(not fruit tree)	tree	45
Bridge	Bridge	5000	young tree(not fruit tree)	tree	35
road	m ²	150	scattered fruit tree		15
roads for transporting	m ²	10	fish pond	m ²	30
flow pipe	M	18	concrete road	m ²	23
drainpipe	M	25	enclosed wall	m	70
communication cable	M	10	lodge	m ²	100
adult tree(fruit tree)	tree	120	young tree(fruit tree)	tree	40

5.6.5 Other Costs and Taxes

125. For other compensation standards for land acquisition and house demolition they are included in the following table:

Table V-13 Other Costs

No.	item	Standard	remark
1	land compensation fees for new construction land	20CNY/m ²	
2	land cultivation fees	3000CNY/mu	
3	cultivated occupation tax	2.3CNY/mu	
	New vegetable plot establishment fund	5000CNY/mu	
4	management fees of land acquisition	Calculated at 4% of land acquisition and resettlement compensation fees	
5	survey and design fees	Calculated at 3% of land acquisition and resettlement compensation fees	
6	implementation management fees	Calculated at 3% of land acquisition and resettlement compensation fees	
7	technical training fees	Calculated at 1% of land acquisition and resettlement compensation fees	
8	fees for external resettlement monitoring and evaluation	Calculated at 1.5% of land acquisition and resettlement compensation fees	
9	contingency	Calculated at 10% of land acquisition and resettlement compensation fees	

5.6.6 Vulnerable and Ethnic Minority Groups

126. Apart from the above compensation policies, affected vulnerable groups can also receive other preferential policies.

- 1) Skills training, employment information and guidelines will be provided to vulnerable families free of charge.
- 2) In the course of project implementation, workers from vulnerable families will be given priority for non-technical jobs.
- 3) Medical aid of at least 10,000 CNY to vulnerable groups suffering from serious terminal illnesses such as cancer.
- 4) The vulnerable groups affected by house demolition will be provided with cheap rental houses and rent will be foregone if the family living is experiencing extreme hardship. For the first few years house rental will be free;
- 5) The special concern should be given to the living restoration of vulnerable groups. If they ran shops, at least the same area house should be given to them in a good

place. Help should be provided during removal and protect them ensuring they do not suffer loss.

- 6) Among the affected vulnerable rural households of this project, all of them are residing in registered properties and they can use the compensation which is adequate allowing them to purchase affordable housing.

5.7 Entitlement Matrix

The Entitlement Matrix has been developed in line with the policies described above and is included below:

Table V-14 Entitlement Matrix

Type of Impact	Extent of Impact	Entitled Persons	Entitlement	Compensation policies and rates
Permanent acquisition of collective land	11.53mu of permanent acquisition of collective land(incl. 2.4mu cultivated land and 9.13 mu vegetable plot), involving 1 village	village collective and land-user	<p>(1) Village collectives shall obtain the land compensation.</p> <p>(2) APs obtain resettlement subsidy and green crops fees</p> <p>(3) The project is anticipated to create 1603 directly jobs and 220 indirectly jobs including road maintenance workers, cleaners and gardening workers. APs will have priority for employment</p> <p>(4) In the course of project implementation, the project office will provide CNY 0.8 million to offer APs free technical training, which twice per year and last for 3 years. The free training will be provided to APs, incl. electric welding, auto repairing, service, security and sales.</p>	<p>Cultivated land: 1200 CNY/mu;</p> <p>Vegetable plot: 3800CNY/mu</p> <p>Land compensation is 9 times annual output value, resettlement subsidy is 16 times</p> <p>Crop loss fee is calculated as 2400CNY/mu; vegetable plot is 7600CNY/mu.</p> <p>One third of land compensation fee is paid to village committee, and the rest land compensation fee, all the resettlement subsidy and crop loss fee are paid to owner of house or property.</p>
urban house demolition	102 households and 269persons, demolition area is 12500.92m ² which are entire demolition	householders	<p>Compensating for the house at replacement standard which is laid down by local price authority and structural engineer budgeting specialist. The compensation standard shall be above the market price.</p> <p>(1) compensated at replacement rates</p> <p>(2) Select freely the means of resettlement, including rebuild in free homestead, affordable housing purchase, or cheap renting houses for low-income family which income per capita/ month less than CNY630.</p> <p>(3) get a moving fee, temporary transition fee and award fee</p>	<p>Concrete and brick structure: 770CNY/m²</p> <p>Brick and wood structure: 644 CNY/ m²</p> <p>wood and earth structure: 560 CNY/ m²</p> <p>simple structure: 300 CNY/m²</p> <p>moving fee: 200 CNY/household</p> <p>Temporary transition fee: 300CNY/household /month. Paid for 3 months. But it will pay as actual transition period if exceed 3 months</p> <p>Delayed compensation: 30CNY/household/day, time limited is 8 days.</p> <p>CATV replacement fee :100CNY/household;</p> <p>CATV replacement fee: 100CNY/household.</p> <p>The difference between urban and rural house demolition compensation is the stated land compensation is contained in urban house demolition compensation. The compensation standard will refer to the local benchmark price in different location.</p>
rural house	3 households and	householders	Compensating for the house at replacement standard	Concrete and brick structure:

Type of Impact	Extent of Impact	Entitled Persons	Entitlement	Compensation policies and rates
demolition	demolition area is 686m ² which are entire demolition	rs	which is laid down by local price authority and structural engineer budgeting specialist. The compensation standard shall be above the market price. (1) compensated at replacement rates (2) Select freely the means of resettlement, including rebuild in free homestead, affordable housing purchase, or cheap renting houses for low-income family which income per capita/ month less than CNY630. (3) get a moving fee, temporary transition fee and award fee	770CNY/m ² CNY/m ² Brick and wood structure: 644 CNY/ m ² wood and earth structure: 560 CNY/ m ² simple structure:300 CNY/m ² moving fee: 200 CNY/household Temporary transition fee: 300CNY/household /month. Paid for 3 months. But it will pay as actual transition period if exceed 3 months Delayed compensation: 30CNY/household/day, time limited is 8 days. CATV replacement fee :100CNY/household; CATV replacement fee: 100CNY/household.
shops demolition	1 shop and 3 persons will be affected and demolition area is 87.4m ² this is a grocery and occupied 0.13mu land and	Proprietor and employees	Compensating for the house at replacement standard which is laid down by local price authority and structural engineer budgeting specialist. The compensation standard shall be above the market price. (1) compensated at replacement rates (2) Select freely the means of resettlement, including cash compensation and resettlement community with a unified plan and construction (3) public facilities compensation (4) get a moving fee, temporary transition fee and award fee	concrete and brick structure: 1250CNY/m ² wood and brick structure: 850CNY/ m ² wood and earth structure: 700CNY/ m ² removal fee:200 CNY/household Temporary transition fee: 300CNY/household/month. Paid for 3 months. But it will pay as actual transition period if exceed 3 months The compensation standard will refer to the local benchmark price in different location.
enterprises	10 enterprises, 61persons. Demolished 2889.62m ² incl.1980.4m ² brick-concrete structure; 247.11m ² Brick-wood structure; 662.11m ² earth-wood structure.	proprietor	Compensating for the structure at replacement standard which is laid down by local price authority and structural engineer budgeting specialist. The compensation standard shall be above the market price. (1) compensated at replacement rates (2) get award fee (3) get business interruption compensation	concrete and brick structure:700CNY/ m ² wood and brick structure: 644 CNY/ m ² wood and earth structure: 560 CNY/ m ² simple structure:200 CNY/m ² removal fee:200 CNY/household Temporary transition fee: 200CNY / household /month, Paid for 3 months. But it will pay as actual transition period if exceed 3 months The loss will be compensated through

Type of Impact	Extent of Impact	Entitled Persons	Entitlement	Compensation policies and rates																								
				consultation. The compensation standard will refer to the local benchmark price in different location.																								
Vulnerable groups	5 households ,10 persons with house demolition area of 709.36m ²	proprietor	(1) Occupational training and all kinds of employment information and guidelines shall be provided to vulnerable families. (2) Workers in vulnerable families shall be given a priority.	The compensation rate of house demolition is the same to other APs.																								
Ethnic Minority	16 households with 62 ethnic minorities who are mainly Kazak, Uygur and Hui.	proprietor	(1) get land acquisition compensation (2) get priority in project employment (3) get priority in free technological skill training	The compensation rate of house demolition is the same to other APs.																								
women	136 persons	Affected women themselves	(1) Affected women (at least accounting for 35% of workers) have a chance of getting the unskilled work. (2) In the course of project implementation, the project office will ensure a certain amount of affected women workers have a priority to get non-technical jobs. So as to ensure their economic status will not be impaired. There are totally 800 person-times of training, including 400 person-times provided to women laborers (50%). (3) APs can get resettlement information and participate in resettlement.	The compensation rate of house demolition and land acquisition is the same to other APs.																								
Ground attachments and facilities	Including public toilets, trees, enclosed walls and etc.	Owner of house property	Buildings and ground attachments will be compensated as replacement price or will be rebuilt as former standard.	<table><tr><th>Item</th><th>Unit</th><th>Amount</th><th>Rate</th></tr><tr><td>public toilets</td><td>each</td><td>3</td><td>2000</td></tr><tr><td>Vegetable canopy</td><td>m²</td><td>573.33</td><td>70</td></tr><tr><td>adult tree(not fruit tree)</td><td>tree</td><td>5788</td><td>45</td></tr><tr><td>young tree(not fruit tree)</td><td>tree</td><td>4321</td><td>35</td></tr><tr><td>adult tree</td><td>tree</td><td>138</td><td>45</td></tr></table>	Item	Unit	Amount	Rate	public toilets	each	3	2000	Vegetable canopy	m ²	573.33	70	adult tree(not fruit tree)	tree	5788	45	young tree(not fruit tree)	tree	4321	35	adult tree	tree	138	45
Item	Unit	Amount	Rate																									
public toilets	each	3	2000																									
Vegetable canopy	m ²	573.33	70																									
adult tree(not fruit tree)	tree	5788	45																									
young tree(not fruit tree)	tree	4321	35																									
adult tree	tree	138	45																									

Type of Impact	Extent of Impact	Entitled Persons	Entitlement	Compensation policies and rates			
				adult tree(fruit tree)	tree	1	120
				young tree(fruit tree)	tree	78	40
				well	each	40	480
				enclosed wall	m ²	600.78	70

VI. RESETTLEMENT MEASURES

6.1 Resettlement Targets

127. According to the actual living standard of resettlement in 2007 and the Eleventh Five Year Plan for National Economic and Social Development and the long-term plan through the year 2015, the objectives of resettlement for this project have been analyzed and determined as follows:

- 1) Adopt measures to ensure that the average annual income per-capita of the displaced families can be restored to the previous levels before resettlement, in order not to undermine the economy of Altay City.
- 2) Make sure that the overall living conditions of the displaced families will not be worsened by the execution of this project;
- 3) The conditions of infrastructure, schooling, medical treatment, social welfare, natural environment, traffic, etc. will be improved or upgraded quite substantially when compared with the situation before the project.

6.2 Principles for Resettlement and Rehabilitation

128. According to the relevant national laws and ADB's policies for involuntary resettlement, resettlement should adhere to the following basic principles:

- 1) Optimization of design to minimize impacts and the need for resettlement;
- 2) Resettlement and compensation policies should be implemented in steps, so that level of production and life will be at least restored to the pre-project level;
- 3) The resettlement plan should be budgeted on the basis of unit prices for material products and compensation rates. According to the requirements of the plan budget, the construction scale and standard of resettlement compensation should conform to the principle of restoring the original scale and standard without an investment gap;
- 4) Resettlement be planned and implemented in full consultation with affected persons;
- 5) The plan should be established based on the principle of "facilitating production,

benefiting people's living”

- 6) Resettlement should be combined with the local urban development plan, such as plans for resource exploitation, economic development and environmental protection. Feasible measures should be practically made to develop and restore production suited to local conditions, and create the necessary conditions for self-development.

6.3 Summary Rehabilitation Plan for Affected Villages

129. The project requires permanent land acquisition in one village named Dunbazhaer village. This village has 510 households and 1506 persons, including 167 minorities. The total land is 600 mu, among which 30mu cultivated land accounting for 5% of the total area; 570mu vegetable plot, accounting for 95% (the average vegetable plot is 1.18mu per household). The annual net income per capita is CNY 5300.

130. 11.53mu collective land of Dunbazhaer village is occupied permanently, including 2.4mu cultivated land, 9.13mu vegetable plot (8.25mu of Dunbazhaer village collective and 0.88mu of villagers), accounting for 1.92% of total cultivated land; project land acquisition affects 3 households and 13 persons, which accounts for 0.59% of total village households and 0.86% of village population. The average land acquisition per capita is 0.8mu of cultivated land and 0.29mu of vegetable plot.

131. According to analysis of the land acquisition impact of Chapter Two, it is known that the impact of land acquisition on the affected village is quite small (the actual land loss rate is 0.59%). Based on the resettlement survey, the 3 affected households had an average land holding size of 3.06 mu and on an average they would lose 35.6% of their land which is about 1.09 mu and an average annual household income loss of CNY 1858. Among the 3 affected households, 2 of them were lightly affected with 10-20% land loss and 1 of them lost 68.96% land. During consultation, the 2 lightly affected households were of the opinion that as a relatively small cultivated land area is being acquired, there will be slight impact on their farming production, so they prefer cash compensation. As for the household which affected relatively heavy, the householder was working in the city; they do not rely on the farming production and also prefer cash compensation.

132. Dunbazhaer village issued land compensation amounting to CNY1.0145 million. One third of land compensation fee is paid to village committee, and the rest land compensation fee, all the resettlement subsidy and crop loss fee are paid to owner of house or property. That means in this project, the compensation allocated to the village collective is CNY 0.8651 million and the APs is CNY 0.1494. The average compensation fee for the affected households is CNY 49.8 thousand.

133. This village has had land acquired in the past, so they appear to have many flexible and effective ways to restore their income. There are three schemes they propose to utilize the fund according to the villagers' representative meeting. The details of the measures are showed in table VI-1.

134. The APs can get direct cash compensation. They can also get urban minimum living subside. The APs who lose all their land are entitled to the MLSS payment. At present the standard for land lost is 117CNY/person/month and will be adjusted with periodic changes to the Altay urban MLSS. For the families which lose part of land, the land loser is identified by average area of land acquisition and able to claim MLSS. The fund will be disbursed according to the MLSS, the calculation and the amount of land acquisition. The fund is calculated based on family members who are residing together and is coincident with urban minimum living security standard. For families which lose part of land, the land loser is identified by average area of land acquisition and included in the list of people eligible to receive the MLSS in Altay.

135. The formula for the security fund is as follows: formula: the AP supposed to get= the land he loses (mu) / the land he possesses × the criterion of security fund. For example: a household has 3 persons, 1.5mu cultivated area, that is 0.5mu/person, and the project has taken 1 mu land, so the security fund for this family is $1/1.5 \times 3 \times 117 = 234 \text{ CNY/mu}$. It can also be understood that two family members have lost their whole land, and he can join the urban minimum living security, that is 117 CNY/mu/month. Households who lose land will be transferred from the agricultural to the non-household register.

Table VI-1 Utilization of Funds by Collective

Proposed Plan for Utilization, timeframe	Benefits to APs
<p>Scheme 1: Vegetable Export and Employment Promotion. Last year the village exported vegetables to Kazakhstan and Mongolia with the help of local government...The profit is 200% more than selling vegetables in the local market. But they still lack of fund and foreign trade solid service talented person. So they propose to use 30% of the compensation fund on this scheme including training the villagers and investment on the base installation.</p> <p>Scheme 2: Attracting Investment and Sharing Profits. This village has carefully chosen investment projects and profit sharing arrangements. At present the village is consulting with real estate businessmen and traders (Xintai Real Estate Development Company) to develop shops and commercial apartments. They propose to use 50% of the compensation fund on this scheme as investment on the company.</p> <p>Scheme 3: Rural Minimum Living Subsidy. Rural minimum living subsidy is currently being trialed for the older people and non-son families which lack of labors. The village proposes to use the remaining 20% of the compensation fund on this scheme.</p>	<p>As a result of project implementation the area devoted to vegetables will decrease because of land acquisition. Vegetable export can make the profit increased from 2 CNY/kg to 5 CNY/kg and net profit increased from 1CNY/kg to 2 CNY/kg. By this scheme, the APs will not decrease the income of vegetable and the other villagers also can benefit from this scheme. The APs and other villagers can also benefit from the scheme because it can create more jobs.</p> <p>APs can share profits according to their individual level of investment. The villagers who affected by land acquisition and house demolition and have moved to urban city will be also given a village bonus.</p> <p>For the other households in the village can have a sustainable benefit. They can put some of there compensation payment into the investment project if it is not urgently needed. The village guarantees the villager can receive a larger bonus than interest paid by local banks.</p> <p>People older than 60 years old can get CNY 22 per month. The families which have two girls can get CNY60 per month. All disabled persons are currently in receipt of the urban MLSS.</p> <p>Among the APs of this project in the village none can be classified as vulnerable. So they can benefit from this scheme when they are older than 60.</p>

Table VI-2 Land Acquisition and Rehabilitation Options

HH ID	Percent of Loss	Total Farmland (mu)	Acquired Farmland (mu)	Farmland After Land LA (mu)	A: Lost Income due Land Acquisition (CNY/HH)	B:Compensation Received (CNY/HH)	C: Annual urban minimum living security. (CNY/HH)	(B+C)
Su Wenming	13.16	3.42	0.45	2.97	1599	41000	1108	26
Liu Chuanzhi	18.86	2.28	0.43	1.85	1392	39200	1059	29
Xuhua	68.96	3.48	2.4	1.08	2583	69100	2905	28

Note: Annual urban minimum living security=acquired farmland/total farmland*117*12

Table VI-3 Land Acquisition and Rehabilitation Options

HH ID	Su Wenming	Liu Chuanzhi	Xuhua
Options of Rehabilitations	They plan to use the compensation for vegetable canopy transformation which can increase the production. After that they can also grow more types of vegetable for export which can make their incomes two times as before.	They plan to join the labor export project which organized by the Labour and Social Security Bureau. They will go to Mongolia where lack of skill of vegetable cultivation. Some land contractors in Mongolia have been hiring Altay villagers to cultivate land and share any profit, paying for all transport, room and board costs.	The householder is working in the city now. After land acquisition, he plans to find a job as accountant in the city for his wife. As for the compensation they plan to decorate their new house.
Investment needed (CNY)	25000	5000(the cost for two round-trip)	15000 (the cost for house decoration)
Income from Proposed Action (CNY)	The annual income that can be earned from such investment is CNY about 21100 which are twice as before.	The annual income that can be earned from such investment is about CNY 30000 which is the income of a typical couple.	The average income for accountant in the city is CNY 1000 per month.
Timeframe	It will take two months for the transformation of vegetable canopy and some skill training. But they can get the skill training before land acquisition which can save one month. After that they can get profit from this investment immediately.	One month before they leave, the government will organize training. After that they will go to Mongolia directly and working their.	Because the householder is already working in the city, he has many friends who can recommend job opportunities for his wife. She can also find new job with the help of Labour and Social Security Bureau.
Government And village Subsidy	Urban minimum living security subsidy is CNY 1108 per year. They have one old family member who can receive rural minimum living subside which is CNY 22 per month.	Urban minimum living security subsidy is CNY 1059 per annum.	Urban minimum living security subsidy is CNY 2905 per annum.

6.4 House Reconstruction Plan

136. Project residential house demolition affects 105 households and 282 persons. The demolition area is 13,186.92m² including brick-concrete structure 4,625.7m² (accounting for 35.08%), Brick-wood structure 4,627.14m² (35.09%), earth-wood structure 3,906.29m² (29.62%), annex structure 27.79m² (0.21%). Project urban residential house demolition affects 102 households and 269 persons. The demolition area is 12,500.92m² and 122.56m² per household; Project rural residential house demolition affects 3 households and 13 persons. The demolition area is 686m² and 228.67m² per household.

Table VI-4 Relocation Needs

Category	Main Structure(HHs)	Insignificant Impact (HHs)	Need for Resettlement site (HHs) / market	HHs opted for self relocation	Can rebuild within existing land
Residential Structure(Urban)					
Owner	90	12	90		
tenant					
Leaseholder					
Non-titleholder					
Subtotal	90	12	90		
Residential Structure(Rural)					
Owner	3		3		
tenant					
Leaseholder					
Non-titleholder					
Subtotal	3		3		
Shop Structure / Business					
Owner	1			1	
tenant					
Leaseholder					
Non-titleholder					
Subtotal	1			1	
Enterprises					
Owner		10			10
tenant					
Leaseholder					
Non-titleholder					
Subtotal		10			10
Total	94	22	93	1	10

Table VI-5 Compensation option

Category	Cash Compensation	Affordable Housing Purchase	Private Housing Investment	Cheap renting house
Residential				

Category	Cash Compensation	Affordable Housing Purchase	Private Housing Investment	Cheap renting house
Structure(Urban)				
Losing Main structure	12	90		
Having Insignificant Impact				
Other				
Subtotal	12	90		
Residential				
Structure(Rural)				
Losing Main structure		3		
Having Insignificant Impact				
Other				
Subtotal		3		
Commercial				
Structure / Business				
Losing Main structure	1			
Having Insignificant Impact				
Other				
Subtotal				
Enterprises				
Losing Main structure				
Having Insignificant Impact	10			
Other				
Subtotal	10			
Total	23	93		

6.4.1 Resettlement options

137. The resettlement schemes for APs of entire house demolition: cash compensation, affordable housing purchase or cheap rental housing resettlement. The 12 partially affected households choose cash compensation and their livelihood will not be affected by the project.

138. The urban housing structure replacement compensation standard is same with the rural one, but also includes the compensation for state-owned land. The villagers affected by house demolition become eligible for the urban MLSS and provided with poverty right exchanges to apartments in Altay. The compensation to house demolition is to give money to APs and they can buy their new houses at market levels or opt for other affordable housing. For low-income families, compensation is still paid to them and they also can apply to rent cheap apartments.

Measure1: Affordable Housing Purchase

139. Among the totally affected 93 households, 100% of them proposed to buy affordable housing by using most of their compensation. Prior to demolition the urban residential houses were mostly constructed of earth-wood and brick-wood structures and had not repaired for many years. There were no centralized supply for heating, water and drainage. Poor housing coupled with lack of rural infrastructure created numerous inconveniences for all households. Affordable housing will be built in 4-10 lanes, No.3 mine motor vehicle team in Tuanjie Road, the Felt Factory in Hongdun Road. The minimum size of the affordable houses is 49 m² and the average area is 69 m². The new resettlement sub district will consist of brick-concrete structure houses with good water supply, drainage and heating system. Better roads will enhance connectivity with the rest of Altay and this will have a positive impact on access to healthcare, education, local markets, and employment opportunities. It is considered that social and physical conditions for APs will be a substantial improvement on such conditions prior to Project implementation. Therefore, they regard it as a chance to improve their living conditions that is why all of them choose to purchase affordable housing by using most of their compensation.

Measure2: Cheap Rental Housing

140. Cheap rental housing is built by government for the vulnerable groups and low income households who didn't have their own houses and renting houses for living now. In this project, the affected vulnerable groups who have the property of their own houses can buy the affordable housing with the compensation and they can also apply for the cheap renting houses if they want. The area of cheap rental housing is 50m² and will be provided to urban low-income families with monthly income of less than CNY 630 per capita. The rental of this housing is CNY5/m² and the government will provide a 80% rental subsidy to families in receipt of the MLSS and 20% for individual renters without household members. It will provide a rental subsidy of 65% rent to low-income family and 35% for individual renters without household members. These houses will be connected to the centralized water, heating and drainage system. All the affected houses are registered and no affected household is renting house now.

Measure3: Purchasing Commodity House

141. Because the price of affordable housing is controlled by the government which is cheaper than commodity houses, all 93 totally affected household plan to purchase affordable housing. After purchasing affordable housing, 30% affected households plan to use the remains of the compensation for buying another commodity house with some of their deposit. The AP decides upon the physical size of the house and its

design and makes their investment according to market demand. The average price of real estate in second half year of 2007 In Altay is showed in table VI-6.

Example:

142. There is one household with 3 persons. Their demolished earth-wood structure house is 70m², and brick-wood structure annex house is 50m². So the compensation for structure replacement price of the demolished house and annex one is CNY71,400. The houses occupy 200m², and are belong to grade III land. The stated-owned land use compensation is = 200 x 237 = CNY 47,400 and removal subsidy CNY 2,400. The total compensation is CNY118, 800. and this household has several options:

- The affordable housing is CNY 1275/m², and they can buy 69m² house, leaving CNY30,000 which they could invest in a shop or similar. The average price of real estate in Altay during the second half year of 2007 is CNY 2,500-3,906/m² for commercial tier buildings. They can buy about 10m² shop for self operation or lease. The annual rent would be CNY4,000.
- According to the existing house price of 14,000CNY/m², they can buy another 85m² house.
- To purchase commodity house which means buy their new houses at market levels. The average price of real estate in Altay house market during the second half year of 2007 in this section of area is CNY1310 per m². They can use part of their deposit and the compensation fee to buy a new house.
- If the income is lower than CNY630 /month per capita/household, the household can apply for access to cheap housing rental. The area of a cheap rental house is 50m² and rent is CNY 5/month/m². The low-income family pays 35% of rent, which is CNY 87.5/month.

143. The project is scheduled to commence in 2010. Affordable housing and cheap rental housing in Altay will be built in 2008 and finished in 2010. The total area is 0.2 million m². Household model and size will be designed according to national and local standards. The houses in the project area will be demolished in accordance with the road construction schedule. A resettlement sub district will be established prior to the beginning of project construction.

Table VI-6 the Average Price of Real Estate in Second Half Year of 2007 in Altay

road	structure	Brick-concrete residential building(CNY/m ²)	Brick-concrete bungalow(CNY/m ²)	Brick-wood housing(CNY/m ²)	Earth-wood housing(CNY/m ²)	commercial tier buildings (CNY/m ²)
	1-10 lane of Jinshan Road	1310	510	427	345	3800
	10 land to concrete plant of Jinshan Road	1080	500			
	Wenhua Road labor union to No.4 geological prospecting unit	1300				2500
	Electric power company to passenger station in Tuanjie Road	1200	520	400	355	3000
	Jiefang Road Anjun building to local No.2 high school	1200	457	334		2653
	local No.2 high school to national revenue training center in Jiefang Road	1300	480	379	326	3906
	North Jiefang Road		428	360	318	
	Dongfeng Road	980	320	256	183	
	Hexi Road	1020	365	285	200	
Note: the price above is the average price, excluding sale price of new commodity houses						



Figure VI-1 Demolished Urban Houses and Rural Houses

6.4.2 Price of relocation houses and assistance for vulnerable groups

144. It is estimated that the cost of the resettlement houses will be about 1275CNY/m². Demolition and resettlement agreement need negotiation and consultation because demolition is Involuntary. The demolition compensation and state-owned land occupation compensation will be equal with the resettlement house sale price. According to demolition compensation standard, the sum of replacement price and attachment compensation remove allowance can afford a resettlement house with same area. The living environment and quality of resettlement sub-district are higher than present district. It has greenbelt, entertainment place and fitness equipment.

145. The average area of demolished houses is 125.07 m². The principle of resettlement house purchase is one household, one resettlement house. But some families have more family members and fewer rooms. With the agreement of the village representative meeting, they can buy more than one site of apartment. The compensation is nearly same with the sale price of affordable housing. As for the households who can not afford the minimum affordable housing with the cash compensation, they can buy the affordable housing with the help of government. Except purchasing affordable housing, the vulnerable groups are also given the right to apply cheap renting house for permanent living. The rent is CNY 40-45 per month. For example, the total compensation for the household is CNY 20 thousand, 10 thousand can be used for business or working outside and another 10 thousand is prepared for house rent. Calculating as CNY40 per month, 10 thousand will be afford them for 20 years. With the application of APs and checkup by CRC, the government will give serious illness one-off assistance. Besides, government has made arrangement for the education, employment and household register transition of the APs' children. Government can even abrogate the rent of cheap houses for families experiencing livelihood difficulties. For really difficult households. Other house demolition household will settle the price difference according to the Article 25 of Regulations Regarding on the Administration of Urban Housing Removal. Low-income families will have priority to be arranged in non-profit undertakings funded by the government. Altay City non-profit status is cleaning and road keeping. They number and details of non-profit undertakings will be published every year. They don't need to pay other costs for the

job opportunities and the employers will pay for public security for them. The average monthly income is about CNY 870.

146. Among 5 households of vulnerable groups in this project, 2 of them are old and living alone; they can choose to apply cheap renting houses or purchasing affordable housing. After consulting, they wanted to purchase affordable housing and according to the policy of Altay in house demolition the vulnerable groups especially old and disabled households have the right of priority to choose the ground floor which is a great convenience to them. The others of the vulnerable groups also proposed to purchase affordable housing. Except one HH, the other 4 HHs can buy the new house with the compensation without help of government.

6.4.3 Application Procedure

147. After house demolition agreements, the APs who choose cash compensation can receive the full amount of compensation and the APs who choose property right exchange, can choose floor, size and orientation of houses according to their classification, then sign a property right exchange contract. The stipulated floor size and orientation of houses should be written in the contract. Price differences will be adjusted according to resettlement house price when house is constructed or made vacant and all real estate procedures have been followed.

6.4.4 Demolition and Relocation of Rural Houses

148. The 3 affected rural households in this project proposed to purchase affordable housing. The land of their house has been transformed into state-owned land and not homesteads any more. So the resettlement scheme is the same as urban house demolition. They do not raise domestic animals any more and the agricultural tools can be left in sheds close to the fields. This village is located in the suburb and every household has labor engaging in nonagricultural work. Even some villagers rent their land to others. And they work or do business in the city. Some villagers engaged in business in the city because their children are learning there and they have rented houses in Altay.

6.5 Shop Restoration Plan

149. The impacts to 1 shop with 3 persons are caused by the construction of

Qiaodong Road. This shop occupied 0.13mu land and demolition area is 87.4m². According to survey, PMO will provide notice to the shopkeeper in advance for them to find proper houses to continue their business with compensation. They will find a proper place nearby to continue their existing work with compensation after demolition. With the business experiences and capability, also familiar with market, they will restore production in two or three months.

150. The shop rent of Altay is 8-9CNY/m²month and the purchase price is about 1700-1800CNY/m². According to survey, the demolished shops were brick-wood structure and construction area was 87.4m². The structure replacement price compensation of demolished house and annex is CNY 73400. It occupied 87.4m² and it was grade I land. The stated-owned land use compensation =87.4*497=CNY 43400. removal subsidy is CNY1100 and the total compensation is CNY 117900. The average price of nearby shop is 1400CNY/m², so the APs can buy 85m² secondhand shop in equal location. If calculating as 5-7CNY/m²per month to rent, APs can rent a shop with similar size like former one. The shopkeeper will continue his business after finding a proper house nearby. No matter to rent or buy, the compensation is enough for him to restart the business. According to the situation of this area, it is easy to find a house within one month and this kind of business is easy to restart with the same supply channels. With the transactional allowance he will not worry about the loss of the shop in the transitional period. He will not lose his customers, otherwise, after road construction, business will be better than before with the more vehicular transport and customers.

Table VI-7 Shop Resettlement

No.	shopkeeper	type	Annual income (10000CNY)	Annual profit (10000CNY)	Resettlement Will	demolition extent
1	Zhang wei	Grocery	3.6	1.4	to find a proper place to continue the existing work with cash compensation	All

6.6 Enterprises Restoration Plan

151. Land acquisition and house demolition affect 10 enterprises and 61 persons. The total demolition area is 2.889.62 m², including brick-concrete structure 1.980.4m²(68.53% of total demolition area),brick-wood structure 247.11m²(8.55%)and earth-wood structure 662.11m²(22.91%).

152. According to the survey, all affected enterprises will be partly demolished. Most demolished structures are used for storage of goods or as garages for vehicles. Other enterprise structures will not be affected. These 10 enterprises demand cash compensation and will rebuild their enterprises in the existing location by themselves.

Table VI-8 Enterprises Resettlement Plan

No.	Name	Resettlement Will	Demolition Extent	Is there enough area available after demotion for rebuilding?	remark
1	No 1 Middle School	cash compensation, rebuild in actual residence scope	20.83%	Yes	employee dormitory
2	insurance company	cash compensation, rebuild in actual residence scope	21.65%	Yes	office
3	Organ Affairs Bureau	cash compensation, rebuild in actual residence scope	58.36%	Yes	garage
4	Tap Water Company	cash compensation, rebuild in actual residence scope	27.11%	Yes	official house
5	Department Store	cash compensation, rebuild in actual residence scope	25.00%	Yes	storage
6	Local Public Security Bureau	cash compensation, rebuild in actual residence scope	20.83%	Yes	garage
7	Liquid Gas Station	cash compensation, rebuild in actual residence scope	18.36%	Yes	storage
8	Local Supply and Marketing Cooperative	cash compensation, rebuild in actual residence scope	57.46%	Yes	storage
9	Local Social Insurance Bureau	cash compensation, rebuild in actual residence scope	50.77%	Yes	office
10	Dunbazhaer Village Committee	cash compensation, rebuild in actual residence scope	42.68%	Yes	storage

6.7 Training and Employment for APs

153. At present Altay has 78 cleaners and 48 among them are temporary workers who were made redundant from their previous places of employment. Before 2005 their salary was only CNY300 per month but now the salary has increased to CNY870 per month after several adjustments. The Municipal Finance Bureau currently only provides 6 months salary for these temporary workers but from 2008 they will be paid a salary over 12 months, for which an additional CNY 0.4 million has been allocated in the city budget.

154. The project is anticipated to create 1603 direct jobs (including 531 unskilled jobs) and 220 indirect jobs (including 60 unskilled jobs). These jobs will include road maintenance workers, cleaners and gardening workers. The CNY870 per month can satisfy the income restoration of the family. According to the industrial structure and market demand in Altay and the surrounding area, skill training will focus on crop farming, livestock raising, service industry skills and the building industry. The following jobs can be chosen: vegetable worker, fruit tree worker, bricklayer, agricultural machinery operator, farm machinery repairman, motorcycle repairman, stoneworker, construction painter, electric welder, tailor, concrete worker, waterproofing worker, construction worker, animal quarantine, prevention and treatment of animal plague and so on.

155. In the course of project implementation, the project office will provide CNY 0.8 million (the capita is come from the total budget) to offer APs free technical training, which twice per year and last for 3 years. The free training will be provided to APs, incl. electric welding, auto repairing, service, security and sales According to the survey, 70.92% of APs want to get job opportunities and training. Among them, women have more demand than men because they think the project is a good chance for them to enjoy free skill training. The Labour and Social Security Bureau select the training plans and contact with companies who need labors. They find out what kind of labor the company need and confirm the training plan with them make sure the company can employ the training people. The training is well prepared for the market labor demand which can ensure that the training students find the job they want and the company finds the employees they need. After taking the training, they can take the skilled jobs and get 20-40% more incomes than the unskilled jobs.

6.8 Protection of Women's Rights and Interests

156. The affected area has a balanced sex ratio. Women enjoy the same rights as men in the affected rural communities, including land rights, education, and family planning and participating in voting in rural communities. Of the surveyed female workers most believe that they should enjoy the same rights as men, such as making independent choices regarding jobs, undertaking small business or working on the

land. In affected urban suburbs, women also enjoy the same rights as men. Generally, men take responsibility for discussion of specific matters outside the household. But the decision is generally made after consultation with their spousal, women's opinions often even taking precedence over those of men. In the survey we also found that women not only keep the money but are also responsible for financial management. As for men, in addition to earning money they are primarily responsible for public rituals such as circumcision ceremonies, weddings and funerals.

157. It is traditionally believed that men dominate in Muslim families. In the survey, however, it was found that women have the same voice in significant family events. Both women and men of each affected household will negotiate and sign the house demolition contract with the PMO. Women feel they have good skills to help in this process due to their experience in purchasing household goods and managing the household. This pivotal role in the relocation process will further promote women's status within the family. The urban road construction will be beneficial for women who undertake much local travel to purchase household goods. The relocation community will be close to an agricultural market and sports and cultural facilities, which will be a good place for women to meet, undertake classes or exercise, and plan group activities. Therefore, the project construction and land acquisition will bring about net benefits to women and no identified adverse effects.

158. In the course of project implementation, the project office will ensure at least 35% of unskilled skilled workers jobs will go to affected women. Affected women workers will also have priority for technical training, so as to ensure their economic status will not be impaired in relation to men. The project will provide 800 person-days of AP skill training, including not less than 400 person-days for women (50%).

6.9 Development of Ethnic Minorities

159. Among the affected persons, affected ethnic minority group amount to 16 households with 62 persons. The majorities are Uygur and Hui. Affected ethnic minorities have equal social status and economic conditions as the Han ethnic group. They preserve their own ethnic features most obviously regarding living habit, food, language and religious beliefs.

160. For land acquisition, house demolition and resettlement, ethnic minority groups have the same compensation rights as the Han ethnic group, and have a priority for project employment, skill training and so on. To promote the development of ethnic minority groups, an Ethnic Minority Development Plan (EMDP) has been prepared under this project and documented separately.

6.10 Rehabilitation of Infrastructure and Special Facilities

161. Infrastructure such as water channels and water supply pipelines affected by the project will be rehabilitated during the construction of the new roads. The original specifications of such infrastructure will be substituted by the project-designed culverts and water supply pipes built in conjunction with the roads. This investment has been included in the total cost estimate of project. For affected trees, cash compensation will be given to the affected persons or collectives directly.

VII. BUDGET ON COMPENSATION AND RESETTLEMENT

7.1 Resettlement Costs

All the expenses arising from land acquisition and resettlement will be covered by the total budget of the project. All resettlement cost will be from domestic funds. On the basis of the prices of the second half year of 2007, the resettlement cost is CNY 21.7805 million in total.

162. **Permanent land acquisition of collective land:** The compensation fee for permanent collective land occupation includes a land occupation fee, a resettlement subsidy and a compensation fee for above-ground assets and young plants. The total costs of permanent land occupation are estimated to be CNY 1.0145 million (4.66% of total costs).

163. **Permanent land acquisition of state-owned land:** The compensation fee for permanent state-owned land occupation is CNY 5.5602 million (25.53%) including paid for the state-owned land and compensation fee for state-owned land.

164. **House demolition:** The compensation fee for house demolition is CNY 11.0303 million (accounting for 50.64% of the total costs), including house structure compensation, removal subsidy, temporary transition fee. There are CNY 8.9403 million (accounting for 41.04% of the total costs) for residential house demolition; CNY 75.4 thousand (accounting for 0.35% of the total costs) for shops; CNY 2.0146 million (accounting for 9.25% of the total costs) for enterprises.

165. **Infrastructure and ground attachments:** The compensation fee is CNY 528.5 thousand (accounting for 2.43% of the total).

166. **Taxes:** The compensation fee for taxes occurring through the procedure of land

acquisition is CNY 292.2 thousand (accounting for 1.34% of the total).

167. **Others:** CNY 3.3547 million (accounting for 15.4% of the total) for reconnaissance design expense, implementation management expense, technical training fee and contingencies fee.

Table VII-1 Resettlement Cost Estimates

No.	Items	Unit	Compensation standard (CNY/Unit)	Amount	Cost (10,000 CNY)	Proportion (%)
1	Collective land acquisition	mu		11.53	101.45	4.66%
1.1	Vegetable plot	mu		9.13		
	Land acquisition compensation	mu	34200	9.13	31.22	
	resettlement subsidies	mu	60800	9.13	55.51	
	Young crops fee	mu	7600	9.13	6.94	
1.1	Cultivated land	mu		2.4		
	Land acquisition compensation	mu	10800	2.4	2.59	
	resettlement subsidies	mu	19200	2.4	4.61	
	Young crops fee	mu	2400	2.4	0.58	
2	State-owned land acquisition				556.02	25.53%
	Paid for state-owned land	m ²	10-20	21393.33	32.09	
Business land		m ²	497	87.4	4.31	
		m ²	383		0.00	
		m ²	131		0.00	
Residential house land		m ²	556	3693.33	205.35	
		m ²	237	8586.67	203.50	
		m ²	130	5400.00	70.20	
Industry land		m ²	150	1966.67	29.50	
		m ²	90	800.00	7.20	
		m ²	45	860.00	3.87	
3	house demolition				894.03	41.05%
	House compensation					
	brick-concrete structure	m ²	770	4665.7	359.26	
	Brick-wood structure	m ²	644	4657.14	299.92	

No.	Items	Unit	Compensation standard (CNY/Unit)	Amount	Cost (10,000 CNY)	Proportion (%)
	earth-wood structure	m ²	560	3906.29	218.75	
	compensation for house base	m ²	300	27.79	0.83	
	Other compensation					
	movement fee	household	200	106	2.12	
	temporary transition fee	household/3months	900	106	9.54	
	delay compensation	household/ 8 days	240	106	2.54	
	CATV replacement	household	100	106	1.06	
4	Shops demolition				7.54	0.35%
	House compensation					
	brick-concrete structure	m ²	1250			
	Brick-wood structure	m ²	850	87.4	7.43	
	earth-wood structure	m ²	700			
	compensation for house base	m ²	350			
	Other compensation					
	movement fee	household	200	1	0.02	
	temporary transition fee	household/3months	900	1	0.09	
5	Enterprises demolition				201.46	9.25%
	House compensation					
	brick-concrete structure	m ²	770	1940.4	149.41	
	Brick-wood structure	m ²	644	217.11	13.98	
	earth-wood structure	m ²	560	662.11	37.08	
	compensation for house base	m ²	300			
	Other compensation		0			
	Movement fee	household	200	9	0.18	
	temporary transition fee	CNY /household/3months	900	9	0.81	
6	Ground attachments					
	attachments Subtotal				52.85	2.43%
	subtotal 1~6				1813.35	83.26%
7	Other fee				335.47	15.40%

No.	Items	Unit	Compensation standard (CNY/Unit)	Amount	Cost (10,000 CNY)	Proportion (%)
	reconnaissance design expense	The percentage of subtotal 1~6	3%	1813.35	54.40	
	implementation management expense	The percentage of subtotal 1~6	3%	1813.35	54.40	
	technical training fee	The percentage of subtotal 1~6	1%	1813.35	18.13	
	resettlement monitoring fee	The percentage of subtotal 1~6	1.50%	1813.35	27.20	
	contingencies fee	The percentage of subtotal 1~6	10%	1813.35	181.34	
8	land acquisition tax and fee				29.22	1.34%
	fee for added construction land use	CNY/m ²	20	7686.67	15.37	
	Cultivated land reclamation fee	CNY /mu	3000	11.53	3.46	
	Cultivated land occupation fee	CNY /m ²	2.3	7686.67	1.77	
	New vegetable plot establishment fund	CNY /mu	5000	9.13	4.57	
	land acquisition management fee	4% of LA and resettlement compensation	4%	101.45	4.06	
Total					2178.05	100.00%

7.2 Annual Investment Plan

168. All project funds for resettlement and land acquisition are from local counterpart funds. Before and during implementation of this project component, in order to avoid negative impacts on the production and living conditions of the households whose lands will be acquired, the investment will be divided into different phases. Table VII-2 shows the resettlement investment plan.

Table VII-2 Annual Resettlement Investment Plan

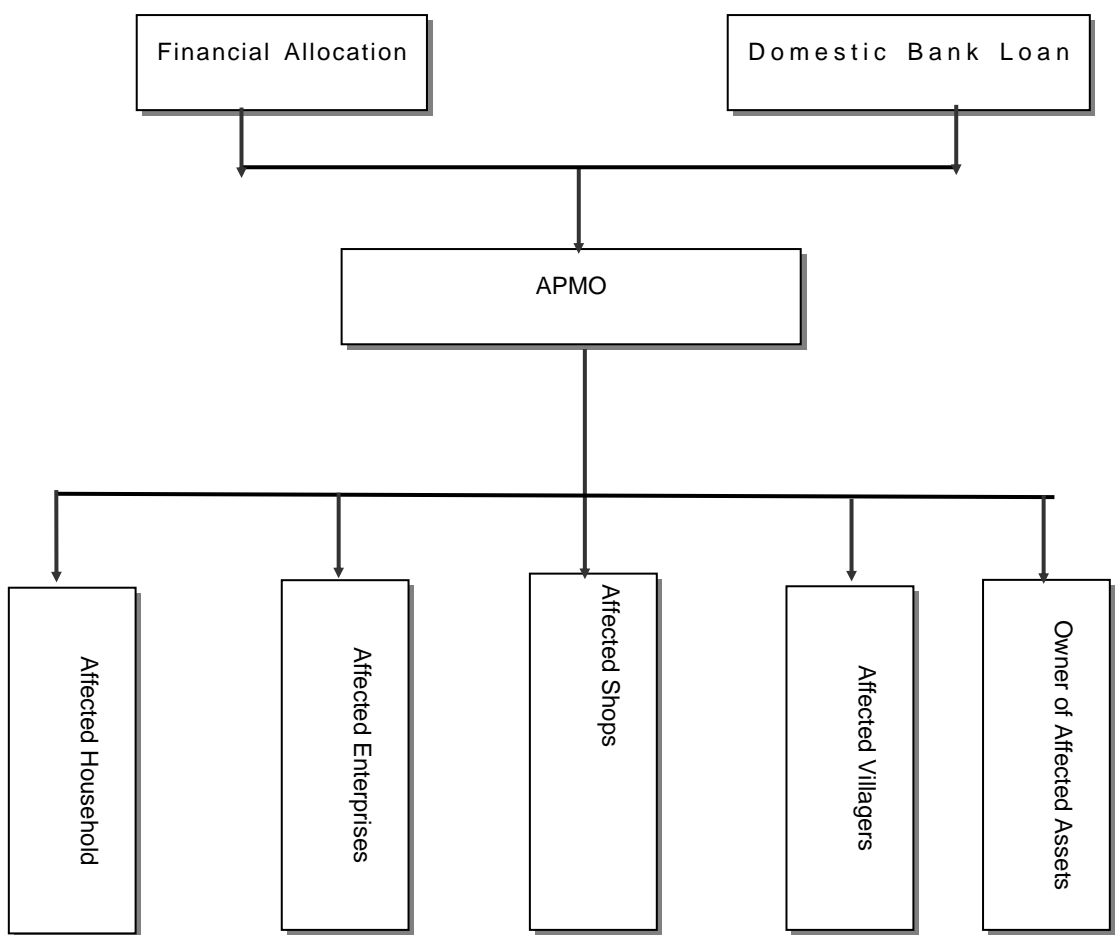
Year	2009	2010	2011	2012	2013
Investment (10,000 CNY)	217.80	653.41	653.41	435.61	217.80
Rate (%)	10%	30%	30%	20%	10%

7.3 Management of Resettlement Funds & Disbursement

7.3.1 Cash Flow

169. According to the compensation policies and compensation rate set in the RP, all costs of compensation will be paid to relevant units and APs by the PMO through the sub-project office. The anticipated cash flow is shown in graph VII-1:

Figure VII-1 Capital Flow Figure



7.3.2 Management of Resettlement Funds & Disbursement

170. Land compensation and resettlement subsidies will be disbursed based on full consultation with APs. Crop compensation will be paid directly to APs; housing relocation compensation fees, infrastructure and associated compensation will be paid

to the affected unit or individuals directly.

171. In order to ensure the funds for land acquisition and resettlement is paid to APs in full and in a timely manner in line with the compensation policies and standards of the resettlement plan, a strict fund appropriation plan has been established, the principles of which is as follows:

- All the costs related to resettlement are covered in the total budget of this project.
- The fund appropriation for land acquisition compensation and relocation assistance must be finished before the implementation of land acquisition, in order to ensure all APs are relocated well.
- To ensure the land acquisition and resettlement can be implemented successfully, financial and supervisory institutions will be set up to ensure all funds can be appropriated in a timely manner.

172. The budget is based on the resettlement cost estimate. The resettlement costs may increase due to changes in the actual resettlement impacts and other factors such as inflation. As per the actual changes in the project, APMO guarantees the payment of compensation based on the detailed measurement survey (DMS) of the actual impacts. Meanwhile, the resettlement budget includes a contingency fee and will be modified based on the actual needs.

VIII. INSTITUTIONAL ORGANIZATION AND RESPONSIBILITIES

8.1 Responsible Institutions for Resettlement Implementation

173. The departments responsible for planning, implementation, management, and monitoring of the Altay ADB loan project component resettlement activities are:

- Road construction Leading Group of ADB Loan Project of Altay City (Leading Group of
 - Project Management Office of ADB Loan Project of Altay City (Altay PMO)
 - Altay Construction Bureau
 - Altay Land Resource Bureau
 - Altay Demolition Administration Office
 - Xinshan Road sub-district office , Tuanjie Road sub-district office, Jiefang Road sub-district office and Lasite township
 - Xinshan Road CRC, Wenhua Road CRC and Baiyangqiao Road CRC;
 - Dunbazhaer Villagers committees
 - Design Institute

Road construction Leading Group of ADB Loan Project of Altay City is in charge of management of the project land acquisition, demolition and relocation, and development, implementation and supervision of the RP.

Project Management Office of ADB Loan Project of Altay City is in charge of resettlement investigation, development of the RP and implementation of demolition.

Altay Construction Bureau is the specific project implementing agency. Responsible for the socio-economic investigation and supporting the RP. Coordination manager with the Altay Land Resource Bureau, governments and affected village committees, and for implementation of RP activities.

Altay Land Resource Bureau is responsible for collective land and housing demolition and land acquisition, directing the implementation of resettlement, organizing and coordinating.

Altay Demolition Administration Office is responsible for housing demolition, directing the implementation of resettlement, organizing and coordinating.

Affected sub-district offices *are* responsible for the project impact investigation, and assisting the Land Resource Bureau to sign relocation agreements with land departments and APs in order to implement land acquisition, housing demolition and resettlement.

Villager committees/ affected communities Responsible for providing the land contract, assisting with or participating in the various surveys and land acquisition work after the demolition of house sites. Coordinating with the contractor to provide vulnerable groups with work. Community mobilization activities for publicity and accompanied by the relevant technical personnel undertake verification of the measurement, valuation and finalization of demolition agreements after AP negotiations. Providing a list of the local vulnerable groups.

Design institute Responsible for the design of the project and defining the scope of affected land, buildings and assets.

8.2 Organization Chart

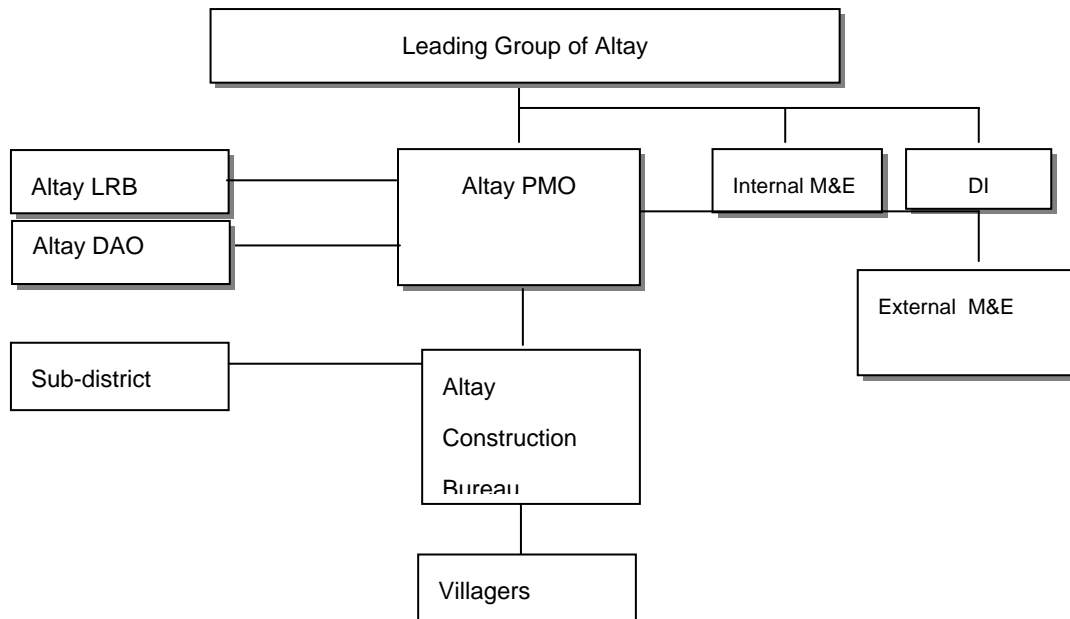


Figure VIII-1 Altay City Resettlement Organization Chart

8.3 Institutional Capacity for Resettlement Implementation

174. Key resettlement Implementation staff includes senior professionals from the People's Government at all levels and administrative departments of Altay. Resettlement team members have organized many municipal engineering projects in the past which have involved resettlement and land acquisition, so they have much experience in this respect. They are experienced in the type of cooperative work and interaction required to efficiently work together and assist each other during the land acquisition, demolition and resettlement. Other involved organizations also consist of staff with much administrative experience on urban construction and reconstruction.

175. Under the guidance of the leading group and their affiliated office, the following are the details of the staff of organizations in charge of concrete tasks for land acquisition and resettlement. There are 13 major members in the office, one female among them, accounting for 8% of the total. The major members of this office are directors and vice directors of bureaus and the average number of staffs of these bureaus who are in charge of concrete work is 3 person. Among the total staffs who are working for this project, 33% of them are females.

Position in the project	Name	Title
Group leader	Huangbin	deputy mayor
Vice- group leader	Wang Huayu	Director of municipal development and reform committee
	Qiang Faquan	Municipal construction bureau director
Staff	Zhang Yueping	Municipal Financial Bureau director
	Wangbin	Municipal Land Resource Bureau director
	Dong Yongfeng	Director of municipal traffic bureau
	Cong Fangchun	Director of municipal water conservancy bureau
	Zhang Haodong	Director of municipal forestry bureau
	Wen Zhenlin	Director of municipal environment protection bureau
	Jiasenbiekeni	Director of municipal civil administration bureau
	Li Zhengwen	Director of municipal Poverty Alleviation and Development office
	Shi Weirong	General engineer of Municipal construction bureau
	Chen Tianlong	Planning Bureau director

The office is in the Altay Construction bureau and the director of office is Qiang Faquan(pluralism), deputy director is Shi Weirong.

8.4 Key Tasks of Resettlement Institutions

8.4.1 Road construction Leading Group of ADB Loan Project of Altay City

- Lead, organize, coordinate, make the policies, review the Resettlement Action Plan, implement internal monitoring and resolve any problems during the resettlement process.

8.4.2 Project Management Office of ADB Loan Project of Altay City

- Contract the design institute to define the scope of area impacts
- Conduct socioeconomic survey
- Apply for Land Usage Planning and Construction Permission License from Urban Land Planning Bureau
- Organize and coordinate the compilation of the RP
- Formulate the policies of the RP
- Confirm and coordinate the implementation of the RP according to project construction schedule
- Allocate resettlement funds and supervise the utilization of funds
- Direct, coordinate and supervise the implementation of the RP
- Organize and carry out internal monitoring, determine which institution will carry out external monitoring and coordinate external monitoring activities
- Review monitoring reports
- Coordinate the resolution of any conflicts and issues encountered in the implementation of RAP

- Submit reports on progress of land acquisition, house demolition, utilization of funds and the quality of implementation to the ADB regularly

8.4.3 Altay Construction Bureau

- Conduct the socio-economic survey
- Carry out an inventory of loss for land acquisition and demolition
- Organize public participation and relevant activities
- Consult on the resettlement process, develop the RP
- Carry out house demolition regulations
- Carry out relevant State regulations regarding land use for projects
- According to relevant policies, draft resettlement entitlements and compensation rates and submit them for approval
- Go through the formalities for land and house acquisition
- Apply for a Land Usage Planning and Construction Permission License
- Carry out the RP
- Sign compensation agreements with APs along with relevant district and county officials
- Review all resettlement activities undertaken
- Conduct information management of land acquisition, house demolition and rehabilitation
- Train staff
- Assist in the resolution of issues raised during resettlement
- Punish people undertaking illegal actions, either administrative or other
- Report to the Project Office on progress in land acquisition, house demolition and rehabilitation.

8.4.4 Affected sub-district offices

176. Managed by the leaders of Party and Government Offices, the Land Management Office, and assisted by village leaders, the main duties of the town government are to:

- Participate in the socioeconomic survey and assist in its completion;
- Organize public participation, and publicity of the resettlement policy;
- Implement, inspect, monitor and record the resettlement activities within the town area;

- Implement land acquisition and relocation;
- Pay and manage the land compensation funds;
- Supervise land acquisition, house and other affected asset reconstruction and/or relocation;
- Report on land acquisition, demolition and relocation progress to the PMO and Land Resource Bureau;
- Handle any conflicts and problems in the process of implementation

8.4.5 Villager committees/ affected communities

177. Village committees/communities are composed of the village commissions and main leaders of each community. They will:

- Participate in the socioeconomic survey and project impact survey;
- Organize public consultation, advocate the relocation policy;
- Select the resettlement sites, and assist with house site allocation for relocatees;
- Allocate and adjust land, organize production and other resettlement activities;
- Manage and allocate funds;
- Convey opinions and suggestions of APs to superior departments;
- Report on progress in the implementation of resettlement;
- Assist poor families affected by land acquisition;
- Coordinate with the relevant work of land acquisition and demolition.

8.4.6 Design institute

- Minimize the project effects through optimum design
- Define the scope of land acquisition and house demolition

8.5 Measures for Strengthening the Capacity of Resettlement Institutions

178. To ensure smooth implementation, staff in charge of land acquisition and resettlement will undertake relevant training, as detailed in the following training plan. The training workshops will be organized by the Xinjiang PMO.

8.5.1 Training Plan for Resettlement Management Staff

179. A system for staff training and human resource development will be established at all levels of resettlement management institutions. This proposed training components of resettlement progress management and resettlement project

management refer to the same thing. The contents of training will include specialist lectures, technical training seminars, inspection of other similar projects and site training etc. The training plan is shown in TableVIII-1, while the training contents will include:

- Resettlement principles and policies;
- Planning and management of projects with resettlement;
- Resettlement planning and design;
- Resettlement progress management;
- Resettlement financial management;
- Resettlement quality control;
- Management information system;
- Resettlement monitoring assessment; and
- Resettlement project management.

Table VIII-1 Schedule for Resettlement Implementation Training

Time	Location	Training methods	Recipients	Training content
2007,12	Altay	Centralized course	Resettlement work staff	Resettlement business training
2008,1	Urumqi City	Seminars	Resettlement work staff	Discuss the resettlement experience and the problems
2008,2	Domestic	Learn from the demonstration	Key personnel of the office	The implementation site visit of the ADB project

8.5.2 Measures for Improving Resettlement Institutions

- 1) Clearly define responsibilities of the resettlement management institutions at all levels and strengthen monitoring and management;
- 2) Gradually enhance the strength of the resettlement institutions at all levels, especially in the aspects of technical strength and management quality, provision of necessary equipment such as computers, monitoring devices and transport tools etc.;
- 3) Strictly select the working staff, enhance the occupational and technical training for the managerial and technical staff for the purpose of upgrading their work capacity and management level;
- 4) Assign women leaders and ensure their full participation in resettlement implementation;

- 5) Establish a computer database, enhance the information feedback process and thus ensure effective information exchange at all levels so that the key resettlement issues can be resolved by the resettlement steering committee in a timely manner;
- 6) Enhance the reporting system, strengthen the internal monitoring and promptly solve any problems; and
- 7) Strengthen the assessment mechanism for external monitoring through establishing an early-warning system.

IX. RESETTLEMENT IMPLEMENTATION PLAN

180. According to the implementation schedule, the project will begin in 2007 and finish in 2013, in stages. Project preparation is from 2007-2009 then construction from 2009-2013. The resettlement schedule plan is consistent with the construction plan. House demolition and relocation will begin in January 2009 and public assets will be fully restored by the end of construction in June 2011. The basic principles for resettlement implementation are:

- Land acquisition must be completed 1 month prior to the commencement of construction. The starting time for land acquisition shall be determined according to the actual work of land acquisition and resettlement.
- During the resettlement, APs will have the chance to participate in the project. Before the construction, the range of land acquisition must be announced, information booklets must be distributed and public participation must be properly arranged.
- All types of compensation will be paid to property owners directly within 3 months of signing the land acquisition contract. No entities or individuals shall be allowed to utilize such compensation on behalf of APs. No interception or misappropriation of such funds in any cases shall be allowed.

9.1 Activities Prior to Resettlement

➤ Determine scope of land requisition and dismantling of houses

181. According to project design and layout, identify and peg land requisition areas based on detailed designs. Resettlement will be announced to the affected CRCs through meetings and notices regarding land acquisition will be displayed in the sub-district offices. Altay PMO will organize investigation and registration of the status of land, households, subsidiaries, and house properties within the pegged area.

➤ Field check of land requisition and dismantlement areas

182. The Altay PMO will organize appropriate staff of Land Administration Bureau and Demolition and Resettlement Administration Office to visit the affected sites, check and register land, houses, subsidiaries, utilities, equipment etc, and determine the nature

and proprietary rights of infrastructure, and record the information in detail.

➤ **Draw up the plan of land acquisition and resettlement and confirm and compile the budget**

183. The RP will be updated based on the detailed design and DMS and will be sent to the ADB for approval prior to commencement of land acquisition, demolition or civil works. According to findings of investigation, the Altay PMO will prepare the compilation of the land acquisition and resettlement plan and prepare a budget based on relevant policies and regulations, and then will submit the plan and budget to Altay Municipal Construction Committee for review.

➤ **Contract signing**

184. Under the coordination and guidance of the PMO, Altay Construction Bureau will sign the land requisition contract agreement with relative District Land Administration Bureau and Demolition and Resettlement Office, and pay them the total contract amount.

185. Sign land acquisition and compensation agreement according to the compensation rates set out in the RP, which are consistent with the related laws and regulations of resettlement stipulated by the State, Province, Municipality and agreed by the ADB. The Land Administration Bureau and Demolition and Resettlement Office respectively, consult and negotiate with village committees, APs, shops and enterprises on the aspects of compensation and resettlement. Sub-district offices/Village committees, in turn, consult with households who will be affected. When agreements are reached land acquisition and resettlement agreements are signed instantly by persons requiring resettlement, Municipal Land Administration Bureau and Resettlement Office. The APs will be provided a copy of the agreement they have signed. The Municipal Land Administration Bureau supervises and witnesses the process.

9.2 Activities during Resettlement

186. Concerned Land Administration Bureau will disburse the land compensation fees to the village committee/villagers according to the signed agreement. Villages provide land, through the readjustment of village land distribution. On the premise agreed by 2/3 villagers, villages can use the funds of land acquisition and compensation fees to adjust industrial structure and increase villagers' income. The Demolition and Resettlement Office will provide houses for those affected by dismantled households, or allocate the displacement compensation fees to the affected people.

➤ **Land usage permission**

Project IA should make efforts in going through the formalities of obtaining land usage permission so as to complete the procedure timely. IA will apply for the land use permission to land administration department level by level. Land acquisition certificates must be approved prior to payment of compensation and dispossession of land, housing and private assets.

➤ **Facilities displacement and reconstruction**

. The dismantling of facilities and utilities affected by the project will be supervised by the EA. Altay Municipal Construction Committee will disburse compensation fees to the proprietor and the proprietor arranges displacement, restoration and reconstruction of these facilities and utilities.

➤ **Resettlement**

APs can choose cash compensation and build new houses on planned homestead or buy resettlement house offered by village. Whatever self-building or purchasing, great improvements will be made in living conditions.

➤ **Internal and external monitoring and evaluation**

Internal monitoring will be responsibility of the local PIA and they will prepare and submit a monitoring report to the EA every 6 months. External monitoring will be the responsibility of the EA, who will contract this work to an independent consultant and will submit monitoring reports every year to the ADB. The external monitoring targets at the AP's income rehabilitation and maintenance of their livelihood after land acquisition and demolition. In case the targets are not achieved, constraints will be identified. As affected communities and villages are in the suburb of Altay city, per capita land is being reduced in size along with urbanization of Altay. As a result, there is not much room for agriculture development in these areas. This project offers an opportunity to change employment and the second and third industries are encouraged such as small restaurants, shops, food processing plants. AP would have opportunities to find jobs since the communities/villages keep good relation with these entities and the business is expanded. APs can get new jobs easily with good employment market and some village enterprises.

9.3 Activities after Resettlement

- Continue Internal and external monitoring and evaluation
- Filing and Documentation

187. When resettlement work is completed, responsible persons will write a resettlement complementation report. Altay Municipal Construction Committee will

review and file it.

188. According to the schedule of land acquisition and house demolition, resettlement schedule is made; implementation time will be adjusted with project schedule. See **Table IX-1. Figure IX-1 shows resettlement implementation schedule.**

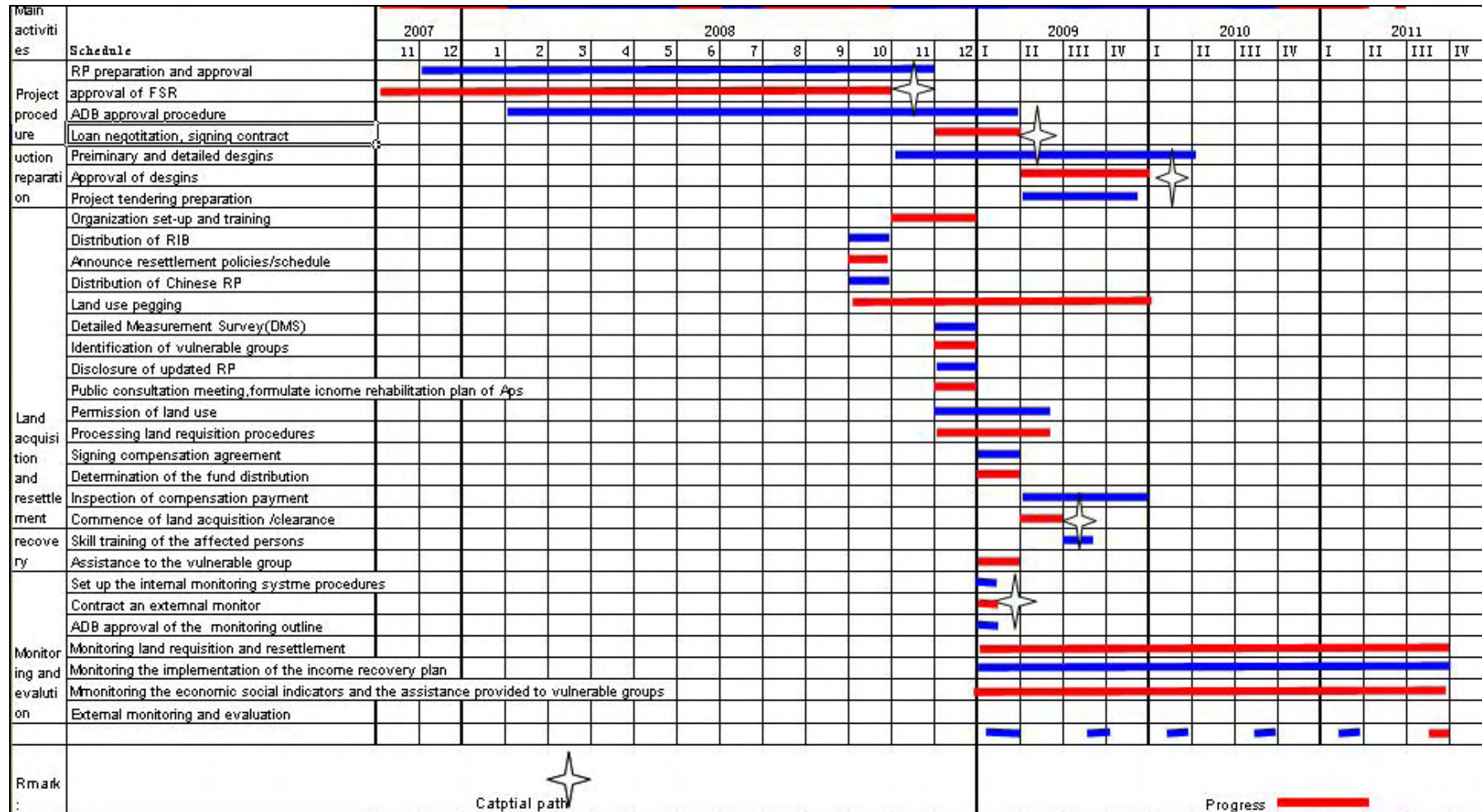
Table IX-1 Resettlement Implementation Schedule

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
1.	Disclosure				
1.1	Information booklet	650 copies	ACB	June,30,2008	
1.2	Resettlement plan distribution to resettlement offices/villages/APs	8 copies	ACB	October, 2008	
1.3	RP placed on ADB website		ADB	November ,2008	
2.	Detailed Measurement Survey (DMS)				
2.1	Updated RP based on DMS with assessment on household land and income loss			Dec,2008	
2.2	Updated RP based on DMS Distribution to resettlement offices/villages/APs	12 copies		Dec,2008	
3.	Detailed Rehabilitation Plans				
3.1	Village Rehabilitation Initial Plans(if available)		ACB	Mar.2009	-
3.2	Village Rehabilitation Plans revision (if available)		ACB	Mar.2009	-
3.3	Cultivated adjustment agreement (if available)	not available	-	-	-
3.4	Assistance for Vulnerable Groups	5 households	Altay Social Security Bureau/Civil administration Bureau	April,2009	

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
3.5	Technical training plan for AF	800 APs	Altay PMO	June,2009	
4.	Resettlement Plan and Budget				
4.1	Complete redline survey (map)		ACB	DEC.2008	
4.2	Approval of RP & budget		AMG	October ,2008	
4.3	Approval of compensation rates		AMG	October,2008	
4.4	Staking survey		ACB	November. 2008	
5.	Compensation Agreements				
5.1	CRC/Village agreements	1 village	ACB	Jan,2009	
5.2	Enterprise/shop agreements	10 Enterprise and 1 shop	ACB	Jan,2009	
5.3	Household agreements	105 HHs	ACB	Jan,2009	
6.	Implementation Capacity				
6.1	district resettlement staff	10	ACB	November.2008	
6.2	Designate village representatives	9	ACB	November.2008	
6.3	Training of staff	10	Road office	December.2008	
6.4	Setting up grievance redress committees	5 of staff	ACB	November. 2008	
7.	Monitoring and Evaluation				
7.1	Baseline survey	10% of APs	External Monitor	March.2009	
7.2	Set-up internal supervision	As per RP	ACB	January. 2009	
7.3	Contract external monitor	As per RP	ACB	January. 2009	
7.4	Internal monitoring reports	Quarterly	IA	January. 2009	
7.5	external monitoring reports	Semi-annual	External Monitor	September. 2011	
7.6	Evaluation reports (tracer surveys)	Annual	External Monitor	September. 2011	
7.7	Resettlement Completion Report		External Monitor /ACB	September. 2011	
8.	Documentation of Consultation	As per RP	ACB	September. 2011	
9.	Documentation of Grievances	As required	ACB	September. 2011	
10.	Flow of Funds / Compensation		ACB		

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
10.1	Executing or Implementing Agency		ACB	December.2009	
10.2	PMO-Resettlement Unit or NGO Resettlement Implementer		ACB	December.2009	
10.3	To affected households	105 households,282 APs			
10.4	To affected enterprises and shops	11 enterprises and shops,64 APs			
11.	Commence Resettlement				
11.1	Land acquisition	11.53mu,13 APs	ACB	Jan to April, 2009	
11.2	House removal	13186.92m ² ,282APs	ACB	Jan to April, 2009	
11.3	enterprises and shops removal	1 shop with 87.4 m ² , and 3 persons; 9 enterprises with 2889.62 m ² , 58APs			

Figure IX-1 Resettlement Implementation Schedule



X. MONITORING AND EVALUATION

189. In order to ensure resettlement plan is implemented smoothly and realizes the objectives of the RP, based on the requirements of ADB policies, the resettlement processes will be monitored and evaluated regularly. The monitoring consists of two parts: internal monitoring conducted by the resettlement institution and external monitoring by an independent third party.

10.1 Internal Monitoring

10.1.1 Objective

190. The objective of internal monitoring is to ensure the effectiveness and integrity of the resettlement process from preparation to implementation. Monitoring will enable progress to be continuously tracked and measured against expected outcomes and objectives. In this way changes can be made as required to accommodate successful implementation as circumstances dictate. This should prevent things from going off course, and enable smooth implementation.

10.1.2 Institution and Staffing

191. The resettlement internal monitoring agency of this project is APMO and other related departments (such as Altay Land Administrative Department). This department will appoint special leaders to take charge of resettlement issues involved in the project. These leaders are knowledgeable and experienced in resettlement, and can efficiently correspond with each department involved in the resettlement process.

10.1.3 Content of Internal Monitoring

192. Xinjiang PMO and APMO will prepare a detailed internal monitoring plan for land acquisition and resettlement, the monitoring will include:

- (1) Situation of the house moving, relocation sites and reconstruction etc.
- (2) The situation of payment, utilization and availability of the land acquisition compensation funds, as well as progress and quality of the development projects conducted by the displaced people;

- (3) Investigation, coordination and suggestions for solving the major issues of the IA and resettlement during resettlement implementation;
- (4) Situation of income restoration of the affected households after relocation;
- (5) Situation of rehabilitation of the vulnerable groups;
- (6) Payment, utilization and availability of land acquisition compensation funds;
- (7) Degree of participation and discussion with APs during land acquisition, house demolition and resettlement implementation;
- (8) Technical training and its effectiveness; and
- (9) Working institutions, training, working time and working efficiency of the local resettlement offices.

10.1.4 Internal Monitoring Reporting

193. The Xinjiang PMO shall submit a semi-annual report to the ADB for internal monitoring. Such report shall adopt the present statistical data for the past six months in tabulated format, through comparison of the planned and the actual progress, the progress of land acquisition, resettlement and utilization of compensation. Table X-1 and Table X-2 present the required format.

Table X-1 Progress Report on Land Acquisition and Resettlement

Region (County) _____ Town _____					
Cut-off Date: ____/____/____ (d/m/y)					
Date: ____/____/____ (d/m/y)					
Item	Unit	Planned Qty.	Completed Qty.	Accumulated Qty.	% of Completion
Permanent land acquisition	Mu				
Temporary land use	Mu				
Paid land compensation	10000 CNY				
Training accepters					
Employments accepters					
Land adjusted	Mu				
Reporter: _____ Sign (Director): _____ Cachet: _____					

Table X-2 Execution Progress on Funds Utilization

Region (County) _____ Town _____	
Cut-off date: ____/____/____ (d/m/y)	
Date: ____/____/____ (d/m/y)	

Affected institutions	description ⁶	unit/amount	Investment Required (¥)	Compensation Received (¥)	Compensation Adjusted	Compensation rate
Village 1						
Village 2						
Collective						
households of resettlement						
units						
Reporter: Sign (Director): Cachet:						

10.2 External Monitoring

194. According to the requirement of ADB policies, Xinjiang PMO will employ an independent and qualified institution which has relevant experience in ADB-financed project monitoring as the independent monitoring agent for resettlement.

195. The external monitoring and evaluation institution shall undertake regular monitoring and evaluation of the resettlement implementation activities and provide necessary consultative proposals on aspects of resettlement progress, quality and funds. In addition, the production and living standards of the APs shall be also monitored. Monitoring reports shall be submitted to Xinjiang PMO and ADB. The terms of reference for external monitoring and evaluation are shown in Appendix 4.

10.2.1 Content and Methods of External Monitoring

(1) Baseline survey

196. The external monitoring agency shall conduct the required baseline survey, from which, the baseline information of the production and livelihood levels of the APs shall be acquired. The investigation of production and living levels shall be conducted on a semi-annual basis to follow up the changes of the displaced people in this connection. This is to adopt the methods of typical sample follow-up survey (random samplings: 20% for households affected by land acquisition and house demolition; 50% for affected villages; 50% for affected small shops), casual interviewing and site visits etc. to acquire necessary relevant information. Accordingly, a statistical analysis shall be made on this basis to evaluate progress and quality.

(2) Regular monitoring evaluation

197. The external monitoring agency shall, during the implementation of the resettlement plan, conduct regular follow-up monitoring of the resettlement twice a

⁶ Fill in "description" with labor training, employment or vulnerable group subsidy.

year. This will be done through site observation, sample follow-up investigation and casual interviewing of APs. The following activities shall be monitored:

- payment and amount of compensation funds;
- adequacy of preparation of relocation sites;
- housing reconstruction;
- relocation for APs;
- training;
- support for vulnerable groups;
- rehabilitation of infrastructure and special facilities;
- production relocation and rehabilitation;
- compensation for the loss of property;
- compensation for loss of work time;
- transition subsidies
- schedule of above actions;
- resettlement organization;
- usage of collective land acquisition compensation and APs' income conditions
- Increasing condition of labor employment and income.

(3) Public consultation

198. The external monitoring agency will take part in public conferences in the resettlement implementation period. By participating in these conferences, the external monitoring agency will evaluate the public participation effects.

(4) Complaints

199. The external monitoring agency will visit the affected villages periodically; go deep into the resettlement offices of APMO, townships and implementation agencies to consult on the outcomes of complaints and their treatment. Meanwhile, the agency may interview the APs who have made complaints and propose measures and suggestions for improvement. In this way the resettlement implementation will become more effective.

10.2.2 External Monitoring Reporting

200. The external monitoring and evaluation agency will submit semi-annual reports to Xinjiang PMO and ADB. Table X-3 shows the schedule of reporting.

Table X-3 Reporting Schedule for Resettlement Monitoring and Evaluation

	Resettlement report	Date
1	Socioeconomic baseline survey	2009.3
2	The first stage monitoring report	2009.3
3	The second stage monitoring report	2009.9

4	The third stage monitoring report	2010.3
5	The fourth stage evaluation report	2010.9
6	The fifth stage evaluation report	2011.3
7	The final report	2011.9

10.3 Post Assessment for Resettlement

201. Upon completion of the project, on the basis of the monitoring evaluation, the theory and method of post assessment will be used to review the resettlement activities of this project component. Post assessment will cover the successful experiences and lessons learned in all aspects of land acquisition and house demolition that can be referred to by future resettlement projects. The institution entrusted to conduct the post assessment for this project component must prepare Terms of Reference for post assessment, build up an assessment index system, undertake necessary social and economic analysis and surveys and prepare a Resettlement Post Assessment Report for the Altay Urban Transport and Environmental Sanitation Project that will be submitted to the PMO of Xinjiang and the ADB. In case the assessment reveals that there are outstanding issues related to income restoration measures, especially for the vulnerable population and the ethnic minority households then remedial actions will be implemented by the EA and IA immediately.

Appendix

II. ANNEX 1: RELEVANT REGULATIONS

The Relevant Regulations in *Land Administration Law of the People's Republic of China*

Ownership of Land and Rights to the Use of Land

Article 8 Land in the urban areas of the cities is owned by the State.

Land in rural and suburban areas is owned by peasant collectives, except for those portions of land which belong to the State as provided for by law; house sites and private plots of cropland and hilly land are owned by peasant collectives.

Article 10 Land owned by peasant collectives that belong lawfully to peasant collectives of a village shall be operated and managed by collective economic organizations of the village or by villagers committees; land already owned by different peasant collectives that belong to two or more different collective economic organizations in the village shall be operated and managed by the rural collective economic organizations in the village or by villager's groups; land already owned by a peasant collective of a township (town) shall be operated and managed by the rural collective economic organization of the township (town).

Article 11 Land owned by peasant collectives shall be registered with and recorded by people's governments at the county level, which shall, upon verification, issue certificated to confirm the ownership of such land.

Land owned by peasant collectives to be lawfully used for non-agricultural construction shall be registered with and recorded by people's governments at the county's level, which shall, upon verification, issue certificates to confirm the right to the use of land for such construction.

State-owned land to be lawfully used by units or individuals shall be registered with and recorded by people's government at or above the county level, which shall, upon verification, issue certificates to confirm their rights to the rights to the use of such land to be used by central or State organs shall be determined by the State Council.

Ownership or the right to the use of forest land or grassland and the right to the use of

water surfaces or tidal flats for aquaculture shall be confirmed respectively in accordance with the relevant provisions of the Forestry Law, the Grassland Law and the Fisheries Law of the People's Republic of China.

Article 12 Any change to be lawfully made in land ownership, in the right to the use of land or in the purpose of use of land shall be registered.

Article 13 The lawfully registered ownership of land and right to the use of land shall be protected by law and may not be infringed upon by any units or individuals.

Article 14 Land owned by peasant collectives shall be operated under a contract by members of the economic organizations of the peasant collective for crop cultivation, forestry, animal husbandry or fishery. The duration of such contract is 30 years. The party that gives out a contract and the party that undertakes it shall sign a contract in which to stipulate the rights and obligations of both parties. A peasant who undertakes to operate a piece of land under a contract shall have the obligation to protect the land and rationally use it in conformity with the purpose of use provided for in the contract. The rights of a peasant to operate land under a contract shall be protected by law.

Within the duration of the contract for operation of land, any appropriate readjustment of the land between individual contractors shall be made with the agreement of at least two-thirds of the members of the villagers assembly or of the representatives of villagers and the matter shall be submitted to the township (town) people's government and the agriculture administration department of the people's government at the county level for approval.

Overall Plan for Land Utilization

Article 19 Overall plan for land utilization shall be drawn up in accordance with the following principles:

- (1) strictly protecting the capital cultivated and keeping land for agriculture under control lest it shall be occupied and used for non-agricultural construction;
- (2) increasing the land utilization ratio;
- (3) making overall plans for the use of land for different purposes and in different areas;

(4) protecting and improving ecological environment and guaranteeing the sustainable use of land; and

(5) Maintaining balance between the area of cultivated land used for other purposes and the area of land developed and replaced.

Article 22 The area of land to be used for urban construction shall conform to the norm set by State regulations. Attention shall be paid to making full use of the existing land earmarked for construction and using little or no land earmarked for agriculture.

The overall plans of cities and the plans of villages and towns shall be dovetailed with the overall plan for land utilization, and the area of land to be used for construction fixed in the former shall not exceed the area fixed in the latter for the cities, villages and towns.

Article 24 People's governments at all levels shall exercise close supervision over the plans for land utilization and keep control over the total area of land to be used for construction.

Article 26 Any revision of an approved over all plans for land utilization shall be subject to approval by the organ that originally approved the plan; without such approval, no change may be made in the purposes of land use as defined in the overall plan for land utilization.

Where a change needs to be made in an overall plan for land utilization to meet the demand for land for the construction of such large infrastructure projects as energy, communications or water conservancy projects that have been approved by the State Council, it shall be made in accordance with the document of approval issued by the State Council.

Protection of Cultivated Land

Article 31 The State protects cultivated land and strictly restricts conversion of cultivated land to non-cultivated land.

The State applies the system of compensation for use of cultivated land for other purposes. The principle of "reclaiming the same area of land as is used" shall be applied to any unit that, with approval, uses cultivated land for construction of non-agricultural projects, that is, the unit shall be responsible for reclaiming the same area

and quality of the cultivated land it uses. If conditions for such reclamation do not exist or if the reclamation in accordance with the regulations set by people's governments of provinces, autonomous regions and municipalities directly under the Central Government, and the money shall exclusively be used for reclamation.

Article 32 Local people's governments at or above the county level may require the units that wish to use cultivated land to move the cultivated layer of cultivated land to the reclaimed land or to land of inferior quality, or to other cultivated land for improving soil.

Article 33 People's governments of provinces, autonomous regions and municipalities directly under the Central Government shall strictly implement the overall plans and yearly plans for land utilization and take measures to ensure that the total area of cultivated land within their administrative regions remains unreduced. Where the total area of cultivated land is reduced, the State Council shall order the government concerned to reclaim land, within a time limit, of the same quality and area as is reduced, and the land administration department together with the agriculture administration department under the State Council shall inspect the land reclaimed before acceptance. Where individual governments of provinces or municipalities directly under the Central Government, for lack of land reserves, cannot reclaim enough land to make up for the cultivated land they used for additional construction projects, they shall apply to the State Council for approval of their reclaiming less or no land within their own administrative regions and of their reclaiming land in other regions.

Article 36 In non-agricultural construction, attention shall be paid to economizing on the use of land. Where wasteland can be used, no cultivated land may be used; where land of inferior quality can be used, no land of superior quality may be used.

Article 41 The State encourages land revitalization. County and township (town) people's governments shall make arrangements for rural collective economic organizations to conduct, in accordance with overall plans for land utilization, all-round improvement of the fields, water conservancy, roads and forests and development of the villages in order to improve the quality of the cultivated land, increase the efficient area of cultivated land and better the conditions of agricultural production and the ecological environment.

Local people's governments at all levels shall take measures to transform the medium and low-yield fields and improve idle and waste land.

Article 42 Land users that cause damage to land as a result of digging, subsiding or crumbling under heavy weight shall be responsible for recultivating the land in accordance with the relevant regulations of the State. Where conditions do not permit such recultivation or the land recultivated does not meet the requirements, the user shall pay charges for recultivation, which shall exclusively be used for the purpose. The land recultivated shall first be used for agriculture.

Land to Be Used for Construction

Article 43 All units and individuals that need land for construction purposes shall, in accordance with law, apply for the use of State-owned land, with the exception of the collective economic organizations and peasants of such organizations that have lawfully obtained approval of using the land owned by peasant collectives of these organizations to build township or town enterprises or to build houses for villagers and the units and individuals that have lawfully obtained approval of using the land owned by peasant collectives to build public utilities or public welfare undertakings of a township (town) or village.

"The State-owned land" mentioned in the preceding paragraph includes land owned by the State and land originally owned by peasant collectives but expropriated by the State.

Article 44 Where land for agriculture is to be used for construction purposes, the formalities of examination and approval shall be gone through for the conversion of use.

Where land for agriculture is to be converted to land for the construction of road, pipeline or large infrastructure projects, for which approval has been obtained from people's governments of provinces, autonomous regions and municipalities directly under the Central Government, or for the construction of projects for which approval has been obtained from the State Council, the conversion shall be subject to approval by the State Council.

Where land for agriculture is to be converted to land for construction of projects in order to carry out the overall plan for land utilization within the limits of the area of

land fixed in the plan for construction projects of cities, villages or towns, the conversion of use of land shall, in accordance with the yearly plan for land utilization, be subject to approval in batches by the organ that originally approved the overall plan for land utilization. Land to be used for construction of specific projects within the limits of the area of land for agriculture, conversion of the use of which has been approved, may be subject to approval by people's governments of cities or counties.

Where land for agriculture is to be converted to land for construction projects other than what is provided for in the second and third paragraphs of this Article the conversion shall be subject to approval by people's governments of provinces, autonomous regions and municipalities directly under the Central Government.

Article 45 Expropriation of the following land shall be subject to approval by the State Council:

(1) Capital cultivated;

(2) Cultivated land, not included in capital cultivated, that exceeds 35 hectares;

Expropriation of land other than that provided for in the preceding paragraph shall be subject to approval by the people's governments of provinces, autonomous regions and municipalities directly under the Central Government and be submitted to the State Council for the record.

Land for agriculture shall be expropriated after conversion of use of the land is examined and approved in accordance with the precisions in Article 44 of this law. Where conversion of use of such land is subject to approval by the State Council, acquisition of the land shall be examined and approved at the same time, and there is no need to go through the formalities of examination and approval for the acquisition separately. Where conversion of use of land is subject to approval by people's governments of provinces, autonomous regions and municipalities directly under the Central government within the limits of their approval authority over the acquisition of land, expropriation of the land shall be examined and approved at the same time, and there is no need to go through the formalities of examination and approval for the expropriation separately; if the land to be expropriated is beyond the limits of their approval authority, it shall be examined and approved separately in accordance with the provisions of the first paragraph in this Article.

Article 46 Where land is to be expropriated by the State, the expropriation shall, after approval is obtained through legal procedure, be announced by people's governments at or above the county level, which shall help execute the acquisition.

Units and individuals that own or have the right to the use of the land under expropriation shall, within the time limit fixed in the announcement, register for compensation with the land administration department of the local people's government by presenting their certificates of land ownership or land-use right.

Article 47 Land expropriated shall be compensated for on the basis of its original purpose of use.

Compensation for expropriated cultivated land shall include compensation for land, resettlement subsidies and compensation for attachments and young crops on the acquisitioned land. Compensation for expropriated cultivated land shall be six to ten times the average yearly output value of the expropriated land, calculated on the basis of three years preceding such acquisition. Resettlement subsidies for expropriated cultivated land shall be calculated according to the agricultural population needing to be resettled. The agricultural population needing to be resettled shall be calculated by dividing the area of expropriated cultivated land by the average area of the original cultivated land per person of the unit the land of which is expropriated. The standard resettlement subsidies to be divided among members of the agricultural population needing resettlement shall be four to six times the average yearly output value of the expropriate cultivated land calculated on the basis of three years preceding such expropriation. However, the maximum resettlement subsidies for each hectare of the expropriated cultivated land shall not exceed fifteen times its average yearly output value calculated on the basis of three years preceding such expropriation.

Rates of land compensation and resettlement subsidies for expropriation of other types of land shall be prescribed by provinces, autonomous regions and municipalities directly under the Central Government with reference to the rates of compensation and resettlement subsidies for expropriation of cultivated land.

Rates of land compensation and resettlement subsidies for expropriation of other types of land shall be prescribed by provinces, autonomous regions and municipalities directly under the Central Government with reference to the rates of

compensation and resettlement subsidies for expropriation of cultivated land.

For expropriation of vegetable plots in city suburbs, the land users shall pay towards a development and construction fund for new vegetable plots in accordance with the relevant regulations of the State.

If land compensation and resettlement subsidies paid in accordance with the provisions of the second paragraph in this Article are still insufficient to enable the peasants needing resettlement to maintain their original living standards, the resettlement subsidies may be increased upon approval by people's governments of provinces, autonomous regions and municipalities directly under the Central Government. However, the total land compensation and resettlement subsidies shall not exceed 30 times the average yearly output value of the expropriated land calculated on the basis of three years preceding such expropriation.

The State Council may, in light of the level of social and economic development and under special circumstances, raise the rates of land compensation and resettlement subsidies for expropriation of cultivated land.

Article 48 Once a plan for compensation and resettlement subsidies for acquisitioned land is decided on, the local people's government concerned shall make it known to the general public and solicit comments and suggestions from the collective economic organizations, the land of which is acquisitioned, and the peasants.

Article 49 The rural collective economic organization, the land of which is expropriated, shall accept supervision by making known to its members the income and expenses of the compensation received for land expropriation.

The compensation and other charges paid to the unit for its land expropriated is forbidden to be embezzled or misappropriated.

Article 50 Local people's governments at all levels shall support the rural collective economic organizations, the land of which is acquisitioned, and the peasants in their efforts to engage in development or business operation or to start enterprises.

Article 51 The rate of compensation for expropriation of land to build large or medium-sized water conservancy or hydroelectric projects and the measures for resettling relocated people shall be prescribed separately by the State Council.

Article 52 During the feasibility study of a construction project, land administration department may, in accordance with the overall plan for land utilization, the yearly plan for land utilization and the standard area of land for the use of construction, examine the matters related to land for construction and offer its comments and suggestions.

Article 53 Where a construction unit needs to use State-owned land for construction of an approved project, it shall apply to the land administration department of the people's government at or above the county level that has the approval authority by presenting the relevant documents as required by laws and regulations. The said department shall examine the application before submitting it to the said people's government for approval.

Article 54 A construction unit that wishes to use State-owned land shall get it by such means of compensation as assignment. However, land to be used for the following purposes may be allocated with the lawful approval of a people's government at or above the county level:

- (1) For state organs or military purposes;
- (2) For urban infrastructure projects or public welfare undertakings;
- (3) For major energy, communications, water conservancy and other infrastructure projects supported by the State; and
- (4) Other purposes as provided for by laws or administrative regulations.

Article 55 A construction unit that obtains right to the use of State-owned land by such means of compensation as assignment shall, in accordance with the rates and measures prescribed by the State Council, pay, among other charges, compensation for use of land such as charges for the assignment of land-use right, before it can use the land.

Beginning from the date of implementation of this Law, 30 percent of the compensation paid for the use of additional land for construction shall go to the Central Government and 70 percent to the local people's governments concerned, both of which shall exclusively be used for developing cultivated land.

Article 56 A construction unit that uses State-owned land shall do so in agreement

with the stipulations of the contract governing compensation for the use of land such as the assignment of the land-use right or with the provisions in the documents of approval for allocation of the land-use right. Where it is definitely necessary to change the purposes of construction on this land, the matter shall be subject to agreement by the land administration department of the people's government that originally approved the use of land. Where the land the purposes of use of which need to be changed is located in the area under city planning, the matter shall be subject to agreement by the city planning administration department concerned before it is submitted for approval.

Article 57 Where land owned by the State or by peasant collectives needs to be used temporarily for construction of projects or for geologic prospecting, the matter shall be subject to approval by the land administration department of a people's government at or above the county level. However, if the land to be temporarily used is located in the area covered by city planning, the matter shall be subject to agreement by the city planning administration department concerned before it is submitted for approval. The land user shall, depending on who owns the land and who has the land-use right, enter into a contract for the temporary use of the land with the land administration department concerned, or the rural collective economic organization, or the villagers committee, and pay compensation for it in accordance with the provisions of the contract.

The temporary land user shall use the land for purposes stipulated in the contract for temporary use of the land and may not build permanent structures on it.

Generally, the period for temporary use of land shall not exceed two years.

Article 58 Under any of the following circumstances, the land administration department of the people's government concerned may, with the approval of the people's government that has originally approved the use of land or that possesses the approval authority, take back the right to the use of the state-owned land;

- (1) The land is needed for the benefits of the public;
- (2) The use of the land needs to be readjusted for renovating the old urban area according to city planning;
- (3) At the expiration of the period stipulated in the contract for use of the land by

such means of compensation as land assignment, the land user has not applied for extending the period or, if he has, the application is not approved;

(4) The use of the originally allocated State-owned land is terminated because, among other things, the unit that uses the land is dissolved or moved away; or

(5) The highways, railways, airports or ore fields are abandoned with approval.

The user granted with the land-use right shall be compensated appropriately when its right to the use of State-owned land is taken back according to the provisions of subparagraphs (1) and (2) in the preceding paragraph.

Article 61 Where land is to be used for the construction of township (town) or village public utilities or public welfare undertakings, the matter shall be subject to examination and verification by the township (town) people's government, which shall submit an application to the land administration department of the local people's government at or above the county level for approval by the said people's government within the limits of its approval authority as defined by the province, autonomous region or municipality directly under the Central Government. However, if land or agriculture is to be used for the purpose, the matter shall be subject to examination and approval in accordance with the provisions in Article 44 of this Law.

Article 62 For villagers, one household shall only have one house site, the area of which may not exceed the limits fixed by provinces, autonomous regions and municipalities directly under the Central Government.

Villagers shall build residences in keeping with the township (town) overall plan for land utilization and shall be encouraged to use their original house sites or idle lots in the village as much as possible.

Land to be used by villagers to build residences shall be subject to examination and verification by the township (town) people's government and approval by the county people's government. However, if land for agriculture is to be used for the purpose, the matter shall be subject to examination and approval in accordance with the provisions in Article 44 of this Law.

Applications for other house sites made by villagers who have sold or least their houses shall not be approved.

Article 63 No right to the use of land owned by peasant collectives may be assigned, transferred or least for non-agricultural construction, with the exception of enterprises that have lawfully obtained land for construction in conformity with the overall plan for land utilization but have to transfer, according to law, their land-use right because of bankruptcy or merging or for other reasons.

Article 64 No buildings or structures built before the overall plan for land utilization is drawn up and at variance with the purposes defined in such a plan may be rebuilt or expanded.

Article 65 Under any of the following circumstances, a rural collective economic organization may, with the approval of the people's government that originally approved the use of land, take back the land-use right:

- (1) The land is needed for constructing township (town) or village public utilities or public welfare undertakings;
- (2) The land is used at variance with the approved purposes; or
- (3) The use of land is terminated because, among other things, the unit concerned is dissolved or moved away,

The user granted with the land-use right shall be compensated appropriately when the land owner by the peasant collective is taken back according to the provisions of sub-paragraph (1) of the preceding paragraph in this Article.

The relevant regulations in *Regulations on Administration of the Housing Demolition and Relocation in Cities*

Article 6 The unit carrying out house demolition and relocation shall not carry out the work of any demolition and relocation until it has acquired the permit for housing demolition and relocation.

Article 8 At the time of issuing the permit for housing demolition and relocation, the administrative department of housing demolition and relocation shall publish, in the form of an announcement of housing demolition and relocation, the items such as the demolisher, the scope of demolition and relocation and the time limit for demolition and relocation, as specified in the permit for housing demolition and relocation.

The administrative department of housing demolition and relocation and the demolisher shall do a good job in making prompt publicity and explanation to the relocatees.

Article 22 The demolisher shall, as provided in these Regulations, compensate the relocatee.

No compensation shall be given for any unlicensed construction or temporary construction to be demolished beyond the approved time limit, while appropriate compensation shall be given for temporary construction to be demolished within the approved time limit.

Article 23 Compensation for demolition and relocation may be given by the means of money or exchange of property right to the house.

Except as provided in Paragraph 2 of Article 25 and Paragraph 2 of Article 27 of these Regulations, the relocatee may choose the means of compensation for demolition and relocation.

Article 24 The amount of compensation given in the means of money shall be determined at the valuation price in the real estate market on the basis of the factors such as the location, usage, and building area of the house to be demolished. The specific measures thereof are to be made by the people's governments of provinces, autonomous regions or municipalities directly under the Central Government.

Article 25 Where the property right to the house is to be exchanged, the demolisher and the relocatee shall, as provided in Article 24 of these Regulations, calculate the amount of compensation for the demolished house and the price of the house to be exchanged, and shall settle up the price difference in the exchange of property right.

Where the accessories of a non-public-service house are to be demolished, no property right may be exchanged, and the demolisher shall give compensation by the means of money.

Article 26 Where a public-service house is to be demolished, the demolisher shall, as provided in pertinent laws and regulations and as required in the city planning, rebuild another one or give compensation in the means of money.

Article 27 Where a leased house is to be demolished and the relocatee terminates

the lease relation with the lessee of the house, or resettle the lessee, the demolisher shall give compensation to the relocatee.

Where the relocatee and the lessee of the house fail to reach an agreement on the termination of the lease relation, the demolisher shall have the property right to the house exchanged for the relocatee. The house to which the property right is exchanged shall be leased by the original lessee of the house, and the relocatee and the original lessee of the house shall conclude a new contract for house-leasing.

Article 28 Houses provided by the demolisher for resettlement shall meet the standards of the State for quality and safety.

Article 29 Where a house to which the property right is not clear shall be demolished, the demolisher shall make a plan for compensation and resettlement, and the demolition and relocation may be conducted only after the plan has been examined and approved by the administrative department of housing demolition and relocation. Before the demolition and relocation, the demolisher shall undergo evidence-preservation with a notary institution with regard to the relevant matters of the house to be demolished.

Article 30 The demolition of a mortgaged house shall be conducted in compliance with the laws of the State on guaranty.

Article 31 The demolisher shall give subsidies for removal to the relocatee or the lessee of the house.

During the time limit for transition, where the relocatee or the lessee of the house arranges the lodging by himself, the demolisher shall give subsidies for temporary resettlement; where the relocatee or the lessee of the house lives in the house for transitional use provided by the demolisher, it is not necessary for the demolisher to give subsidies for temporary resettlement.

The rates of subsidies for removal and temporary resettlement shall be determined by the people's governments of provinces, autonomous regions or municipalities directly under the Central Government.

Article 32 The demolisher shall not extend the time limit for transition without authorization. The occupier of the house for transitional use shall have it vacated and returned on time.

Where the time limit for transition is extended due to the responsibility of the demolisher, an increase shall be made, starting from the month in which the time limit expires, to the subsidies for temporary resettlement given to the relocatee or the lessee of the house who arranges the lodging by himself; and the subsidies for temporary resettlement shall be given to the occupier of the house for transitional use starting from the month in which the time limit expires.

Article 33 Where the demolition of a houses which is not used as a dwelling house leads to suspension of production or business, the demolisher shall give due compensation.

Procedures of Xinjiang Uyqur Autonomous Region on the Implementation of the *Land Administration Law of the People's Republic of China*

Chapter One General Provisions

Article 2 All activities of land protection, exploitation, utilization, and supervision and management, shall comply with this Law.

Article 6 The State introduces the system of compensated use of land owned by the State. No unit or individual is allowed to occupy trade or illegally transfer land by other means.

The people's governments at all levels should manage to make an overall plan for the use of land to strictly administer, protect and develop land resources and stop any illegal occupation of land.

Chapter Two Ownership and Right of Use of Land

Article 8 The owners and users of Land owned by the State and land collectively owned, must file an application with land administrative department of the people's government at and above the county level, and receive

Chapter Four Protection of Cultivated Land and Reclamation of Land

Article 20 The autonomous region fosters the system of compensations to cultivated land to be occupied. Occupying cultivated land for non-agricultural construction, should be responsible for reclaiming or the land treatment compensated the same amount of land in the same quality as that occupied; Whereas units which occupy the

cultivated land are not available with conditions of reclamation of land, should pay land reclamation fees according to the level of reclaiming land as the standard of 15000-45000 CNY per hectare, for cultivation the land reclaimed.

Article 21 With the approval of acquisition the basic cultivated, according to law, should pay 1.5 times the cultivated land reclamation fees

Article 25 The acquisition of the following land is forbidden:

- 1) forbidden reclamation areas defined in the general plan for the utilization of the land
- 2) natural grassland, artificial lawn, fenced meadows and high quality pasture
- 3) forest land and beaches of rivers and lakes
- 4) desert in the front of sand and hillsides with a slope of over 25 degrees
- 5) disputed area of owners of land

Chapter Five Land for Construction Purposes

Article 31 Whereas occupation of State land for construction purposes involves the conversion of agricultural land into land for construction purposes, the examination and approval procedures in this regard shall be required.

- 1) Whereas occupying of land owned by peasant and herdsmen collectives for villages and market towns, construction of township enterprises, public facilities and public welfare, rural roads, water conservancy undertakings of infrastructure construction and townships (towns) and rural villagers' houses, within the amount of land used for construction purposes as defined in the general plans for cities, shall be approved by the people's governments of autonomous regions, municipalities within the controlled targets setting in the general plans for land use.
- 2) Whereas agricultural land is converted into construction purposes as part of the efforts to implement the general plans for the utilization of land within the amount of land used for construction purposes as defined in the general plans for cities, villages and market towns, land for construction has to be approved by the people's governments of autonomous regions. Whereas

laws and regulations approved by State Council shall be followed.

Article 35 For acquisition of land by the State construction, compensation for the land should be made according to the following standards:

- 1) In acquisition of basic cultivated land, the land compensation fees shall be 8-10 times the local yearly output value of the cultivated land;
- 2) In acquisition of paddy field and fishponds outside the basic cultivated land, the land compensation fees shall be 7-9 times the local yearly output value of the cultivated land;
- 3) In acquisition of dry land outside the basic cultivated land, the land compensation fees shall be 7-8 times the local yearly output value of the cultivated land;
- 4) In acquisition of forest land, artificial meadow, house plot, rural roads and threshing floors, the land compensation fees shall be 6-7 times the local yearly output value of the cultivated land;

In acquisition of natural meadow, the land compensation fees shall be 6 times the local yearly output value of the cultivated land;

In acquisition of land in the provisions of 1, 2, 3 and 4 of the preceding paragraph, for large key construction projects such as communications and water conservancy, approved by the State and the autonomous region, its compensation fees shall be 6 times the local yearly output value of the cultivated land;

The output value of all kinds of cultivated land and meadow shall be calculated by that of the three years preceding the acquisition of the cultivated land, regularly announced by the people's government of the autonomous region.

Article 36 The standards for compensating for ground attachments and green crops on the land acquired are as follows:

Compensation fees for green crops of common crops shall be its average yearly output value of the latest three years, compensation fees for green crops of perennial root crops shall be 2-3 times its average yearly output value of the latest three years;

Buildings, structures, other installations and forest trees on the land acquisitioned, according to the actual loss, should be compensated according to the relevant provisions;

If Graves on the land acquisitioned need be removed, the local people's governments shall make an announcement of transfer within a time limit, and pay the transfer fee according to the relevant provisions; if beyond the time limit and graves without an owner, the local people's government shall organize departments concerned to transfer instead.

Article 37 The rates of resettlement fee shall be paid in accordance with the standard of the provisions of paragraph 2 of Article 47 of the Land Management Law. The per-capita land occupied of the unit is less than 0.1 hectare before land acquisitioned; the resettlement fees may be increased properly. But the combined total of land compensation fees and resettlement fees shall not exceed 30 times the average output value of the three years prior to the acquisition.

In acquisitioning fishponds, the resettlement fee shall be made by comparison with the standard of adjacent cultivated land. In acquisitioning forest land and meadow, the resettlement fee shall be calculated by comparison with the standard of adjacent cultivated land. In acquisitioning house plot, rural roads and threshing floors, was no the resettlement fee.

Article 39 In acquisitioning land of rural collective economic organizations, the land compensation fees shall be owned by rural collective economic organizations; compensation for attachments to or green crops on the land shall be owned by the owner of attachments to or green crops.

Rural collective economic organizations shall make public to its members the receipts and expenditures of the land compensation fees for land acquisitioned and accept their supervision. It is forbidden to embezzle or divert the land compensation fees and other related expenses.

Article 40 The number of agricultural population to be resettled by rural collective economic organizations, the resettlement fee shall be paid to rural collective economic organizations, and be legally managed and used by rural collective economic organizations; if resettled by other unit, the resettlement fee shall be paid to the resettlement unit; there is no need for a unify arrangement, the resettlement fee shall

be paid to individuals or used for their insurance costs payment after their approval. The resettlement fee shall be used exclusively for its designated purpose and shall not be used for any other purpose.

People's government of cities, counties and townships (towns) shall strengthen their supervision of the situation in connection with the use of the resettlement fee.

Article 46 The area of the house plot shall be performed as the following standards (per-capita land occupied for a county):

- 1) with the per-capita cultivated land being below 0.04 hectare, the maximum of each household living area is 200 square meters;
- 2) with the per-capita cultivated land being above 0.04 hectare but below 0.07 hectare, the maximum of each household living area is 300 square meters;
- 3) with the per-capita cultivated land being above 0.07 hectare but below 0.1 hectare, the maximum of each household living area is 400 square meters;
- 4) with the per-capita cultivated land being above 0.1 hectare but below 0.14 hectare, the maximum of each household living area is 500 square meters;
- 5) with the per-capita cultivated land being above 0.14 hectare but below 0.34 hectare, the maximum of each household living area is 600 square meters;
- 6) with the per-capita cultivated land being above 0.34 hectare but below 0.07 hectare, the maximum of each household living area is 800 square meters;
- 7) The use of unused land for building houses, the standard of the area of house plot shall be appropriately relax, but the maximum shall not exceed once the standard of preceding paragraph.

Relevant rules in Document [Xinjijiafang (2001) 500] by Development and Planning Committee and Finance Department, Xinjiang Uygur Autonomous Region

Compensations Rates of Cultivated Land

Table 1.1

Unit: CNY/mu

Category	The first level (superior cultivated)	The second level (medium cultivated)	The third level (inferior cultivated)
Compensation rates	1200	640	480
explanation	1. The rates of this Table is fit for cultivated land growing food crop 2. The yearly output value of the cultivated land growing special crop, vegetable fields and Orchard should be higher than that of the first-level cultivated land; the maximum of cotton fields, Orchard land, vegetable land and grape land shall not respectively exceed 1.5 times, 2 times, 3 times and 4 times of it . Other economic crops are estimated by their actual yearly output value.		

Compensations Rates of Meadow

Table 1.2

Unit: CNY/mu

level compensation rates rank	First superior	Second medium	Third inferior
1	328	262	120
2	262	148	88
3	136	96	63
4	80	69	50

Rates of Resettlement Fee

Table1. 3

the per-capita area of cultivated land (mu)	times of the average output value of three years
Above 3.5 mu	IV-----5
3.0-----3.5	VI-----7
2.V-----3.0	VIII-----9

2.0-----2.5	X-----12
1.V-----2.0	1III-----15
1.0-----1.5	1VI-----18
0.V-----1.0	1IX-----20

Compensation Rates of Arbor and Cash Trees

Table 1.4

Items Types of trees	specification of trees (diameter, cm)	compensation rates (CNY)
broad-leaf forest	below 5 cm	10—15
	V-15 cm	15—25
	1V-30 cm	25—35
	above 30 cm	45
conifer	below 5 cm	20—30
	V-15 cm	30—50
	1V-30 cm	50—70
	above 30 cm	90
fruit trees	below 5 cm	20—40
	V-15 cm	40—60
	1V-30 cm	60—100
	above 30 cm	120
grape	no fruit below 3 years	30—70
	with fruit above 3 years	70—110

Remark: the standards for trees compensation in protection zones raise 50% according to this rate.

III. ANNEX2 RESETTLEMENT INFORMATION BOOKLET (RIB)

_____(Name of APs)

In order to reduce traffic congestion and improve road safety, Altay Municipal Government (AMG) the Executing Agency (EA) intends to utilize part of the Asia Development Bank (ADB) loan to launch urban roads and municipal services project in the Altay city, which is one of component in Xinjiang Urban Transport and Environmental Improvement projects.

The project will affect the location of your family (unit) to some extent. The booklet is distributed to inform you on the basic status of the sub-component of the Project, relevant land acquisition and relocation policies of the state and the impacts on your household.

This Project is to be implemented by Altay Construction Bureau (ACB) as the implementing agency (IA). This component involves the construction of 19.26km of urban roads together with ancillary works including environment and sanitation facilities. The roads are Hongdun Road, Yuanyichang Road, North Jiefang Road, Donghou Street, Beier Road, Tuanjie Road, Lanjing Street, Donghoujie Street, Qianjin Street, Binhe Road, West Ring Road, Qiaodong Road, Jinshan Road, 1-3 Branch Road, 4-10 Branch Road, Wenhua Road, North Jinshan Road, South Tuanjie Road, North Tuanjie Road and their environmental sanitation.

The land acquisition of this project will affect 3 sub-districts, 3 CRCs (Jinshan CRC, Wenhua CRC and Baiyangqiao CRC) and 1 village of Dunbazhaer. Land acquisition and house demolition will affect 105 households and 282 people, including 62 minorities. 11 enterprises and shops will be demolished and affect 64 persons. 32.09 mu stated land and 11.53 mu of collective land will be occupied permanently.

1) Compensation Standard

The compensation rates of land acquisition and resettlement are determined on the basis of sufficient surveys, with reference to involuntary resettlement principle of Asian Development Bank, state laws and regulations and Xinjiang Autonomous Region and Altay by-laws and aimed to restore and improve living standard of affected persons in short period after resettlement.

The compensation rates applied to the Altay urban transport and public service project include collective land compensation standard, stated land compensation standard, house demolition compensation standard (rural house, shops and enterprises houses), and attachment compensation standard. And other charges and taxes see Table2.1-2.9. (To be filled in based on different components by IA based on RP, particularly the entitlement matrix and budget table).

Table 2.1 Compensation Standards for Collective Land Acquisition

Type	Annual Output Value(CNY/mu)	Multipliers of Compensation			compensation standard(CNY/mu)			
		Land acquisition compensation	resettlement subsidies	Young crops fee	Land acquisition compensation	resettlement subsidies	Young crops fee	total
Cultivated land	1200	9	16	2	10800	19200	2400	32400
Vegetable plot	3800	9	16	2	34200	60800	7600	102600

Table2.2 Benchmark Land Price of Altay

Grade	Grade I	Grade II	Grade III
Business land	497	383	131
Residential land	329	140	77
residential house land correction price	556	237	130
Industry land	150	90	45

Benchmark Land Grade of Project Roads sees Table2.3.

Table2.3Benchmark Land Grade of Project Roads

No.	Name	Grade	Type
1	Qiaodong Road	II	Business land
2	Lanjing Road	II	industry land
3	West Ring Road	III	residential house land
4	Beier Road	III	residential house land
5	Hongdun Road	II	residential house land
6	Yuanyichang Road	I	residential house land
7	Donghoujie street	I	business land
8	Qianjin Road	I	residential house land
9	1-10 lane	I	residential house land

No.	Name	Grade	Type
10	Binhe Road	I	industry land
11	North Jiefang Road	I	residential house land
12	Wenhua Road	I	residential house land

Table 2.4 Compensation Standards for Urban Houses

type	item	unit	standard	remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	770	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
	land compensation			
	Paid for state-owned land	CNY/m ²		grade I:556CNY/m ² grade II:237CNY/m ² grade III:130CNY/m ²
following subsidy will be given to the APs with entire house demolition:				
other compensation	movement fee	CNY/hou sehold	200	
	temporary transition fee(storied)	CNY/hou sehold/m onth	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months
	delay compensation	CNY/hou sehold	30	calculate as 8 days
	CATV replacement fee	CNY/hou sehold	100	

Table 2.5 Rural House Compensation Standard

type	Item	unit	standard	remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	770	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
following subsidy will be given to the APs with entire house demolition:				
other compensation	movement fee	CNY/hou sehold	200	
	temporary transition fee	CNY/hou sehold/m onth	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months
	delay compensation	CNY/ househol d/day	30	calculate as 8 days
	CATV replacement fee	CNY/hou sehold	100	
	telephone replacement fee	CNY/hou sehold	100	

Table 2.6 Compensation Standard of Demolished Shops

type	item	unit	standard	remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	1250	
	Brick-wood structure	CNY/m ²	850	
	earth-wood structure	CNY/m ²	700	
	Annex houses	CNY/m ²	350	
	land compensation			
	Paid for state-owned land	CNY/m ²	284	grade I:497CNY/m ² grade II:383CNY/m ² grade III:131CNY/m ²
other compensation	movement fee	CNY/household	200	
	temporary transition fee	CNY/household/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months

Table 2.7 Compensation Standard of Demolished Enterprises

type	item	unit	standard	remark
residential house	house compensation			
	brick-concrete structure	CNY/m ²	700	
	Brick-wood structure	CNY/m ²	644	
	earth-wood structure	CNY/m ²	560	
	Annex houses	CNY/m ²	300	
	land compensation			
	Paid for state-owned land	CNY/m ²		grade I:150CNY/m ² grade II:90CNY/m ² grade III:45CNY/m ²
other compensation	movement fee	CNY/household	200	
	temporary transition fee	CNY/household/month	300	Transition period is from moving date to return date. Transition period is 3 months but still be compensated if exceed 3 months

Table 2.8 Compensation Standard for Attachments and Special Facilities

item	unit	standard	item	unit	standard
public toilets	toilet	2000	electricity cable	M	3.5
10KV electricity pole	pole	1200	lawn and parterre	M ²	50
380V electricity pole	pole	800	Tap water pipe	M	18
380V wood electricity pole	pole	600	Vegetable sheeting	M ²	70

item	unit	standard	item	unit	standard
transformer	transformer	1050	Well	well	480
aqueduct	M ²	300	adult tree(not fruit tree)	tree	45
Bridge	Bridge	5000	young tree(not fruit tree)	tree	35
road	M ²	150	scattered fruit tree		15
roads for transporting	M ²	10	fish pond	M ²	30
flow pipe	M	18	concrete road	M ²	23
drainpipe	M	25	enclosed wall	m	70
communication cable	M	10	lodge	M ²	100
adult tree(fruit tree)	tree	120	young tree(fruit tree)	tree	40

Table 2.9 Other Compensation Standards

No.	item	standard	remark
1	land compensation fees for new construction land	20CNY/m ²	
2	land cultivation fees	3000CNY/mu	
3	cultivated occupation tax	2.3CNY/mu	
	New vegetable plot establishment fund	5000CNY/mu	
4	management fees of land acquisition	Calculated at 4% of land acquisition and resettlement compensation fees	
5	survey and design fees	Calculated at 3% of land acquisition and resettlement compensation fees	
6	implementation management fees	Calculated at 3% of land acquisition and resettlement compensation fees	
7	technical training fees	Calculated at 1% of land acquisition and resettlement compensation fees	
8	fees for external resettlement monitoring and evaluation	Calculated at 1.5% of land acquisition and resettlement compensation fees	
9	contingency	Calculated at 10% of land acquisition and resettlement compensation fees	

2) Rights and Obligations of Affected Persons

(1) Rights of affected persons

To receive all legitimate compensation in complete conformity with the above compensation rates; reflect opinion and suggestions to municipal government, sub-district offices, community land acquisition and relocation offices or project resettlement offices, district progressively, specific contents of which including base number of compensation quantity, compensation rate, time of compensation payment, site selection for house reconstruction, etc. various resettlement offices must reply to complaints of affected people and problems subordinate resettlement office reflects within 7 days. Generally there are five channels for grievance redress in Altay City: (i)

village committee/ community, (ii) the township/CRC (iii) Altay LABs and Resettlement Offices (iv) the Altay PMO/ government or (v) by taking legal action.

(2) Obligation of affected persons

1. Actively cooperate with implement of state project.
2. New buildings shall not be constructed within the scope of the resettlement survey; otherwise the compensation fund will be canceled.
3. Demolish buildings within the red-line /blue-line (outer limits of road width or river width respectively) scope of project planning.

3) Assistance to Vulnerable Households

Vulnerable households would get non-cash assistance as listed below:

1. Labor assistance. CRC/Village would provide labor assistance in house relocation and reconstruction for those households lack of labor
2. Give them priority in site selection for house reconstruction in the rural area, and provide guidance on relocation
3. Give them priority in preferential policies.

IV. 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 assessment 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 house demolition and resettlement includes:
- Progress of house demolition and status of compensation;
- Progress of house construction for resettlers;
- Progress of removal.
- Progress of funds availability and payment includes:
- Payment of fund allocation;
- Expenditure (budget and factual expenditure).

Monitoring and assessment on living level of AP includes:

- Living level of AP prior resettlement;
- Living level of AP after resettlement;
- Employment of AP prior and after resettlement.

Monitoring on availability of compensation, rehabilitation and reconstruction of public facilities and progress of construction;

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 assessment; 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 IAs.

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 assessment will be undertaken;

An overall and site survey of progress, funds, institution and management and a random sampling survey.

Sampling according to classification. Tracking the samples at 10% of house-demolished households and 10% of households who loss land.

Overall survey including table investigation, meetings, and file review.

Collection of photos, tape records, video records, physical substance except for written documents.

Table 3.1 Schedule of Monitoring and Assessment

February,2009	Contract an independent evaluator, prepare the working outline;
February,2009	prepare monitoring plan such as outline of survey, tables, establishment of monitoring system, defining assignment, and selection of monitoring samples;
March,2009	Baseline and first survey, submit No. 1 monitoring report;
September. 2009	Second survey, submit No. 2 monitoring report;
March.2010	Third survey, submit No. 3 monitoring report;
September.2010	Fourth survey, submit No.4 monitoring report
March.2011	Fifth survey, submit No.5 monitoring report
September. 2011	Submit final report

V. ANNEX4 SUMMARY OF PUBLIC PARTICIPATION CONFERENCE

Focus Groups Discussion I	
Time	2008-1-16
Place	The Meeting Room in Altay Construction Bureau
Participants	Altay PMO, Altay Land Resources Bureau, Altay Municipal Plan Bureau, the Representative of APs and staff of LDI
Main contents of the conference	<ul style="list-style-type: none"> ➢ The Altay PMO introduced basic information of the project including road location, and which roads will be upgraded etc. They asked the residential representatives to identify if they can benefit from the road improvement, is it necessary to rebuild these roads, and do they have more suggestions about the road improvement. ➢ Altay Municipal Plan Bureau explained the situation of the road, and answers the questions of residents of representatives. ➢ Discuss the immigration measures of potential impact of resettlement.
Focus Groups Discussion II	
Time	2008-2-28
Place	The Meeting Room in Altay Construction Bureau
Participants	Altay PMO, Altay Land Resources Bureau, Altay Municipal Plan Bureau, PPTA team, the Representative of APs and staff of LDI
Main contents of the conference	<p>The main purpose of the conference is to make the public (include the people who are affected or benefited) known the necessity and the content of the construction, to tell them the effect from the project construction and to ask broad comments from the public through the communication and discussion. The main contents are as follows:</p> <ul style="list-style-type: none"> ➢ Local advisor illustrated the importance of the resettlement plan of ADB loan project and analyzed its differences from that of domestic resettlement plan, ➢ Altay land resource bureau presented the way of resettlement compensation in detail, and suggested the cash compensation resettlement through the discussion; ➢ Gave the instructional suggestion of rebuilding or compensation once only for compensation of demolition and acquisition, ➢ Land resource bureau introduced compensation rate of land, the time and procedure of examination and approval of land, and discussed the problem of land policy with local advisor in detail. ➢ Group discussion was conducted dealing with the following aspects: Compensation standard; forms of compensation; the project scope. The designers of the Institute gave answers to the above questions in accordance to the Resettlement Plan. They definitely pointed out that the compensation will be done according to the relevant laws and regulations of the State. The forms of compensation will be based on the consultation results with the affected people and the compensation will reach the affected households. The compensation standard, forms and coverage will be further made known to the public.
Focus Groups Discussion III	
Time	2008-3-13
Place	Dunbazhaer village committee
Participants	<p>Altay PMO: Shi Weirong Director of Dunbazhaer village committee :Director Chen 3 villager representatives, including 2 men, 1 woman. They are all Han nationality. Resettlement experts of PPTA and staff of LDI</p>
Main contents of the conference	<p>The main contents of the meeting is to discuss recovery plan on the affected village level, the main views are as follows:</p> <ul style="list-style-type: none"> ➢ As for housing demolition, APs think that property exchange and cash compensation are both available. ➢ Employment training should be pertinent. Young people need not basic technology training but the skills adapting times like computer; elderly people can be provided agriculture modernization training or special position training.

	<ul style="list-style-type: none"> ➤ Enterprises should provide five insurances to dispel the worries of APs. ➤ Cultivated basic facilities protection. After some land are occupied, the left land will lose fertility because of the destroy to basic facilities and finally not cultivated. It suggested that cultivated basic facilities should be protected. It should be repair if is unavoidable. If it can not be repaired, the left land should be occupied otherwise it will affect planting income in the future.
Focus Groups Discussion IV	
Time	2008-3-14
Place	The Meeting Room in Altay Construction Bureau
Participants	Altay PMO, PPTA team, Altay Land Resources Bureau, Altay Municipal Plan Bureau, the Representative of APs and staff of LDI
Main contents of the conference	<p>In the meeting, the impacts to resident house demolition, the compensation policies and the resettlement schemes were discussed, and opinions of APs were also consulted. The main contents and findings were:</p> <ul style="list-style-type: none"> ➤ As the project is to improve the living conditions of residents of the projects that can bring more convenient transportation to facilitate travel, the participants support the implementation of the project; ➤ For compensation and resettlement, they care about the compensation standard. They think purchasing affordable housing is feasible and they hope they can move after resettlement apartment finish. They do not want to transit by renting rooms. As for the old man and disabled people, they should live in the first floor.
Focus Groups Discussion of Vulnerable Groups	
Time	2008-3-10 to 2008-3-13
Place	At the home of affected vulnerable group
Participants	Altay PMO,PPTA team, the Representative of APs and staff of LDI
Main contents of the conference	<p>The main purpose of the interview is to get the affected household's view to the resettlement and their opinions about the project. The main contents are as follows:</p> <ul style="list-style-type: none"> ➤ As the project is to improve the living conditions of residents of the projects that can bring more convenient transportation to facilitate travel, the participants support the implementation of the project; ➤ Resettlement will: reasonable compensation should be given by government and also help them in resettlement. ➤ They hope family members can get temporary job thought the construction period and be employed after the project. ➤ Just and reasonable compensation should be given by government and also help them in living restoration.

		19	Hu Linken	0	59.38	118.54	0	177.92	0	59.38	118.54	0	177.92	0.15	100.00%
		20	Long Shiren	101.72	106.54	80.8	3.28	292.34	101.72	106.54	80.8	3.28	292.34	0.6	100.00%
Hongdun Road	Baiyanggia affected village	21	Hu Jiqing	72.95	58.33	0	0	131.28	72.95	58.33	0	0	131.28	0.2	100.00%
		22	householder Leng Wenli	brick-concrete	Brick-wood	earth-wood	annex structure	total	brick-concrete	Brick-wood	earth-wood	annex structure	total	(m2)	demolition
		23	Lijian	73.22	58.67	0	0	131.89	73.22	58.67	0	0	131.89	0.2	100.00%
1-10 lane	Jinshan Road CRC	24	Wang Benfa	73.16	58.33	0	0	131.16	73.16	58.33	0	0	131.16	0.26	100.00%
Beier Road	Jinshan Road CRC	25	Mang Dajiao	67.28	158.97	34002	0	238.87	67.28	158.97	34002	0	238.87	0.45	100.00%
		26	Hou Masheng	73011	58.5	258.09	0	258.09	73011	58.5	258.09	0	258.09	0.8	100.00%
		27	Kajinling	68027	88.72	150626	0	68039	68027	88.72	150626	0	68039	0.05	100.00%
		28	Ma Shuhua	63.96	43017	66017	0	129.12	63.96	43017	66017	0	129.12	0.25	100.00%
		29	Wang Lianping	53.96	43.17	87.6	0	97.42	53.96	43.17	87.6	0	97.42	0.08	100.00%
		30	Pei Zhongsheng	0	0	138.45	0	138.45	0	0	138.45	0	138.45	0.65	100.00%
		31	Jing Shun Yusheng	73.11	58.09	162.38	0	231.67	73.11	58.09	162.38	0	231.67	0.89	100.00%
		32	Jin Duofu	45.49	58.67	134.4	0	236.88	45.49	58.67	134.4	0	236.88	1.4	100.00%
		33	Wang Youfang	73.11	58.5	0	0	131.61	73.11	58.5	0	0	131.61	0.2	100.00%
		34	Wang Zhenzhong	180	112.98	0	0	112.98	180	112.98	0	0	112.98	0.17	100.00%
		35	Wang Qingzhensib	33.56	43.17	87.62	0	117.17	33.56	43.17	87.62	0	117.17	0.13	100.00%
		36	Dililiangbulik Weimong	53096	50.76	135.04	0	985.8	53096	50.76	135.04	0	985.8	0.68	100.00%
		37	Wang Weixin	73.33	58.67	0	0	131.89	73.33	58.67	0	0	131.89	0.45	100.00%
		38	Wang Mingqiang	72.95	58.33	0	0	131.28	72.95	58.33	0	0	131.28	0.2	100.00%
		39	Wang Qianfa	33.16	0	0	0	33.16	33.16	0	0	0	33.16	0.08	100.00%
Binhe Road	Wenhua Road CRC	40	Dou Chunlei	72.95	58.33	98.67	0	171.28	72.95	58.33	98.67	0	171.28	0.42	100.00%
		41	Guo Furujun	72.95	58.33	46.38	5.49	183.28	72.95	58.33	46.38	5.49	183.28	0.68	100.00%
		42	Wang Xingqiang	73.27	58.63	130.01	2.81	241.82	73.27	58.63	130.01	2.81	241.82	0.35	100.00%

42	Wu Deqing	73.22	58.67	0	0	131.89	73.22	58.67	0	0	131.89	0.2	100.00%
43	Zhang Chunxiang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
44	Caokang	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
45	Dai Xiucheng	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
46	Xu Shenggong	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
47	Zhanggang	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
48	Liulin	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
49	Di Shoukuan	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
50	Ji Xiaohong	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
51	Jiankule	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
52	Leng Ruihu	145.36	0	0	0	145.36	145.36	0	0	0	145.36	0.11	100.00%
53	Li Jianmin	145.36	0	0	0	145.36	145.36	0	0	0	145.36	0.11	100.00%
54	Liu Feiyun	109.2 3	0	0		109.23	29.23	0	0	0	29.23	0.04	26.76%
55	Gu Changquan	72.79	58.33	0	0	131.13	72.79	58.33	0	0	131.13	0.2	100.00%
56	Lu Guifeng	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
57	Lu Xianlin	145.36	0	0	0	145.36	145.36	0	0	0	145.36	0.11	100.00%
58	Malong	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
59	Yan Hongjun	56.38	45.2	28.2	0	129.78	56.38	45.2	28.2	0	129.78	0.19	100.00%
60	Guo Jianwen	53.96	43.17	0	0	97.12	53.96	43.17	0	0	97.12	0.15	100.00%
61	Ma	145.36	0	0	0	145.36	145.36	0	0	0	145.36	0.11	100.00%

		81	Wangzhen	72.79	58.33	0	0	131.13	72.79	58.33	0	0	131.13	0.2	100.00%
		82	Weimin	109.23	0	0	0	109.23	72.79	58.33	0	0	131.13	0.04	26.76%
		83	Yao Shanhua	72.79	58.33	0	0	131.13	72.79	58.33	0	0	131.13	0.04	26.76%
		84	Zhang Jinde	72.79	58.33	84.58	0	129.78	72.79	58.33	84.58	0	129.78	0.19	100.00%
		85	Lianghao	73.11	58.5	0	0	131.61	73.11	58.5	0	0	131.61	0.2	100.00%
		86	Zhang Zhiqi	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
Qianjin Street	Jinshan Road CRC	87	Changjun	72.79	58.33	0	0	131.13	72.79	58.33	0	0	131.13	0.2	100.00%
		88	Xianghui	53.96	43.17	0	0	97.12	53.96	43.17	0	0	97.12	0.15	100.00%
		89	Sai	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		90	Zhiguang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		91	Cai Daofu	109.23	0	0	0	109.23	29.23	0	0	0	29.23	0.04	26.76%
		92	Tatusi	82.62	0	0	0	82.62	82.62	0	0	0	82.62	0.12	100.00%
		93	Guangping	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		94	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		95	Hongjiang	109.23	0	0	0	109.23	29.23	0	0	0	29.23	0.04	26.76%
		96	Yang	73.11	58.5	0	0	131.61	73.11	58.5	0	0	131.61	0.2	100.00%
Qiaodong Road	Jinshan Road CRC	97	Yang Xiaohua	145.36	57.19	0	0	145.36	145.36	57.19	0	0	145.36	0.09	100.00%
		98	Minggang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		99	Wang Shuncai	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		100	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		101	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		102	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		103	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		104	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		105	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		106	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
Yuanyichan g Road	Jinshan Road CRC	107	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
		108	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		109	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%
West Ring	Dunbazhaer	110	Wang	0	45.2	84.58	0	129.78	0	45.2	84.58	0	129.78	0.19	100.00%
		111	Wang	0	57.19	84.58	0	129.78	0	57.19	84.58	0	129.78	0.09	100.00%

Road	village		Wenming												
		104	Liu Chuanzhi	0	92.56	0	0	92.56	0	92.56	0	0	92.56	0.43	100.00%
		105	Xuhua	73.2	132	162.67	6.75	374.62	73.2	132	162.67	6.75	374.62	0.12	100.00%

VI. ANNEX 5 IMPACTS OF HOUSE DEMOLITION