



Resettlement Plan

Project Number: 40643
April 2013

PRC: Xinjiang Urban Transport and Environmental Improvement Project

Prepared by Xinjiang Project Management Office, Altay Construction Bureau

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Asian Development Bank

ADB Financed Project

**Altay City Roads and Environmental Sanitation
Component**

Of

**Xinjiang Urban Transport and Environmental Improvement
Project**

Updated Resettlement Plan with Due Diligence Review

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

April 15, 2013

Updated Clarifications for Altay City Resettlement Plan

The updating of this Resettlement Plan is based on both the fixed project design and the DMS.

Altay City Roads and Environmental Sanitation Project include the following contents: (1) the road component, involves the construction of 19 urban roads, the total length is 25.04km; 4 bridges with 191.4m: One is at the intersection of Hongdun Road and Yinshui Road; two are nearby Lanjing Road Stadium, (one big, one small) and the other one is in Gongyuan Road; (2) Sanitation facilities component and associated components.

The project originally planned to build 19 roads, the total length of the road is 28.02km, and the Altay Project Office made some adjustments. Part of the road was canceled; including South Tuanjie Road (0.68km) and part of Hongdun Road (2.3km). Therefore, after the adjustment there are 18 roads to be built, with a total length of 25.04km.

The land acquisition and resettlement of the project is mainly caused by the construction of road works in Beier Road, Jinshan Road, Hongdun Road, Qiaodong, Huancheng West Road; because of the adjustments of road length, the width of the red line and the component of bridges and culverts, so the demolition and land acquisition of the project would be increased or decreased accordingly. The project originally planned to acquire the Dunbazaer village collective land (Arable Land) 8.25 mu for Huangcheng Road. In order to minimize the land acquisition impacts on Dunbazaer village, the PMO, after discussing with the Design Institute, decided to move the road centerline northward 8m to occupy State-owned land and avoid the Dunbazaer village collective land expropriation.

The permanent requisition of land for this component directly affected 3 communities and 1 village, respectively are Jinshanlu Community, Jiefangnanlu Community, Baiyangqiao Community, and Dunbazhar Village. The demolition and land acquisition had affected 97 households with 361 people, including 98 minority people, accounting for 27.15%. There were 10203.22 m² houses had been demolished (including 11 residents' garages 406.89 m²) It affected a total of 94 households with 342 people. And a store of 439.01 m² with 3 people was demolished, besides 2 enterprises 597.07 m² with 16 people was demolished,. The project will permanently requisition 20.23mu state-owned land, including 11.98 mu of state-owned residential land

and 8.25mu unused land and 2.44mu homesteads of Dunbazhar village will be acquired.

The land acquisition and all the house demolition have finished by now, so this updated resettlement plan includes updated information of LAR impacts, compensation standards, livelihood recovery and budget, the schedule of implementation and monitoring arrangement. Details are shown in the main part of this RP..

Altay City ADB Loan Project Management Office

July, 28, 2013

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

LIST OF ACRONYMS AND MEASURES	
%	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 obtained 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. The updating of this Resettlement Plan is based on both the fixed project design and the DMS. If the final contents of project implementation are different from the fixed design, 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 25.04km 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; The demolition and land acquisition had affected 97 households with 361 people, including 98 minority people, accounting for 27.15%. There were 10203.22 m² houses had been demolished (including 11 residents garages 406.89 m²) It affected a total of 94 households with 342 people. And a store of 439.01 m² with 3 people was demolished, besides 2 enterprises 597.07 m² with 16 people was demolished, The project permanently requisited 20.23 mu state-owned land and 2.44 mu 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 during detailed design. The updating of this Resettlement Plan is based on both the fixed project design and the DMS and in accordance with all necessary PRC state legislation and provincial and municipal policies related to land and also with ADB's Policy on Involuntary Resettlement.

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 House 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.

From December 2008 to December 2012, Altay PMO, demolition and resettlement office, officers from communities and village, according to construction progress arrangement of various contracts, conducted DMS to finalize the data of occupied land, and the losses of the affected people, signed the agreement with APs.

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 detailed design and subsequent investigations, the resettlement cost is estimated at CNY 17.9853 million including a contingency equivalent to 10%, which may be adjusted during Project implementation. The Project IA will ensure that sufficient funds are made available to cover all necessary resettlement issues.

7. Schedule

The land requisition and resettlement began in May, 2010 and will be completed in the end of December, 2013. 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 has engaged

HoHai University as 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 193,200 people and 26 nationalities living in Altay, such as Hans, Kazak, Uygur, Hui and Mongolian. 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-Urumqi 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 25.04 km; 4 bridges with 191.4m: one in the crossing of Hongdun Road and Yinshui Road, the other two near Lanjing Street 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 Original West Ring Road and Binghe Road

Table I-1 Urban Road Construction Plan

Roads	Type of Road	Length of Road (m)	ROW (m)	Width of carriageway (m)	Width of pedestrian sidewalks (m)	Width of Green belt (m)	Length of the bridge (m)
Huancheng West Road	Branch way	240.35	8	8	0	0	
Qiaodong Road	Artery	565.46	16	10	6	0	
Hongdun Road	Artery	976.96	27	14	7	6	83
Yuanyichang Road	Artery	1119.57	14	8	6	0	
North Jiefang	Artery	1212.11	20	14	6	0	
Donghou Street	Branch way	715.17	8	8	0	0	
Beier Road	Artery	1980.59	16	10	6	0	
Lanjing Street	Branch way	747	16	9	7	0	69.4(+26)

Roads	Type of Road	Length of Road (m)	ROW (m)	Width of carriageway	Width of pedestrian sidewalks (m)	Width of Green belt	Length of the bridge
Donghoujie Street	Branch way	924.67	8	8	0	0	
1-10 lane	laneway	3089.34	12	8	2	0	
Qianjin Street	Branch way	1043.16	14	8	6	0	
Binhe Road	pedestrian street	3341.29	3.5	0	3.5	0	
Gongyuan Road	Artery	1335.13	21	0	7	6	13
Jinshan Road	Artery	1275.35	27	0	7	6	
North Jinshan	Artery	1275.07	27	0	7	6	
Wenhua Road	Artery	1177.3	25	0	7	6	
South Tuanjie	Artery	1362.42	26	0	6	6	
North Tuanjie	Artery	2659.06	29	0	7	6	
Total		25040.00					

(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 6 public toilets/bathrooms, 735 m² for each set. 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 3000 m² and will occupy the

planned stated-owned land which has been reserved for the public environmental sanitation improvement project like this. Details are concluded in Table I-2.

Table I-2 Environmental Sanitation Equipment

Item	Name	Quantity and unit	
1	excavator		
1.1	wheel excavator	1	set
1.2	Crawler excavators	1	set
2	Wheel loader	3	set
3	high altitude busywork vehicle	1	set
4	tip lorry		
4.1	dumper truck	2	set
4.2	dumper truck	1	set
4.3	dumper tip lorry	2	set
5	Road patrol car		
5.1	Road patrol off-road vehicles	1	set
5.2	Road patrol pickup truck	1	set
5.3	Sanitation inspection vehicle	1	set
5.4	The road inspection work car	1	set
6	Roller		
6.1	light drum roller	1	set
6.2	Vibratory Roller	1	set
7	Asphalt mixture mixing equipment	1	set
8	Sprinkler spraying car	1	Set
10	The scratch Road Grader		
10.1	Grader	2	Set
10.2	Grader (bulldozers)	1	Set
13	Sweeper	1	Set
14	Snow removal equipment	1	Set
15	Arm type garbage collection	4	Set

Item	Name	Quantity and unit	
	vehicles		
16	Garbage cleaning trucks	2	set
17	Garbage can	102	Each
18	Dustbin		
18.1	Wheeled garbage bin	20	Each
18.2	Trash can	80	Each
18.3	Double barrel trash	400	Each

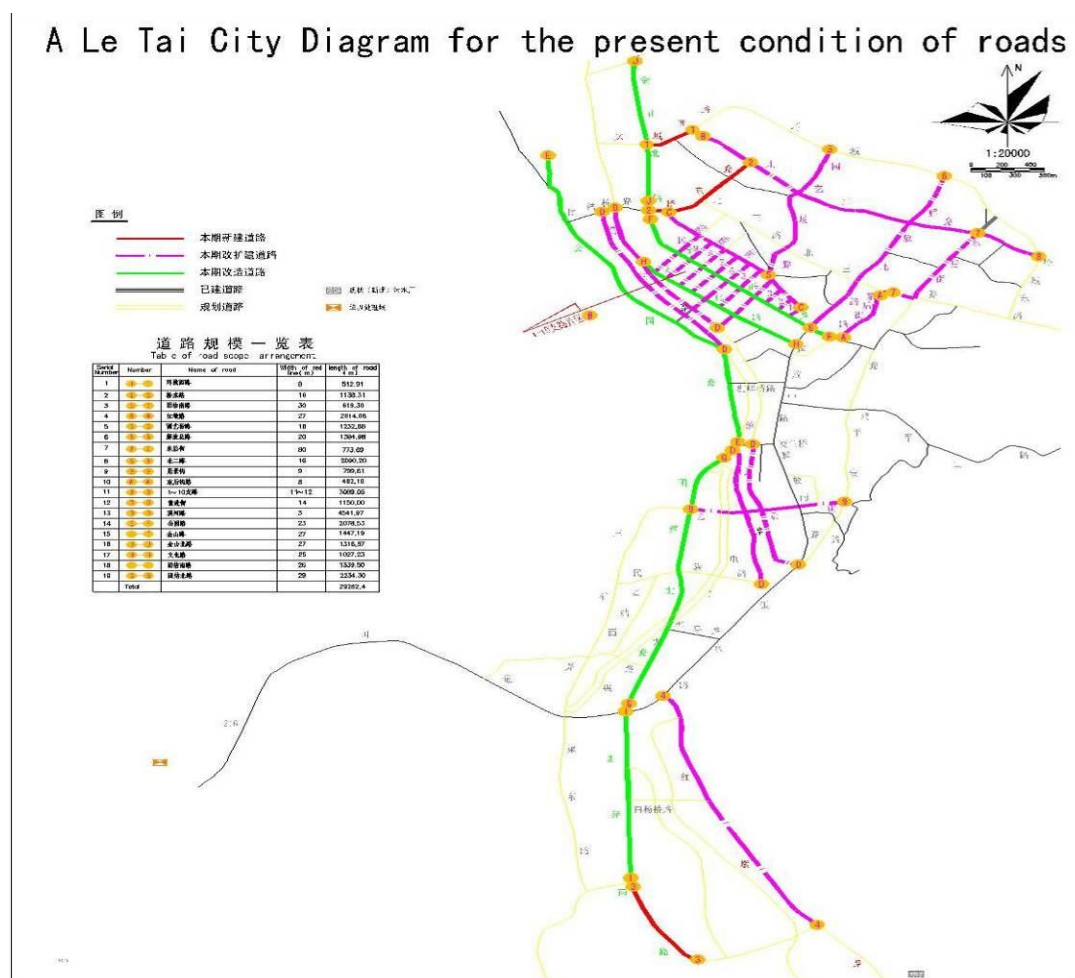


Figure I-2 Planning Road Situation

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 based on both the fixed project design and the DMS.

The land acquisition impacts of this project will affect 3 CRCs and 1 village of Altay City; respectively these are Jinshan Road CRC, South Jiefang Road CRC, Baiyangqiao CRC and Dunbazhaer Village. The demolition and land acquisition had affected 97 households with 361 people, including 98 minority people, accounting for 27.15%. There were 10203.22 m² houses had been demolished (including 11 residents garages 406.89 m²) It affected a total of 94 households with 342 people. And a store of 439.01 m² with 3 people was demolished, besides 2 enterprises 597.07 m² with 16 people was demolished. 22.67 mu of land, including 20.23 mu of state-owned land (state residential land), and 11.98 mu of collective land including 8.25 mu cultivated land (Dunbazhar Village Collective land) and 2.44 mu house plots will be occupied permanently by the project. Details were shown at Table1-3, and Chapter 2.

Table I-3 Summary of Project Impacts

City		Final RP	Original RP
Affected villages or CRC		3	4
Permanent LA – collective land (mu)	Sub-total	2.44	11.53
	Including: cultivated area	0	2.4
	vegetable plots	0	9.13
	House plot	2.44	0
Permanent LA – state-owned land (mu)	Sub-total	20.23	26.65
	Including: residential area	11.98	26.52
	Unused land	8.25	
	commercial	0	0.13
	industry	0	0
Temporary land occupation (mu)	Sub-total	0	0
	Including: cultivated area	0	0
House demolition (m ²)	Sub-total	11239.30	16163.94
	Rural residential house	266.18	686
	Urban residential house	9937.04	12500.92

City		Final RP	Original RP
	Non-residential	1036.08	2977.02
Directly affected population	Households only affected by Land Acquisition (LA)	0	0
	Persons only affected by LA	0	0
	Households affected by LA and house Demolition	0	3
	Persons affected by LA and HD	0	13
	Households only affected by HD	94	102
	Persons only affected by HD	342	269
Subtotal of directly affected households		94	105
Subtotal of directly affected persons		342	282
Shops		1	1
Persons affected by shops demolition		3	3
Enterprises		2	10
Persons affected by enterprises demolition		16	61
Total of directly affected persons		361	346

1.2.3 Socioeconomic Benefits of Project

12. 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.

13. 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

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.

training to protect their economic status. Training will help 800 APs of which 35%, about 280 people, of training should be provided to female APs.

1.2.4 Measures to Avoid or Minimize Land Acquisition and House Demolition

14. 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.

15. 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-4.

Table I-4 Minimizing Resettlement Impacts

Item		Unit	Before Mitigation	After Mitigation	Deference between Before-After
Permanent LA	collective land	mu	11.53	2.44	-9.09
	state-owned land	mu	48.66	20.23	-28.43
	Sub-total	mu	60.19	22.67	-37.52
Temporary land occupation		mu			
House demolition	Residential (rural)	m²	675.42	266.18	-409.24
	Residential (urban)	m²	14952.86	9937.04	-5015.82
	Enterprises	m²	3199.58	597.07	-2602.51
	Shops	m²	207.13	439.01	231.88
	Sub-total	m²	19034.99	11200.43	-7834.56
Permanent LA	APs	Person	13	0	-13
House demolition	Rural Residents	HH	5	3	-2
	Urban Residents	HH	107	91	-16
	Shops	No.	4	1	-3
	Enterprise	No.	12	2	-10
	Sub-total	HH	128	97	-31

II. PROJECT IMPACT

2.1 Project Impact Identification

16. 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

17. 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.

18. From December 2008 to December 2012, Altay PMO, demolition and resettlement office, officers from communities and village, did DMS to finalize the data of occupied land, and the losses of the affected people, signed the agreement with APs.

19. 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.

20. 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.

21. During this phase, land acquisition impacts are based on both the fixed project design and the DMS.

22. The land acquisition impacts of this project will affect 3 CRCs and 1 village of Altay City; respectively these are Jinshan Road CRC, South Jiefang Road CRC, Baiyangqiao CRC and Dunbazhaer Village. The demolition and land acquisition had affected 97 households with 361 people, including 98 minority people, accounting for 27.15%. There were 10203.22m² houses had been demolished (including 11 residents garages 406.89 m²) It affected a total of 94 households with 342 people. And a store of 439.01m² with 3 people was demolished, besides 2 enterprises 597.07m² with 16 people were demolished. 20.23 mu state-owned land (stated-owned residential house land), and 11.98mu of collective land including 8.25mu unused cultivated land (Dunbazhar Village Collective land) and 2.44mu home steads will be permanently occupied by the project.

23. 361 persons were totally impacted by this project, 1 shop wand 2 enterprises were demolished and affected 19 persons. House demolition totally affects 94 households (including 11 residents garages demolish) with 342 persons. Among the total, there were 91 urban houses with 328 persons was demolished. 3 rural households

with 14 APs persons were affected by house demolition. 1 shop with 3 persons and 2 enterprises with 16 persons were affected

2.3 Land Acquisition Impact

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

24. The project originally planned to acquire the Dunbazaer village collective land (Arable Land) 8.25 mu for Huangcheng Road. In order to minimize the land acquisition impacts on Dunbazaer village, the PMO, after discussing with the Design Institute, decided to move the road centerline northward 8m to occupy State-owned land and avoided the Dunbazaer village collective land expropriation. 2.44 mu homesteads belong to the 3 affected households. Details are shown in table II-1.

Table II-1 Permanent Collective Land Acquisition

Name of Road	Villages	Collective Land Acquisition(mu)			Affected households	Affected persons
		Total	Cultivated Land	Homestead		
Beierlu Road	Dunbazhaer	-	-	-	-	-
		2.44	0	2.44	3	14
Total		10.69	8.25	2.44	3	14

2.3.2 Permanent Acquisition of State-owned land

25. 20.23 mu of state-owned land was permanently acquired because of the construction; including 11.98 mu of state-owned residential land and 8.25 mu of state-owned unused land The details are shown in table II-2.

Table II-2 Permanent State-Owned Land Acquisition

Type	Name	Area (mu)
State-owned Residential land	Jinshan Road Community	9.56
	Baiyangqiao Community	0.68
	South Jiefang Road Community	1.74
State-owned unused land	--	8.25
Total		20.23

2.3.3 Temporary Land Occupation

26. 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 94 households and 342 persons. The total demolition area is 10203.22m² (including 11 residential garages 406.89m²). Among house demolition the main house respectively are brick-concrete structure 2975.94 m² (accounting for 29.17%), brick-wood structure 361.84 m² (3.55%), earth-wood structure 2480.60m² (accounting for 24.31%); for Subsidiary houses, brick-concrete structure 132.48 m² (accounting for 1.30%), brick-wood structure 1665.87 m² (accounting for 16.33%), earth-wood structure 1122.93m² (accounting for 11.01%);shed: brick-wood structure 32.02m²(accounting for 0.31%), earth-wood structure 175.49m²(accounting for 1.72%), wood structure 282.23m²(accounting for 2.77%), Simple structure 29.08m²(accounting for 0.29%); brick-concrete structure garage 406.89 m² (accounting for 3.99%); brick-concrete structure storage 323.86 m² (accounting for 3.17%); brick-concrete structure greenhouse 189.83 m² (accounting for 1.86%); Basement 24.16 m² (accounting for 0.24%). Among the total, there are 91 urban households and 328 persons and 9937.04 m² urban houses have been demolished. 266.18 m² Rural residential houses have been demolished, which affected 3 households with 14 persons. Among the 94 affected households, 17 households have been partially demolished, mainly the garage and attached houses. (*Details are shown in Annex 5*).

27. Among the 94 affected households, with 342 people, 17 households are partially affected by the demolition of their garages in Baiyangqiao sub-district (12 households) and Jinshanlu Community (5 households) which account for 81.91% of the total households. House demolition in Jinshanlu Community affected 24 households, with 92 people, account for 25.53% of the total households; House demolition in Jiefanganlu Community affected 1 household, with 4 people, account for 1.06% of the total households; House demolition in Baiyangqiao Community affected 69 households, with

246 people, account for 73.40% of the total households. The details of house demolition are shown in Table II-3.

Table II-3 Residential House Demolition

Community/village			Jinshanlu	Baiyangqiao	Jiefangnanlu	Sub-total
Total Household			24	69	1	94
Total population			92	246	4	342
House demolition area(m ²)	Main house	brick-concrete structure	64.48	2911.46	0	2975.94
		Brick-wood structure	178.86	0	182.98	361.84
		earth-wood structure	1402.67	1077.93	0	2480.6
	Subsidiary house	brick-concrete structure	0	132.48	0	132.48
		Brick-wood structure	481.81	1056.9	127.16	1665.87
		earth-wood structure	602.94	519.99	0	1122.93
	Shed	Brick-wood structure	15.6	16.42	0	32.02
		earth-wood constructed	35.47	127.39	12.63	175.49
		wood structure	78.37	203.86	0	282.23
		simply constructed	0	29.08	0	29.08
	Garage	brick-concrete structure	0	406.89	0	406.89
	Storehouse	brick-concrete structure	0	0	323.86	323.86
	Greenhouse	brick-concrete structure	0	0	189.83	189.83
	Basement	brick-concrete structure	0	24.16	0	24.16
Total			2860.2	6506.56	836.46	10203.22

(1) Rural residential house demolition and its impacts

28. 266m² rural residential house will be demolished which caused by Beier Road construction and affects 3 households with 14 persons. Demolition houses includes brick-concrete structure main house 261.59m² (accounting for 98.28%), earth-wood structure shed 4.59m² (1.72%). See Table II-4.

Table II-4 Rural Residential Houses Demolition

Community/village			Jinshanlu	Baiyangqiao	Jiefangnanlu	Sub-total
Total Household			2	1	0	3
Total population			6	8	0	14
House demolition area(m ²)	Main house	brick-concrete structure	0	0	0	0
		Brick-wood structure	0	0	0	0
		earth-wood structure	147.84	113.75	0	261.59
	Subsidiary house	brick-concrete structure	0	0	0	0
		Brick-wood structure	0	0	0	0
		earth-wood structure	0	0	0	0
	Shed	Brick-wood structure	0	0	0	0
		earth-wood constructed	0	4.59	0	4.59
		wood structure	0	0	0	0
		simply constructed	0	0	0	0
	Garage	brick-concrete structure	0	0	0	0
	Storehouse	brick-concrete structure	0	0	0	0
	greenhouse	brick-concrete structure	0	0	0	0
	Basement	brick-concrete structure	0	0	0	0
Total			147.84	118.34	0	266.18

(2) Urban residential house demolition and its impacts

29. 9937.04m² urban residential houses will be demolished which is caused by the construction of Beier Road, Jinshan Road, Hongdun Road, Qiaodong Road, which affects 91 households with 328 persons. Demolition houses include (i) Main houses with brick-concrete structure 2975.94m² (accounting for 29.95%), brick-wood structure 361.48m² (3.64%), earth-wood structure 2219.01m² (22.33%); (ii) Subsidiary houses with brick-concrete structure 132.48m² (accounting for 1.33%), brick-wood structure 1665.87 m² (accounting for 16.76%), earth-wood structure 1122.93m² (accounting for

11.30%); (iii) Sheds with brick-wood structure 32.02 m² (accounting for 0.32%), earth-wood structure 170.90 m² (accounting for 1.72%), wood structure 282.23 m² (accounting for 2.84%); (iv) Simple structures 29.08 m² (accounting for 0.29%); (v) Basement 24.16 m² (accounting for 0.24%); (vi) Brick-concrete structure garage 406.89 m² (accounting for 3.99%); (vii) Brick-concrete structure storage 323.86 m² (accounting for 3.26%); and (viii) Brick-concrete structure greenhouse 189.83 m² (accounting for 1.91%). See Table II-5.

Table II-5 Urban Residential House Demolition

Community/village			Jinshanlu	Baiyangqiao	Jiefangnanlu	Sub-total
Total Household			22	68	1	91
Total population			86	238	4	328
House demolition area(m ²)	Main house	brick-concrete structure	64.48	2911.46	0	2975.94
		Brick-wood structure	178.86	0	182.98	361.84
		earth-wood structure	1254.83	964.18	0	2219.01
	Subsidiary house	brick-concrete structure	0	132.48	0	132.48
		Brick-wood structure	481.81	1056.9	127.16	1665.87
		earth-wood structure	602.94	519.99	0	1122.93
	Shed	Brick-wood structure	15.6	16.42	0	32.02
		earth-wood constructed	35.47	127.39	12.63	175.49
		wood structure	78.37	203.86	0	282.23
		simply constructed	0	29.08	0	29.08
	Garage	brick-concrete structure	0	406.89	0	406.89
	Storehouse	brick-concrete structure	0	0	323.86	323.86
	<u>Greenhouse</u>	brick-concrete structure	0	0	189.83	189.83
	Basement	brick-concrete structure	0	24.16	0	24.16
Total			2712.36	6392.81	836.46	9941.63

30. 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 77 totally affected households, the demolition area per household is 122.86 m². Each household owns averagely 5 rooms, the smallest house area is 38.95m² and the biggest is 836.46m² (16 rooms).

31. Among the 17 partially affected houses, five households' Subsidiary house have been demolished, demolition area is 1003.28m², the effect is not severe; and the other 11 households' garages have been demolished, with the average area of 36.99m² the loss extent is 11.70%. 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

32. Project affects one shop which is grocery. The demolition area is 439.01m² and 3 persons are involved. See Table II-6.

Table II-6 Project Impact and Economical Situation of the Affected Shops

CRC/ Village		property owner	type	Annual income (CNY 10000)	Annual profit (CNY 10000)	lease or not	Original housing area (m²)			demolished house Area (m²)			land area occupied by (mu)	demolition extent
							brick-concrete	Brick-wood	earth-wood	brick-concrete	Brick-wood	earth-wood		
Baiyangqiao Community	South Jiefang Road	Dai Yunxia	grocery	9	4.2	no	439.01	0	0	439.01	0	0	0	100%

2.4.3 Demolition of Enterprises

House demolition and state-owned land acquisition affect 2 enterprises and all are partial demolition. 16 persons are involved and demolition area is 597.07 m², including brick-wood structure 20.21 m² (accounting for 3.38%), earth-wood structure 576.86 m² (96.62%). The project impacts of the enterprises are shown in Table II-7

Table II-7 Project Impact of Affected Enterprises

Enterprise	Affected Company Profile				Demolition Impact					
	Employee No.	Female Employee	Feature	owner	Demolished house Area (m ²)				Demolition extent	Notes
					brick-concrete	Brick-wood	earth-wood	Simple		
Yangguang Community	6	2	Public institution	Yangguang Community		20.21			Partial	Subsidiary house, 6 people affected
Region Police	10	4	Administrative institutions	Region Police			576.89		Partial	Garage, 10 people affected
Total	16	6				20.21	576.89			16 people affected

2.4.4 Vulnerable Groups Affected by House Demolition

33. 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, 1 household with 3 persons can be considered vulnerable. Details are shown in Table II-8. 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.

Table II-8 Conditions of Affected Vulnerable Groups

No	Villages	Householder	House Demolition Area(m²)	Family population (person)		Income source	Reason	Impact
				HH Members	Labor			
1	Baiyangqiao CRC	Dilikatiabulikemu	98.62	3	1	Temporary wage and allowance	Old and living alone	HD
Total			98.62	3	1			

2.4.5 Gender Impacts

34. Vulnerable groups affected by the project , there is no female-headed households.

2.5 Directly Affected Population

35. Land acquisition and house demolition affect 361 people, including ethnic group 98 people, accounting for 27.15%. House demolition affected 94 households, 342 persons. 3 rural residential houses were demolished and affected 14 persons; 91 urban residential houses were demolished and affected 328 persons. 3 non-residential houses (shops and enterprises) demolition affected 19 persons. 1 shop was demolished and affected 3 persons; 2 enterprises demolition affected 16 persons. See Table II-9.

Table II-9 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	94	342	0	0	2	16	1	3	94	2	361

2.6 Ethnic Minorities

36. Among the 97HHs and 361 persons who affected by house demolition and land acquisition, 24 HHs with 98 persons (27.15% of total APs) are ethnic minorities. Most of them are Kazak, Uygur 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-10.

Table II-10 Ethnic Minority APs

village/CRC	Total APs and Ahs		Ethnic Minority		Kazak		Uygur		Hui		Ethnic Russian		Mongolia		Percentage
	Total AHs	Total APs	Ahs	APs	AHs	APs	Ahs	APs	AHs	APs	AHs	APs	AHs	APs	
Jinshan Road CRC	24	92	16	64	9	36	3	9	2	6	1	6	1	7	69.57%
Baiyangqiao CRC	69	246	8	34	5	18	1	3	1	5	0	0	1	8	13.82%
Jiefang South Road CRC	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Total	94	342	24	98	14	54	4	12	3	11	1	6	2	15	28.65%

2. 7 Affected Ground Attachments, Public Facilities and Infrastructure

37. APMO compensated or restore the Ground attachments, public facilities and infrastructure at replacement price. Details are shown in Table II-11.

Table II-11 Affected Ground Attachments, Public Facilities and Infrastructure

Item	Unit	Quality	Total
Fruit trees	Each	488	100
pumped wells	Set	65	335
Pit	Set	46	1200
Local food baking facility	Set	5	250
Brick walls	m ²	6.02	124
Earth wall	m ²	11.97	100
Stone slabs	m ²	5.66	251
vegetable cellar	m ²	283.54	350
Pool	m ³	10.12	300

III. SOCIO-ECONOMIC FEATURES

3.1 Social and Economic Status

38. 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

39. 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

Index	unit	Jinshan Road sub district office	Jiefang Road sub district office	Tuanjie Road sub district office	Lasite Township
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
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

Source: Municipal statistics, 2008.

3.3 Current Social and Economic Status of Affected villages and communities

40. 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

Source: Municipal statistics, 2008.

3.4 The Socioeconomic Survey

41. 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.

42. 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.

43. 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).

44. 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.

45. 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

46. 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

47. 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%

Row	Item	Male		Female		Total	
		#	%	#	%	#	%
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	Hui	14	4.96%	10	3.55%	24	8.51%
16	Other	15	5.32%	18	6.38%	33	11.70%
17	Sub-Total	146	51.77%	136	48.23%	282	100.00%
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%

Row	Item	Male		Female		Total	
		#	%	#	%	#	%
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

48. 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

49. 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

50. 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 others⁴ accounted for 3.55%.

⁴ The major occupations have been enumerated above and there are still some occupations which can not be classified.

3.5.2 Housing Conditions

51. Table III-5 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-5 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

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

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

3.5.3 Land Resource and Land Tenure

54. 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-6). One household owns cultivated land and other two households own vegetable plots.

Table III-6 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

55. 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-7.

56. 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. For income sources of surveyed households, see Table III-8.

Table III-7 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

57. 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.

58. Table III-9 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-8 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-9 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=education, 12= medical treatment, 13=transport, 14=tax, 15= other.

59. 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.

60. According to the survey, there is 1 household with 3 people is identified as vulnerable group, which is an ethnic family.

3.6 Gender Analysis

61. 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.

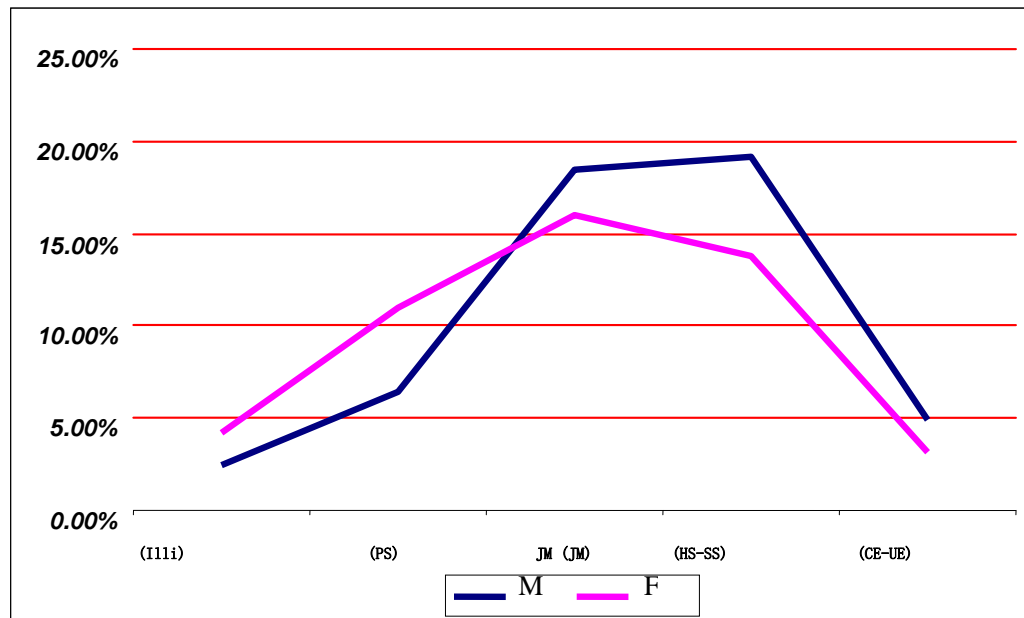
3.6.1 Gender Difference in Education

62. 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.

63. 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



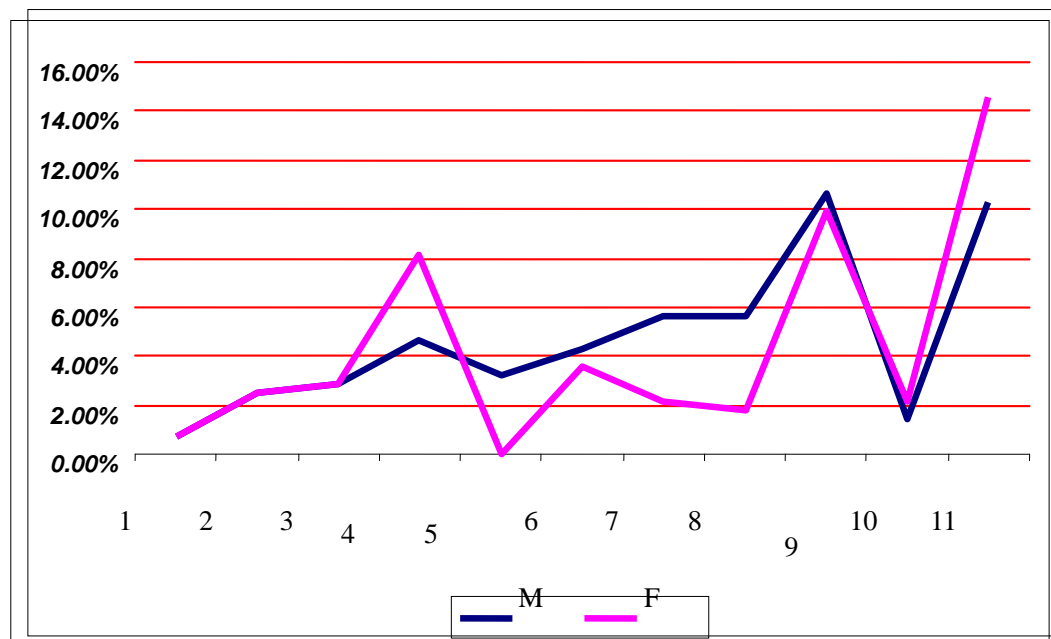
Note: Illi.=Illiterate, PS=Primary School, JM=Junior Middle School, HS=High School, SS=Secondary School, CE=College Education and UE=University Education. M=male and F=Female.

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

64. 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).

65. 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-10*), 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-10 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

66. 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.

67. 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.

68. 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

69. 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-11. 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-11 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

70. 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.

71. 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 are affected by the road improvement; and (iv) all institutions and companies directly involved in the project construction and operation, such as construction contractors.

72. 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.

73. 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

74. 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). From December 2008 to December

2012, Altay PMO, demolition and resettlement office, officers from communities and village, did DMS to finalize the dates of occupied land, and the losses of the affected people, signed the agreement with APs. 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.

75. Through the socioeconomic survey, 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 training the complicated agriculture skills which can make their left land high yield, such as vegetable greenhouse. The last on is how to protect the left land during the construction.

APs of house demolition were concerned about reasonable compensation.

76. It is important to decide compensation levels and discuss income restoration plans, and training plans on the basis of these meetings and surveys.

4.2.2 Public Participation and Consultation Plan

Notwithstanding the amount of public consultation already carried out, As the project preparation and implementation moves forward, according to the progress of the project, Altay Project Office, Street Office and village collectives, under each section, has conducted further public participation in phases.

77. 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.

From December 2008 to December 2012, Altay PMO, demolition and resettlement office, officers from communities and village, did DMS to finalize the data of occupied land, and the losses of the affected people, signed the agreement with APs Table IV-2 contains a schedule and activity of the consultation plan.

Table IV-2 Consultation Plan

Purpose of Event	Tasks	Timing	Implementation Agency	Partici-pants	Remark
Publish RP or information handbook	Provide the handbook	2008.9	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	2009.4	APMO	APs	land acquisition area, compensation standard and resettlement
Bulletin of land acquisition and resettlement	Village news board and villagers' conference	2009.6	APMO and the persons in charge of sub-districts and villages	APs	compensation and payment
DMS	Field	2009.4	APMO and the	APs	Final affirmation to impact

Purpose of Event	Tasks	Timing	Implementation Agency	Participants	Remark
	survey		persons in charge of sub-districts and villages		amount; asset list of land acquisition and loss of APs; preparation for compensation agreements
Affirm the income recovery plan and implementation	Villagers' conference	2010.6	APMO and the persons in charge 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	2009.6	APMO and the persons in charge of sub-districts and villages	APs	notice of compensation and payment date
Impact monitoring	Family visits	2009.4—2012.10	APMO and the persons in charge of sub-districts and villages	Random sample	RP implementation and living hood restoration

4.3 Appeals and Grievance Redress

78. 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.

79. 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.

80. 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. If the affected people believe that the implementation of LA does not match with the RP, or is not compliant with the requirements of ADB Involuntary Resettlement Policy. In accordance with ADB's accountability mechanism, they can direct complain to ADB⁵. In addition, affected people may resort to the law at any stage, and not necessarily through the above steps

⁵ Before using ADB accountability mechanism, APs should try the best to communicate with ADB sector departments and reflect the problems. If not satisfied with the results, accountability mechanisms can be used for complaints.
(<http://www.adb.org/Accountability-Mechanism/default.asp>)

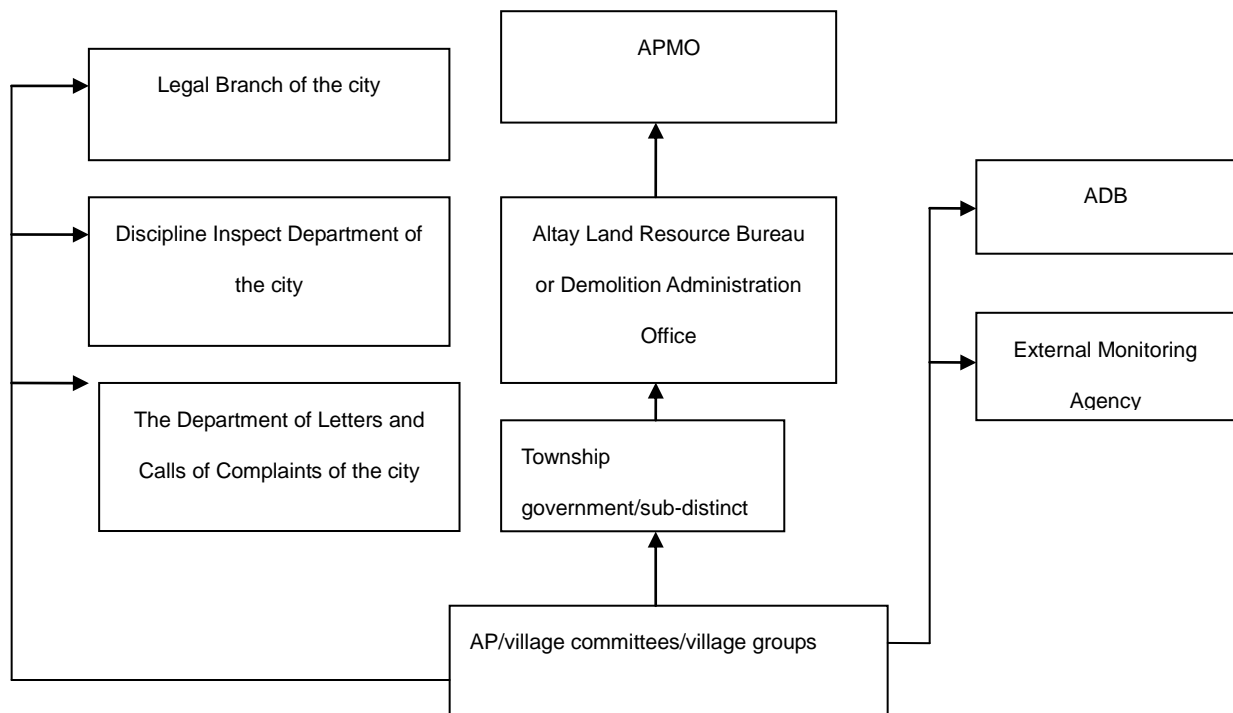


Figure IV-1 Diagram of Grievance Procedure for APs

V. LEGAL FRAMEWORK AND RESETTLEMENT POLICIES

5.1 Applicable Laws, Regulations & Policies for Resettlement

81. 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).
- **Regulation on the Expropriation of and Compensation for Houses on State-owned Land (People's Republic of China State Council Decree No. 590)** from January 21, 2011
- Notice on the issuance of **Regulation on the Expropriation of and**

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
- Notice on the implementation of the regional land acquisition unified annual output value standard (new GTZF [2011] Number 19)
- Notice on the issuance of " regional key construction project land acquisition and relocation compensation standards (National land resource administration, [2009] Number 131)
- Regulations of Xinjiang Uygur Autonomous Region on state-owned land on the housing levy and compensation valuation [2011]
- House Demolition and Compensation Scheme of Original Felting Factory Community affected by Construction of Hongdun Road in Altay City(issued in June 2010)
- House Expropriation and Compensation Scheme of ADB Loan Road Project in Altay City (issued on 14 April 2011).

5.2 The ADB Involuntary Resettlement Policies

82. 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.

83. 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

84. "Land Administration Law of the People's Republic of China is the main policy basis for the project land acquisition. Meanwhile, in order to further clarify the principle of compensation for land acquisition compensation and resettlement, compensation standards, land acquisition procedures and oversight mechanisms, in October 2004, the State Council promulgated the "Decision of the State Council on Deepening the Reform of strict land management (Government Notice [2004] No.28). Ancillary in November 2004, the Ministry of Land and Resources issued the "Guiding Opinions on Improving the system of land compensation and resettlement" (Land and resource ministration [2004] No. 238), as listed in Chapter 5.1, these policy documents of the project resettlement provides important guidelines.

85. Because the project involves the transition of the old and new demolition policies, based on "housing levy and Compensation Ordinance for houses on the State - owned land", houses has been legally issued demolition permits before January 21, 2011, will continue to be compensated by following the " *Urban Housing demolition Management Regulations* ". House demolition after 21 January 2011 will be performed in accordance with the new " *the housing levy and Compensation Ordinance for houses on state-owned land*".

86. 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 Ordinance on housing levy and Compensation on state-owned land*. The Xinjiang Uygur Autonomous Region and Altay City formulated related local policies.

87. 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 cannot 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	(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	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.

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
			of same price in same area (3) land requisition fees shall list into budget	compensation fees		
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 (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	(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.

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
		public and solicit comments and suggestions from the collective economic organizations, the land of which is requisitioned, and the peasants.				
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	(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	(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
			of land compensation, receive people's supervision.		of members of economic organization and peasants.	

5.4 Gaps between ADB and China Policies

88. 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.

89. 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	

No	ADB IR Policy	Comparison	Remark
		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
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

90. 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 Table V-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 cannot 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

91. The cut-off date for compensation of this project (May 13th, 2010) shall be the date when the local government issued 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 State-Owned Land

92. 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.

93.

Table V-4Altay Benchmark Land-Price Standard

Unit: 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

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

Table V-5 Benchmark Land-Price of Roads in the Project

No.	Road	Benchmark Land-price grade	Type
1	South Jiefang Road	III	residential land
2	Beier Road	III	residential land
3	Hongdun Road	III	residential land
4	Tuanjie Road	III	residential land

5	Donghou Street	III	residential land
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5.6.2 Compensation Standards for House Demolition

95. Because the project involves the transition of the old and new demolition policies, based on "housing levy and Compensation Ordinance for houses on the State - owned land", houses that have been legally issued demolition permits before January 21, 2011, will continue to be compensated by following the "*Urban Housing demolition Management Regulations*". House demolition after 21 January 2011 will be performed in accordance with the new "*the housing levy and Compensation Ordinance for houses on state-owned land*".

(I) House Demolition Compensation Standards for AHs who got the legal demolition permission before January 21, 2011

96. In the project, 59 AHs got the legal demolition permission before January 21, 2011. The compensation for those AHs would be in accordance with the "*Urban Housing demolition Management Regulations*" – the compensation price for the demolished house refer to the replacement house price of Altay in 2009; the final compensation would be determined after the site assessment by the Real Estate company; the compensation of demolished house for urban AHs or rural AHs is the same. The only difference between urban and rural compensation was that urban house demolition compensation includes the compensation for state-owned land, but rural house demolition compensation includes the compensation for home-stead. The details of compensation standards shown in Table V-7.

Table V-6 House demolition compensation standard

type	Item	unit	standard	Remark
	House compensation			
Main house	brick-concrete structure	Yuan/m ²	770	
	Brick-wood structure	Yuan/m ²	644	
	earth-wood structure	Yuan/m ²	560	
Subsidiary house	brick-concrete structure	Yuan/m ²	476	
	Brick-wood structure	Yuan/m ²	132	
	earth-wood structure	Yuan/m ²	110	
Storehouse	brick-concrete structure	Yuan/m ²	525	

type	Item	unit	standard	Remark
	House compensation			
Greenhouse	brick-concrete structure	Yuan/m ²	336	
Basement	brick-concrete structure	Yuan/m ²	374	
Shed	Brick-wood structure	Yuan/m ²	75	
	earth-wood constructed	Yuan/m ²	40	
	wood structure	Yuan/m ²	72	
	simple constructed	Yuan/m ²	24	
Land compensation				
State-owned land compensation standard		Yuan/m ²	Grade I: 556 Grade II: 237 Grade III: 130	Residential households with land use rights certificates could get compensation, if not they could not be compensated.
The rural houses homestead compensation standards		Yuan/m ²	27	
Other subsidies				
Transition subsidy		Yuan/HH/Mon	800	Transition period from the date of leaving until the date of moving back to relocation, transition period is calculated for 18 months, will be paid according to

type	Item	unit	standard	Remark
	House compensation			
				the actual expenses
	Relocation allowance	Yuan/HH/Mon	650	
	Limited TV shift -up fee	Yuan/HH/Mon	100	
	Telephone broadband shift -up fee	Yuan/HH/Mon	100	

Note: For the component which has legally acquired demolition permits before January 21, 2011, for those will continue to perform in accordance with the "Urban Housing Demolition Management Regulations",

(II) House Demolition Compensation Standards for AHs who got the legally demolition permission after January 21, 2011

97. In the project, AHs who got the legally demolition permission after January 21, 2011, the compensation for those would perform in accordance with the new regulation that "the housing levy and Compensation Ordinance for houses on state-owned land" the compensation for demolished House would refer to the market price, consulting with the AHs based on the price fluctuations, and the final compensation would be determined after the site assessment by the Real Estate company. House demolition compensation did not only include compensation for house structure, but also include compensation for land and subsidiaries. The details of compensation standards shown in Table V-8.

Table V-4 Urban House Compensation Standard for Residential Structures

type	item	unit	standard	remark
	House compensation			
Main house	brick-concrete structure	Yuan/m ²	2600	
	Brick-wood structure	Yuan/m ²	2498	

	earth-wood structure	Yuan/m ²	2498	
Subsidiary house	brick-concrete structure	Yuan/m ²	598	
	Brick-wood structure	Yuan/m ²	195	
	earth-wood structure	Yuan/m ²	132	
Shed	Brick-wood structure	Yuan/m ²	75	
	earth-wood constructed	Yuan/m ²	40	
	wood structure	Yuan/m ²	72	
	simply constructed	Yuan/m ²	24	
Land compensation				
State-owned land compensation standard		Yuan/m ²	Grade I: 237 Grade II: 200 Grade III: 130	Residential households have land use rights certificates could get compensation, if not they could not be compensated
The rural houses homestead compensation standards		Yuan/m ²	27	
Other subsidies				
Interim subsidy		Yuan/HH/Mon	800	Transition period from the date of leaving until the date of moving back to relocation, transition period is calculated for 18 months, but will be paid according to the actual cost of implementation
Relocation allowance		Yuan/HH/Mon	650	
Limited TV shift -up fee		Yuan/HH/Mon	100	
Telephone broadband shift -up fee		Yuan/HH/Mon	100	
Air conditioning disassembly subsidy		Yuan/HH/Mon	200	
Relocation allowance of solar water heater		Yuan/HH/Mon	200	

(iii) Compensation Standards for Shops and Residential Shops

98. In this project, one shop had been demolished after January 21, 2011, the

compensation for it would perform in accordance with the new regulation that” *the housing levy and Compensation Ordinance for houses on state-owned land* “the compensation for demolished House would refer to the market price of similar house type, then consulting with the AHs based on the price fluctuations, and the final compensation would be determined after the site assessment by the Real Estate company. According to the policy regulations, and considering the grade assessment of the place, the assessed shop compensation standards of this project shown in Table V-8.

Table V-8 Compensation Standard of Demolished Shops

type	Item	unit	standard	Remark
	House compensation			
Store Structure	brick-concrete structure	Yuan/m²	4588	
Land compensation				
State-owned land compensation standard		Yuan/m²	284	Grade I: 497Yuan/m²
				Grade II: 383Yuan/m²
				Grade III: 131Yuan/m²
				Shop property owners have land use rights certificates could get compensation, if not they could not be compensated
Other subsidies				
Interim subsidy		Yuan/HH/Mon	800	Transition period from the date of leaving until the date of moving back to relocation, transition period is calculated for 18

			months , will be paid according to the actual expenses
Relocation allowance	Yuan/HH/Mon	650	
Limited TV shift -up fee	Yuan/HH/Mon	100	
Telephone broadband shift -up fee	Yuan/HH/Mon	100	
Air conditioning disassembly subsidy	Yuan/HH/Mon	200	
Relocation allowance of solar water heater	Yuan/HH/Mon	200	

99. Commercial shops resettlement is considering the original shop sites, traffic conditions, monthly turnover, shop area and structure, and according to the owners' wishes for the relocation place, two compensation options were provided for AHs that cash compensation or property exchange.

100. According resettlement willingness: affected household of the store chooses cash compensation, she had run the business over 10 years, so she had been tired of this career; in addition the shop is not benefit a lot so profitable. So shop affected people choose cash compensation to do investment in other sectors

101.

(iv) Compensation standards for enterprises

102. Two enterprises are partly demolished in the project, the demolition just related to the subsidiary houses and storehouses, which are idle houses, so the demolition has no impact; the two institutions got the demolition permission before January 21, 2011, the compensation would perform in accordance with the " *Urban Housing demolition Management Regulations* ", The compensation standards for demolished enterprises are shown in TableV-9. The operation loss caused by project will be compensated based on consultation and negotiation.

Table V-9 Compensation Standard of Demolished Enterprises

Type	item	unit	standard	remark
	House compensation			
Main house	brick-concrete structure	Yuan/m ²	770	
	Brick-wood structure	Yuan/m ²	644	
	earth-wood structure	Yuan/m ²	560	

Type	item	unit	standard	remark	
	simply constructed	Yuan/m²	300		
Garage	brick-concrete structure	Yuan/m²	519		
Subsidiary house	Brick-wood structure	Yuan/m²	234		
Land compensation					
State-owned land compensation standard			Yuan/m²	Grade I: 150	Residential households have land use rights certificates could get compensation, if not they could not be compensated
				Grade II: 90	
				Grade III: 45	
Other subsidies					
Interim subsidy			Yuan/HH /Mon	800	Transition period from the date of leaving until the date of moving back to relocation, transition period is calculated for 18 months , will be paid according to the actual expenses
Relocation allowance			Yuan/HH /Mon	650	

5.6.3 Compensation Standards for Public Facilities and Ground Attachment

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

Table V-10 Compensation Standard for Attachments and Special Facilities

Item	Unit	Quality	Price for each
Fruit trees	each	488	100
Pressure Wells	set	65	335
Pit	set	46	1200
Local food baking facility	set	5	250
Brick walls	m ²	6.02	124
Earth wall	m ²	11.97	100
Stone slabs	m ²	5.66	251
vegetable cellar	m ²	283.54	350
pool	m ³	10.12	300

5.6.4 Other Costs and Taxes

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

Table V-11 Other Compensation Standard

No.	Item	Standard	remark
1	land compensation fees for new construction land	20 CNY/m ²	
2	management fees of land acquisition	Calculated at 4% of land acquisition and resettlement compensation fees	
3	survey and design fees	Calculated at 3% of land acquisition and resettlement compensation fees	
4	implementation management fees	Calculated at 3% of land acquisition and resettlement compensation fees	
5	technical training fees	Calculated at 1% of land acquisition and resettlement compensation fees	
6	fees for external resettlement monitoring and evaluation	Calculated at 1.5% of land acquisition and resettlement compensation fees	
7	Contingency	Calculated at 10% of land acquisition and	

No.	Item	Standard	remark
		resettlement compensation fees	

5.6.5 Vulnerable and Ethnic Minority Groups

105. 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 at least CNY10, 000 for the vulnerable group to help them in paroxysmal illness like cancer which they have not known before and will cost them more money than other illness. The rate is determined according to the average paroxysmal illness care cost statistical data by health department.
- 4) The vulnerable groups affected by house demolition will be given 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.

5.6 Entitlement Matrix

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

Table V-12 Entitlement Matrix

Type of Impact	Extent of Impact	Entitled Persons	Entitlement	Compensation policies and rates
House demolition permit has been legally obtained before January 21, 2011	Affect 59 households, 53HH were completely demolished and 6HH were partially demolished with a total area 6708.77 m ² .	householders	Resettlement Mode: (1) Cash Compensation; (2) Property exchange; (3) cash and resettlement house; (4) Commercial house	Main house (concrete and brick structure: 770 CNY/m ² ; Brick and wood structure: 644 CNY/m ² ; wood and earth structure: 560 CNY/m ²), Subsidiary house (Brick-wood structure 476 Yuan/ m ² ; Brick-wood structure 132 Yuan/ m ² ; earth-wood structure 110 Yuan/ m ²); Storehouse (Brick-wood structure 525 Yuan/ m ²); Greenhouse (Brick-wood structure 336 Yuan/ m ²); Basement 374 Yuan/ m ² ; Shed (Brick-wood structure 75 Yuan/ m ² ; earth-wood structure 40 Yuan/ m ² ; wood structure 72 Yuan/ m ² ; simple constructed 24 Yuan/ m ²) . Relocation allowance: 650 Yuan/Household; Interim subsidy: 800 Yuan/Household/month, TV shift -up fee: 100 Yuan/Household; Telephone broadband shift -up fee : 100 Yuan/Household.

House demolition permit has been legally obtained after January 21, 2011	Affect 35 households, 24HH were completely demolished, with 3029.12 m ² and 11HH were partially demolished. Garage demolished with 406.89 m ²	Households	<p>Resettlement Mode:</p> <p>(1) Cash Compensation;</p> <p>(2) Property exchange;</p> <p>(3) cash and resettlement house;</p>	<p>Main house (brick-concrete structure 2600 Yuan/m² -wood structure 2498 Yuan/m²); Subsidiary house (brick-concrete structure 598 Yuan/m²; Brick-wood structure 195 Yuan/m²; earth-wood structure 132 Yuan/m²; Garage (brick-concrete structure 2962 Yuan/m²); Shed (Brick-wood structure 75 Yuan/m²; earth-wood structure 40 Yuan/m²; wood structure 72 Yuan/m²; simple constructed 24yuan/m²).</p> <p>Relocation allowance: 650 Yuan/Household;</p> <p>Interim subsidy: 800 Yuan/Household/ month.</p> <p>TV shift -up fee: 100 Yuan/Household;</p> <p>Telephone broadband shift -up fee : 100 Yuan/Household</p> <p>Air conditioning disassembly subsidy : 200 Yuan/Household.</p> <p>Relocation allowance of solar water heater: 200 Yuan/Household.</p>
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shops demolition	1 shop was demolished with 439.01 m ² . 3 people were affected	Proprietor and employees	Resettlement mode: (i) Get the house compensation after the assessment according market price; (ii) Choose a compensation mode willingly between cash compensation and exchange resettlement house; (iii). Get the relocation allowance, Interim subsidy, etc	Brick-wood structure: 4588 Yuan/m ² ; Relocation allowance: 650 Yuan/Household; Interim subsidy: 800 Yuan/Household/month. TV shift -up fee: 100 Yuan/Household; Telephone broadband shift -up fee : 100 Yuan/Household Air conditioning disassembly subsidy : 200 Yuan/Household. Relocation allowance of solar water heater: 200 Yuan/Household.
Enterprises and institution	2 enterprises 597.07 m ² was demolished,, 16 people were affected	proprietor	Resettlement mode: (i) Cash compensation; (ii)The operation loss caused by project will be compensated through consultation.	Brick-wood structure: 770 Yuan/m ² ; Brick-wood structure: 644 Yuan/m ² ; earth-wood structure: 560 Yuan/m ² ; simple constructed: 300 Yuan/m ² ; earth-wood structure (Garage): 519 Yuan/m ² relocation allowance: 650 Yuan/Household; Transition subsidy: 800 Yuan/Household/month, The state-owned land compensation section, different sections have different reference to the local benchmark land compensation standards。

Vulnerable groups	1 household,3 persons with house demolition area of 98.62 m 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	24 households with 98 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.

Affected Ground Attachments, Public Facilities and Infrastructure	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.				
				Item	Unit	Quality	Total
				Fruit trees	Each	488	100
				well killing	Set	65	335
				Pit	Set	46	1200
				Local food baking facility	Set	5	250
				Brick walls	m ²	6.02	124
				Earth wall	m ²	11.97	100
				Stone slabs	m ²	5.66	251
				vegetable cellar	m ²	283.54	350
				pool	m ³	10.12	300

VI. Resettlement Measures

6.1 Resettlement Targets

106. According to the actual living standard of resettlement in 2009 and the 12th Five Year Plan for National Economic and Social Development and the long-term plan through the year 2020, 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

107. 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 House Reconstruction Plan

108. Project totally affects 94 households and 342 persons. The total demolition area is 10203.22m² (including 11 residential garages 406.89m²). Among house demolition the main house respectively are brick-concrete structure 2975.94m² (accounting for 29.17%), Brick-wood structure 361.84 m² (3.55%), earth-wood structure 2480.60m² (accounting for 24.31%); for Subsidiary houses, brick-concrete structure 132.48m² (accounting for 1.30%), Brick-wood structure 1665.87 m² (accounting for 16.33%), earth-wood structure 1122.93m² (accounting for 11.01%); [shed](#): Brick-wood structure 32.02m²(accounting for 0.31%), earth-wood structure 175.49m²(accounting for 1.72%), wood structure 282.23m²(accounting for 2.77%), Simple structure 29.08m²(accounting for 0.29%); brick-concrete structure garage 406.89 m² (accounting for 3.99%); brick-concrete structure storage 323.86 m² (accounting for 3.17%); brick-concrete structure greenhouse 189.83m²(accounting for 1.86%); Basement 24.16m²(accounting for 0.24%). Among the total, there are 91 urban households and 328 persons and 9937.04 m² urban houses have been demolished. 266.18m² rural residential houses have been demolished, which affected 3 households with 14 persons. Among the 94 affected households, 17 households are partially demolition, main on the garage and attached houses. Has little impact on households

109. Among the 94 affected households, with 342 people, 17 households are partially affected by the demolition of their garages in Baiyangqiao sub-district (12 households) and Jinshanlu Community (5 households). The other 77 AHs will be demolished totally, which account for 81.91% of the total households. House demolition in Jinshanlu Community affected 24 households, with 92 people, account for 25.53% of the total households; House demolition in Jiefangnanlu Community affected 1 household, and with 4 people, account for 1.06% of the total households; House demolition in Baiyangqiao Community affected 69 households, with 246 people, account for 73.40% of the total households.

Table VI-1 Relocation Needs

Category	Main house completely demolished HHs	subsidiary housing demolished HHs	Need to be resettled
Residential Structure(Urban)			
Owner	74	17	74
Leaseholder			
Subtotal	74	17	74
Residential Structure(Rural)			
Owner	3		3
Leaseholder			
Subtotal	3		3
Store			
Owner	1		0
Leaseholder			
Subtotal	1		0
Enterprise			
Owner		2	0
Leaseholder			
Subtotal		2	0
Total	77	19	77

Table VI-2 Compensation option

Category	Cash Compensation	Property exchange for resettlement house	Purchase Commercial House
Residential Structure (Urban)			
Main house completely demolished HHs	2	72	

subsidiary housing demolished HHs	17		
Other			
Subtotal	19	72	
Residential Structure (Rural)			
Main house completely demolished HHs		3	
subsidiary housing demolished HHs			
Other			
Subtotal		3	
Store			
Main house completely demolished HHs	1		
subsidiary housing demolished HHs			
Other			
Subtotal	1		
Enterprises			
Main house completely demolished HHs			
subsidiary housing demolished HHs	2		
Other			
Subtotal	2		
Total	22	75	

6.4 Resettlement options

110. Because the project involves the transition of the old and new demolition policies, based on "housing levy and Compensation Ordinance for houses on the State - owned land",

houses has been legally issued demolition permits before January 21, 2011, will continue to be compensated by following the " *Urban Housing Demolition Management Regulations* ". House demolition after 21 January 2011 will be performed in accordance with the new " *the housing levy and Compensation Ordinance for houses on state-owned land* ". Details of resettlement options are below:

1: Resettlement option for the AHs whose house demolition permission legally obtained before January 21, 2011

In accordance with the relevant regulations that *Urban and Rural Housing Demolition Management Regulations* and *the implementation of the Xinjiang Uygur Autonomous Region < Urban Housing Demolition Management Regulations > Rules*, and autonomous regions shantytowns transformation policies, combined with the actual situation within the scope of the demolition, the following resettlement options were prepared:

House demolished affected households can take the following replacement modes: cash compensation, property exchange, or purchase of replacement house after cash compensation. After receiving house compensation, the AHs may choose a resettlement mode based on affordability and individual needs, such as cash compensation, property exchange, purchase of replacement house after cash compensation, or purchasing commercial housing.

Property Exchange The demolished house would be evaluated by the real estate appraisal agencies according to house specific location, building structure, building area, grade, decoration and other factors; before assessing the value of demolished house, the real estate assessment agencies should listen to the AHs' views first. According to *the Urban and Rural Housing Demolition Management Regulations* and shanty towns transformation policy, combined with the actual household residential area. If AHs agree on property exchange, they will receive replacement house area as 1: 1 and 10 m² will be added on the basis of the existing area. If the replacement property area is smaller than the expropriated housing construction area, the extra part would be purchased by government for resettlement housing cost price (the average price of 1300 Yuan / m²). When the replacement house area is larger than the original property area, but the larger part is less than 10 m², the larger part will be paid by AHs according to the average price 1300 Yuan / m² (if the resettlement houses' actual price is higher than the resettlement price 1300 Yuan / m², the higher part would be paid by the municipal government, APs needn't pay for that). For the replacement house area is larger than the original property area, and larger than 10 m² the larger part will be paid by AHs according to different floor price. The other facilities

would be paid after the related company's assessment. Resettlement buildings are multi-storey, so who comes early, who can choose the floor during the implementation. Different floor price is based on 100% of cost price (1300 / m²), the first floor 99% (1287 / m²), the second floor 110 % (1430 / m²), third floor 120 % (1560 / m²), the fourth floor 110 % (1430 / m²), the fifth floor 95 % (1235 / m²), the sixth floor 70 % (910 / m²).

According to APs willing, among the 59 households who have legally obtained the house demolition permission before January 21, 2011, 53 households would like the property exchange. Demolished houses mainly were brick-wood structure, the residential houses were old and were not repaired for a long time; besides, there was no centralized heating, water supply, drainage system, environment around was not good, and poor road conditions, brought residents a lot of inconvenience.

Example:

If AHs chose property exchange, they will get replacement house area as 1:1 and increase 10 m² on the basis of the existing area, combined with the actual household residential area, the facilities would be paid after the real estate appraisal agencies evaluated. For example, there is one household with 3 persons. Their demolished earth-wood structure house is 80 m², AHs chose property exchange, they will be replacement as 1:1 and increase 10 m² on the basis of the existing area, so they can get a 90m² resettlement house, and other related compensation, such as subsidiaries and transition fee. Resettlement communities have centralized heating, water supply, drainage system, environment and house structures are better than the old houses.

Cash Compensation: The cash compensation would be given after demolished house evaluated by the real estate appraisal agencies according to house specific location, building structure, building area, road grade, decoration and other factors. If Ahs don't want to property exchange, they can request cash compensation. To meet their individual needs, Altay city government had bought commercial houses for AHs' choices; in addition, the cash compensation can also be used for other investments, or buy houses in other city. Project no longer interfere with these AHs.

According to APs willing, among the 59 households legally obtained the house demolition permission before January 21, 2011, 6 households prefer the cash compensation. These affected houses are mainly the subsidiary small rooms or shed, so they choose cash compensation for other investments

2: Resettlement option for the AHs whose house demolition permission legally obtained after January 21, 2011 when the *Ordinance on housing levy and Compensation on state-owned land* established

Accordance with the relevant provisions of the *state-owned land on the housing levy and Compensation Ordinance, the 12th Five-Year Plan of Altay City, Altay City overall urban planning* and *state-owned land on the Altay City residential housing levy incentive and subsidy standards* and the actual situation within the scope of the demolition, the following resettlement options were prepared:

House demolished affected households can take following placement mode: cash compensation, property exchange, purchase of replacement house after cash compensation. After receiving house compensation, the AHs may choose a resettlement mode based on affordability and individualized needs, such as cash compensation, property exchange, purchase of replacement house after cash compensation, purchasing commercial housing. AHs may choose the proper resettlement mode based on individualized needs and economic situation.

Property Exchange The demolished house would be evaluated by the real estate appraisal agencies of according to house specific location, building structure , building area , grade, decoration and other factors; Before assessing the value of demolished house, the real estate assessment agencies should listen to the AHs' views first. If AHs agree property exchange, they will receive replacement house area as 1:1. The land attachments (including basement) and re-decoration would be given as cash compensation after assessment.

If the demolished house area is less than 50 m², the AH will be given a 50 m² resettlement house, and the AH does not need pay for the extra area; if the exchange resettlement house is larger than the demolished house, the extra area would be paid by AHs according to commercial housing prices of the same year with 20 % account.

The average price of commercial house is 2600 Yuan/m² (Specific floor price and the average price ratio are following: the first floor 95% (2470 Yuan/m²), the second floor 110% (2860 Yuan/m²), third floor 120% (3120 Yuan/m²), the fourth floor 110% (2860 Yuan/m²), the fifth floor 95% (2470 Yuan/m²) the sixth floor 70% (1820 Yuan/m²); 20% discount of average price the first floor 1976 Yuan/m²、the second floor 2288 Yuan/m²、third floor 2496 Yuan/m²、the fourth floor 2288 Yuan/m²、the fifth floor 1976 Yuan/m²、the sixth floor 1456 Yuan/m².

If the demolished house is larger than 90m² (inclusive 90m²), the AH will receive

replacement house area as 1:1. The land attachments (including basement) and re-decoration would be given cash compensation after assessment; AHs could get two sets of resettlement house at most, each set house area must be smaller than 90 square meters, the larger area of the resettlement house would be paid by AHs according to commercial housing prices.

The average price of commercial house is 2600 Yuan/m² (Specific floor price and the average price ratio are following: the first floor 95% (2470 Yuan/m²), the second floor 110% (2860 Yuan/m²), third floor 120% (3120 Yuan/m²), the fourth floor 110% (2860 Yuan/m²), the fifth floor 95% (2470 Yuan/m²), the sixth floor 70% (1820 Yuan/m²).

Resettlement houses are multi-storey buildings; the determination of floors to the property owner is by ballots approach. The older who is over 60 years old or disabled persons who cannot move easily can choose the 1st and 2nd floor. The one who choose the top store would be given appropriate subsidies, and the basement would be delivered by ballot.

AHs choose to transition themselves, the government would deliver temporary resettlement transition costs 800 Yuan / household / month , compensation period is from the date AH move out to the date move back (six months paid once) ; relocation allowance : 650 Yuan / household ; TV, Telephone costs 100 Yuan / household.

According to APs willing, among the 35 households who have legally obtained the house demolition permit after January 21, 2011, 22 households would like the property exchange. Demolished houses mainly were brick-wood structure, the residential houses were old and didn't repair for a long time, besides, there was no centralized heating, water supply, drainage system, environment around was not good, and poor road conditions, brought residents a lot of inconvenience.

Example:

If AHs chose property exchange, and the demolished house property register area is between 50 m² to 90 m², they can get a resettlement house as 1:1. For the attached facilities including land basement and fitment would be paid after the real estate appraisal agencies evaluated. For example, there is one household with 3 persons. Their demolished registered house area is 70 m², besides; he has another 30m² attached houses which is not legally registered. In accordance with the principles of 1:1 for the resisted property exchange, then the AH can get 70 m² resettlement apartment, and the compensation for the subsidiary house, land, basement and re-decoration fee. If he wants a 80 m² house in the first floor, according the commercial house floor price with 20% discount in the same year (first floor is 1976 Yuan/m²).

Cash Compensation: The cash compensation would be given after demolished house evaluated by the real estate appraisal agencies according to house specific location, building structure, building area, road grade, decoration and other factors. If Ahs don't want to property exchange, they can request cash compensation. To meet their individual needs, they can buy commercial houses in Altay; in addition, the cash compensation can also be used for other investments, or buy houses in other city. Thereafter, the Project is no longer responsible for providing housing to these AHs.

According to APs willing, among the 35 households who have legally obtained the house demolition permit after January 21, 2011, 13 households would like the cash compensation. Among the 35 households, 2 demolished houses are main houses, but because they two have other properties in Altay City, they choose cash compensation. The other 11 affected houses are just garages; the average area is 36.99m², so they choose cash compensation for other investments.

6.4.1 Price of relocation houses and assistance for vulnerable groups

If the demolished house area is less than 50 m², AH will be given a 50 m² resettlement house, and the AH does not need pay for the extra area. When Resettlement housing construction area for the property exchange is more than the expropriated house construction area, AH would pay for the larger area as the same year commercial house prices with 20 % account.

There is only one demolished household belonging to vulnerable groups-Dilikati •Abulikemu. After consultation, he chose property exchange. The main room is brick-concrete structure 58.44m², brick-wood attached house 33.60m², shed 6.58m². He will get the resettlement house as 1:1 and increase 10 m² on the basis of the existing area. He can get a 68.44m² resettlement house. It's 10 m² larger than the old main house. Besides, he can get the cash compensation for attached house and other subsidies and re-decorate fee after the assessments. The resettlement community has far better environment than before. Affected vulnerable groups resettlement willingness is shown in Table 6-3.

Table VI-3 Affected vulnerable groups resettlement willingness

NO.	Community	Household	Demolished house area (m ²)	Resettlement	Willingness

1	Baiyangqiao	Dilikati-Abulikemu	98.62	Property exchange	Property exchange
Total			98.62		

6.4.2 Application Procedure

111. After signing 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 complemented according to resettlement house price when house is constructed or made vacant and all real estate procedures have been followed.

6.5 Shop Restoration Plan

112. There is 1 shop with 3 persons are affected by the construction of Jiefangnan Road. The demolition area is 439.01m². Compensation options for demolition store include: cash compensation, property exchange, purchase of replacement house after cash compensation. After receiving the demolished house cash compensation, the AHs may choose a proper resettlement mode based on individualized needs and economic situation, such as cash compensation, property exchange, purchase of replacement house after cash compensation, purchasing commercial house. AHs may choose a resettlement mode based on individualized needs and economic situation.

113. The demolished store will be evaluated by the real estate appraisal agencies of according to store specific location, building structure, building area, road grade, decoration and other factors. Before assessing the value of demolished house compared with real estate market price, the real estate assessment agencies should listen to the AHs' views first. If AHs agree property exchange, they will be replaced the house area as 1:1; if property exchange area is larger, the excess area will charge as market evaluation price; For other facilities, the owner will be given cash compensation after the estate agency's assessment. The relocation of the store: according the principle that who comes early, who can choose the floor during the implementation period. Stores for property exchange are in *Jinyuanmingmen* Resettlement Community.

114. According resettlement willingness: affected household of the store chooses cash compensation. She had run the business over 10 years, so she had been tired of this

career; in addition the shop is not so profitable. So shop affected people choose cash compensation to do investment in other sectors see Table VI-4)

115. Before starting of the project, the owner of the shop had been notified in advance, to prepare to move. And PMO will pay the business running losses and transition fee according actual the turnover income tax and consultations with the AH.

Table VI-4 Shop Resettlement Willingness

NO.	property owner	type	Annual income(CNY 10000)	Annual profit(CNY 10000)	Willingness	Extent
1	Dai Yunxia	grocery	9	4.2	Cash compensation for other investment	completely demolish

6.6 Public Institution Restoration Plan

116. Building demolition and state-owned land acquisition affect 2 public institutions and both are partial demolition. 16 persons are involved and demolition area is 597.07 m², including brick-wood structure 20.21 m² (accounting for 3.38%), earth-wood structure 576.86 m² (96.62%). According to the willingness investigation, the 2 institutions are partial demolition, only the garages and idle houses, so they choose cash compensation, because the demolition has no impact on their business running. Details are in the Table VI-5.

Table VI-5 Public Institution Resettlement Plan

NO.	Enterprise	单位性质	Annual income(CNY 10000)	Annual profit(CNY 10000)	Willing	Extent completely	Notes
1	Yangguang Community	Public institution	0	0	Cash	Partial demolition	Subsidiary housing
2	Region Police station	Administrative institutions	0	0	Cash	Partial demolition	Garage

6.7 Training and Employment for APs

117. 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 only provides 6 months' salary for these temporary workers but from 2008 their whole year salary will be in the financial budget, for which municipal government has allocated an additional CNY 0.4 million for paying these cleaners.

118. 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.

119. In the course of project implementation, the project office will provide CNY 151,800 (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 Labor 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

120. 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. Therefore, there is an old saying, "Husbands are the cashier but wives are the accountants". 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.

121. In the course of project implementation, the project office will ensure (at least 35% of skilled workers) jobs 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 no less than 400 person-days for women (50%).

6.9 Impacts on Ethnic Minorities

122. Among the affected persons, affected ethnic minority group amount to 24 households with 98 persons. The majorities are Kazak, 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.

123. 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

124. 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

125. All the expenses arising from land acquisition and resettlement will be covered by the total budget of the project. The Resettlement Costs are from the domestic capital, the resettlement cost is CNY17.5810 million in total.

126. **Permanent land acquisition of collective land:** The compensation fee for permanent collective land occupation includes a land occupation fee, homestead compensation fee. The total costs of permanent land occupation are estimated to be CNY 0.0439million 0.25% of total costs).

127. **Permanent land acquisition of state-owned land:** The compensation fee for permanent state-owned land occupation is CNY1.3402million (7.62%) including paid for the state-owned land and compensation fee for state-owned residential land.

128. **House demolition:** The compensation fee for house demolition is CNY10.6831 million (accounting for 60.77% of the total costs), including house structure compensation, removal subsidy, temporary transition fee.

129. **Store demolition:** The compensation fee for store demolition is CNY2.0298 million, (account for 11.55 %), including house structure compensation, removal subsidy, temporary transition fee.

130. **Public institution demolition:** The compensation fee for house demolition is CNY 0.3342 million, (account for 1.90 %), including house structure compensation, removal subsidy, temporary transition fee.

131. **Attachments and infrastructure:** The compensation fee for house demolition is CNY 0.2833 million, (account for 1.61 %), including house structure compensation, removal subsidy, temporary transition fee.

132. **Other costs:** 2.7222 million (account for 15.48 %) including survey and design fees, the implementation of management fees, technical training fees, contingencies.

133. **Land acquisition management fees:** 251,000 Yuan, accounting for 0.82% of the total cost.

Table VII-1 Resettlement Cost Estimates

No	Item	Unit	Standard	Quality	Cost (10,000 Yuan)	Ratio
			(Yuan/ unit)			
1	land acquisition of collective land	Mu			4.39	0.25%
	homestead compensation	m ²	27	1626.67	4.39	
2	state-own land				134.02	7.62%
	State-owned land use fees	m ²	10to20	13486.6 7	26.97	
Commerci al land	Grade I	m ²	497			
	Grade II	m ²	383			
	Grade III	m ²	131			
Residenti al land	Grade I	m ²	556			
	Grade II	m ²	237			
	Grade III	m ²	134	7989.12	107.05	
industrial land	Grade I	m ²	150			
	Grade II	m ²	90			
	Grade III	m ²	45			
3	Residential house demolition				1068.31	60.77%
3.1	house demolition permit has been legally obtained before January 21, 2011				409.75	23.31%
	House compensation					
Main house	brick-concrete structure	m ²	770	2725.34	209.85	
3	Brick-wood structure	m ²	644	182.98	11.78	

No	Item	Unit	Standard	Quality	Cost	Ratio
3.1	earth-wood structure	m ²	560	920.54	51.55	
Subsidiary house	brick-concrete structure	m ²	476	132.48	6.31	
Main house Store house	Brick-wood structure	m ²	132	1218.54	16.08	
	earth-wood structure	m ²	110	630.53	6.94	
	brick-concrete structure	m ²	525	323.86	17	
Green-house Basement Shed	brick-concrete structure	m ²	336	189.83	6.38	
	brick-concrete structure	m ²	374	24.16	0.9	
	Brick-wood structure	m ²	75	32.02	0.24	
Store house	earth-wood constructed	m ²	40	105.34	0.42	
Green-house	wood structure	m ²	72	194.07	1.4	
Basement	simply constructed	m ²	24	29.08	0.07	
	Other subsidies					
	Interim subsidy ¹	Yuan/ House hold	800	53	76.32	
	Relocation allowance	HH/Yuan/m ²	650	53	3.45	
	Limited TV shift -up fee	HH/Yuan/m ²	100	53	0.53	
	Telephone broadband shift -up fee	Yuan/m ² HH	100	53	0.53	
3.2	house demolition permit has been legally obtained after January 21, 2011				658.56	37.46%
Main house	brick-concrete structure	m ²	2600	192.16	49.96	
	Brick-wood structure	m ²	2498	178.86	44.68	

No	Item	Unit	Standard	Quality	Cost	Ratio
	earth-wood structure	m ²	2498	1560.06	389.7	
Subsidiary house	brick-concrete structure	m ²	598	0	0	
Main house Shed	Brick-wood structure	m ²	195	447.33	8.72	
	earth-wood structure	m ²	132	492.4	6.5	
	Brick-wood structure	m ²	75	0	0	
Subsidiary house	earth-wood constructed	m ²	40	70.15	0.28	
	wood structure	m ²	72	88.16	0.63	
	simply constructed	m ²	24	0	0	
Garage	brick-concrete structure	m ²	2962	406.89	120.52	
	Other subsidies					
	Interim subsidy	Yuan/Household	800	24	34.56	
	Relocation allowance	Yuan/m ² HH	650	24	1.56	
	Limited TV shift -up fee	Yuan/m ² HH	100	24	0.24	
	Telephone broadband shift -up fee	Yuan/m ² HH	100	24	0.24	
	Air conditioning disassembly subsidy	Yuan/Household	200	24	0.48	
	Relocation allowance of solar water heater	HH/Yuan/Household	200	24	0.48	
4	Store				202.98	11.55%
	House compensation					
	brick-concrete structure	m ²	4588	439.01	201.42	
	Other subsidies					
	Interim subsidy	Yuan/Household	800	1	1.44	

No	Item	Unit	Standard	Quality	Cost	Ratio
	Relocation allowance	Yuan/HH m²	650	1	0.07	
	Limited TV shift -up fee	Yuan/HH m²	100	1	0.01	
	Telephone broadband shift -up fee	Yuan/HH m²	100	1	0.01	
	Air conditioning disassembly subsidy	Yuan/Household	200	1	0.02	
	Relocation allowance of solar water heater	Yuan/Household	200	1	0.02	
5	Enterprise and institution				33.42	1.90%
	house compensation					
House	brick-concrete structure	m²	770			
	Brick-wood structure	m²	644			
5	earth-wood structure	m²	560			
	Simple structure	m²	300			
Garage Subsidiary house	earth-wood structure	m²	519	576.89	29.94	
	Simple brick-wood	m²	234	20.21	0.47	
	Other subsidies					
	Interim subsidy ¹	HH/month	800	2	2.88	
	Relocation allowance	HH	650	2	0.13	
6	Ground plants compensation					
	Toatl of attached				28.33	1.61%
	subtoatal of 1~6				1471.45	83.70%
7	other cost				272.22	15.48%
	Survey and design research fee	Percent of base cost	3%	1471.45	44.14	
	The implementation of the management fee	Percent of base cost	3%	1471.45	44.14	
	Technical training fees	Percent of	1%	1471.45	14.71	

No	Item	Unit	Standard	Quality	Cost	Ratio
		base cost				
	Supervision of monitoring and evaluation fees	Percent of base cost	1.50%	1471.45	22.07	
	Contingency	Percent of base cost	10%	1471.45	147.15	
8	Land acquisition fees				14.43	0.82%
	New construction land use fees	Yuan/m2	20	7126.67	14.25	
	Land acquisition and management fees	4% of the base cost	4%	4.39	7.1	
Total					1758.10	100.0%

7.2 Annual Investment Plan

134. 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)	175.81	527.43	527.43	351.62	175.81
Rate (%)	10%	30%	30%	20%	10%

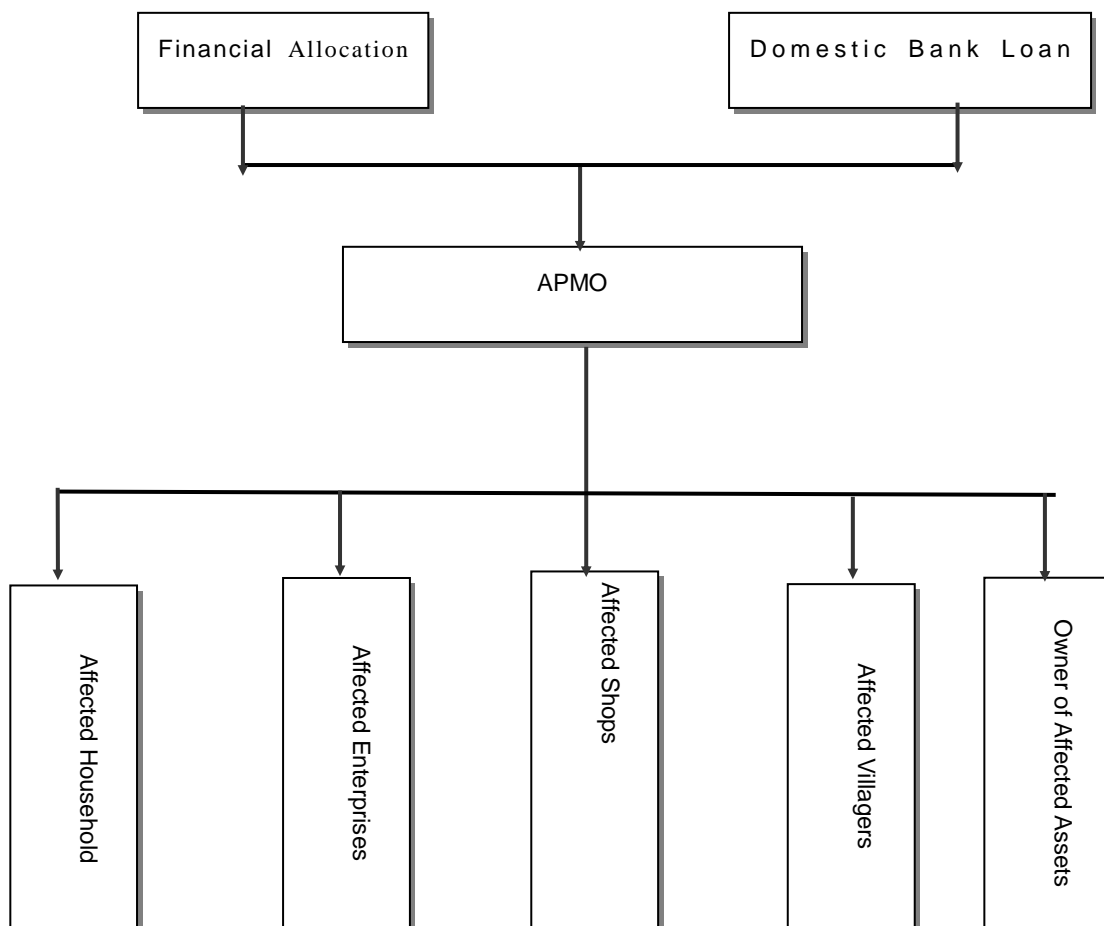


Figure VII-1 Capital Flow

7.3 Management of Resettlement Funds & Disbursement

7.3.1 Cash Flow

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 cash flow is shown in Figure VII-1:

7.3.2 Management of Resettlement Funds & Disbursement

135. 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.

136. 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.

137. 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

138. 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

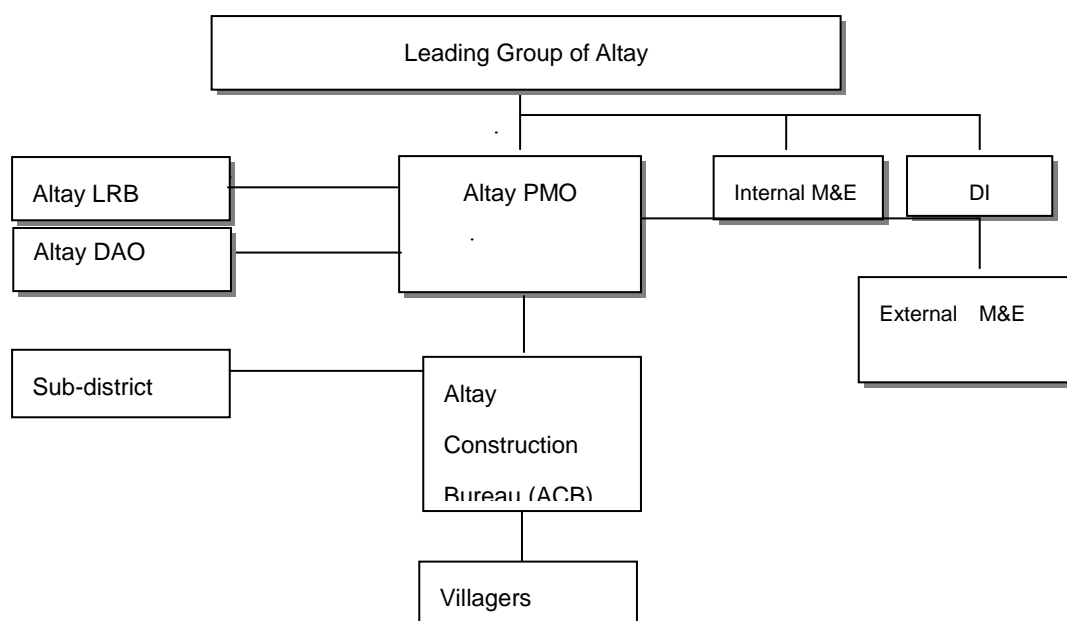


Figure VIII-1 Altay City Resettlement Organization Chart

8.3 Institutional Capacity for Resettlement Implementation

139. 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.

140. 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.

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

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

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

141. 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

142. A system for staff training and human resource development has been established at all levels of resettlement management institutions. The contents of training 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
2009,12-2012,12	Altay	Centralized course	Resettlement work staff	Resettlement business training
2009,1-2012,12	Urumqi City	Seminars	Resettlement	Discuss the resettlement

			work staff	experience and the problems
2009,1-2012,12	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

143. The resettlement schedule plan is consistent with the construction plan. House demolition and relocation would begin in April 2009 and public assets would be fully restored by the end of construction in Oct. 2012. 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

144. 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

145. 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

146. 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**

147. 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.

148. 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

149. 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 getting less 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

150. When resettlement work is completed, responsible persons will write a resettlement complementation report. Altay Municipal Construction Committee will review and file it.

151. 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	120 copies	ACB	Sept, 30,2008	Done
1.2	Resettlement plan distribution to resettlement offices/villages/APs	8 copies	ACB	Oct.,2008	Done
1.3	RP placed on ADB website		ADB	Nov,2008	Done
2.	Detailed Measurement Survey (DMS)				
2.1	Updated RP based on DMS with assessment on household land and income loss			April, 2009	
2.2	Updated RP based on DMS Distribution to resettlement offices/villages/APs	12 copies		Oct,2009	Done
3.	Detailed Rehabilitation Plans				
3.1	Village Rehabilitation Initial Plans(if available)	not available			-
3.2	Village Rehabilitation Plans revision (if available)	not available			-
3.3	Cultivated adjustment agreement (if available)	not available	-	-	-
3.4	Assistance for	1 households	Altay Social		

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
	Vulnerable Groups		Security Bureau/Civil administration Bureau	April,2010	
3.5	Technical training plan for AF	800 APs	Altay PMO	Oct.,2012	
4.	Resettlement Plan and Budget				
4.1	Complete redline survey (map)		ACB	Dec.,2008	Done
4.2	Approval of RP & budget		AMG	Oct.,2008	
4.3	Approval of compensation rates		AMG	Oct,2008	Done
4.4	Staking survey		ACB	Nov. 2008	Done
5.	Compensation Agreements				
5.1	Enterprises and institutions	2 Enterprises	ACB	June,2010	Done
5.2	Shop agreements	1 shop	ACB	Aug, 2011	Done
5.3	Household agreements	94 HHs	ACB	Oct, 2012	Done
6.	Implementation Capacity				
6.1	district resettlement staff	10	ACB	Dec.2008	Done
6.2	Designate village representatives	9	ACB	Nov.2008	Done
6.3	Training of staff	10	Road office	Jan.2009	Done
6.4	Setting up grievance redress committees	5 of staff	ACB	Jan. 2009	Done
7.	Monitoring and				

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
	Evaluation				
7.1	Baseline survey	10% of APs	External Monitor	July,2010	Done
7.2	Set-up internal supervision	As per RP	ACB	April. 2009	Done
7.3	Contract external monitor	As per RP	ACB	May. 2010	Done
7.4	Internal monitoring reports	Quarterly	IA	Oct. 2013	Done
7.5	external monitoring reports	Semi-annual	External Monitor	Mar . 2014	In process
7.6	Evaluation reports (tracer surveys)	Annual	External Monitor	Feb. 2014	In process
7.7	Resettlement Completion Report		External Monitor /ACB	Mar. 2014	In process
8.	Documentation of Consultation	As per RP	ACB	May . 2011	Done
9.	Documentation of Grievances	As required	ACB	May. 2011	Done
10.	Flow of Funds / Compensation		ACB		
10.1	Executing or Implementing Agency		ACB	Dec. .2009	Done
10.2	PMO–Resettlement Unit or NGO Resettlement Implementer		ACB	Dec. .2009	Done
10.3	To affected households	94 households,342 APs	ACB/RO	Oct. 2012	Done
10.	To affected enterprises	3 enterprises	ACB/RO	Aug, 2011	Done

No.	Resettlement Tasks	Target	Responsible Agency	Completion Deadline	Status and Additional Deadlines
4	and shops	and shops, 19 APs			
11.	Commence Resettlement				
11.1	House-plot acquisition	2.44mu,3 APs	ACB	Sept. 2012	Done
11.2	House removal	10203.22 m ² ,342APs	ACB	Oct. 2012	Done
11.3	Institution restoration and shops removal	1 shop with 439.01 m ² , and 3 persons; 2 public institutes with 597.07 m ² , 16APs		Aug. 2011	Done

X. Monitoring and Evaluation

152. 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

153. 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

154. 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

155. 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

156. 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:
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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

157. 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.

158. 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

159. 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

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

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

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

161. 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

162. 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

163. 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	20011.3
2	The first stage monitoring report	2011.9
3	The second stage monitoring report	2012.3
4	The third stage monitoring report	2012.9
5	The fourth stage evaluation report	2013.3
6	The fifth stage evaluation report	2013.9
7	The final report	2014.3

10.3 Post Assessment for Resettlement

164. 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

Annex 1: Relevant Regulations

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

Relevant provisions in Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefore Decisions on Expropriation

Article 8 In order to protect national security, promote economic and social development and for other public interests, if houses are absolutely required to be expropriated in any of the following circumstances, decisions on house expropriation shall be made by municipal and county governments:

Article 9 The various construction activities that absolutely need house expropriation pursuant to Article 8 hereof shall comply with the economic and social development planning, overall land use planning, urban and rural planning and special planning. The construction of affordable residential houses and reconstruction of old city districts shall be included in the annual plans of cities and counties for national economic and social development.

Article 10 House Expropriation Departments shall draft compensation programs for expropriation and submit the same to city and county people's governments.

City and county people's government shall organize relevant departments to conduct feasibility studies on compensation programs for expropriation and disclose the same to the general public for public comment. The period for soliciting public opinions shall not be less than 30 days.

Article 11 City and county people's government shall disclose the information on the solicitation of public opinions and any amendment made to the proposal on the basis of public opinions to the public in a timely manner.

Article 12 Prior to making decisions on house expropriation, city and county people's governments shall make an assessment of social stability risk in accordance with relevant provisions. Any decision on house expropriation that involves a relatively large number of Persons Whose Houses Are to Be Expropriated shall be discussed and made by the executive meeting of the government.

Prior to making decisions on house expropriation, the compensation for expropriation shall be fully paid, deposited in special accounts and used exclusively for special purposes.

Article 13 After having made decisions on house expropriation, city and county people's governments make a public announcement thereof in a timely manner. The announcement shall specify the program for expropriation compensation, and administrative reconsideration, administrative litigation rights and other matters.

City and county people's governments and House Expropriation Departments shall do a good job of the publicity and explanation of house expropriation and compensation therefor.

If any houses have been expropriated according to, the state-owned land use rights are recovered at the same time.

Article 14 If any Persons Whose Houses Are to Be Expropriated have objection to the

decisions on house expropriation made by city and county people's governments, such persons may apply for administrative reconsideration or file an administrative action according to law.

Article 15 The House Expropriation Departments shall organize survey and registration of the ownership, location, use, floor areas and other matters of the houses in the scope of the house expropriation, the Persons Whose Houses Are to Be Expropriated shall cooperate. The survey results shall be disclosed to the Persons Whose Houses Are to Be Expropriated within the scope of house expropriation.

Article 16 After the scope of house expropriation has been determined, no new construction, expansion or reconstruction of houses within the scope of house expropriation may be carried out, and the purposes of the houses may not be altered, and any other acts aimed at receiving more compensation may not be carried out. If such acts are carried out in violation of the regulations, no compensation shall be paid.

House Expropriation Departments shall send a notice to the relevant departments of the matters set forth in the preceding paragraph in writing and inform the same of suspending relevant formalities. The written notice of suspending relevant formalities shall specify the time period for suspension. The time period for suspension shall not exceed 1 year.

Compensation

Article 17 The compensation to be paid by the city and county people's governments that have made the decisions on house expropriation to the Persons Whose Houses Are to Be Expropriated shall include:

- (1) The compensation for the value of the houses to be expropriated;
- (2) The compensation for relocation and temporary resettlement arising from the house expropriation; and
- (3) The compensation for losses arising from production and business suspension caused by the house expropriation.

City and county people's governments shall formulate the procedures for subsidies and incentives, and grant subsidies and incentives to the Persons Whose Houses Are to Be Expropriated.

Article 18 If the residential houses of any individuals are to be expropriated and the Persons Whose Houses Are to Be Expropriated meet the conditions for affordable houses, the city and county people's governments that have made the decisions on house expropriation shall give priority to providing affordable houses to such persons. The specific procedures shall be formulated by the authorities of provinces, autonomous regions and municipalities directly under the central government.

Article 19 The compensation for the value of houses to be expropriated shall not be less than the market price of the real estate comparable to the houses to be expropriated on the date of the public notice of the house expropriation decisions. The value of the houses to be expropriated shall be assessed and determined by real estate appraisal agencies with appropriate qualifications in accordance with the procedures for evaluating houses to be expropriated.

Anyone who has objection to the value of the houses to be expropriated that has been assessed and determined may apply to the real estate appraisal agency for reassessment. Anyone who disagrees with the results of the review may apply to the real estate appraisal expert committee for appraisal.

The procedures for the appraisal of the houses to be expropriated shall be formulated by the

competent department of the State Council for housing and urban and rural construction. In the process of the formulation, opinions shall be solicited from the general public.

Article 20 Real estate appraisal agencies shall be selected by the Persons Whose Houses Are to Be Expropriated through consultation. If consultations fail, the same shall be determined by majority decision, random selection and other methods. The specific procedures shall be formulated by the authorities of provinces, autonomous regions and municipalities directly under the central government.

Real estate appraisal agencies shall carry out the assessment of the houses to be expropriated in an independent, objective and fair manner, free from interference from any unit or individual.

Article 21 The Persons Whose Houses Are to Be Expropriated may choose monetary compensation or house property rights exchange.

If the Persons Whose Houses Are to Be Expropriated select house property rights exchange, city and county people's governments shall provide the houses to be used for property rights exchange, and, jointly with the Persons Whose Houses Are to Be Expropriated, calculate and settle the price difference between the values of the houses to be expropriated and the values of the houses to be used for property rights exchange.

If personal houses are required to be expropriated due to reconstruction of old city districts, and the Persons Whose Houses Are to Be Expropriated choose property rights exchange with houses located at the site of reconstruction, the city and county people's governments that have made the decisions on house expropriation shall provide the houses located at or near the sites of reconstruction.

Article 22 If any relocation is caused by house expropriation, the house expropriation department shall pay relocation costs to the Persons Whose Houses Are to Be Expropriated. If any persons choose house property rights exchange, the house expropriation department shall, prior to the delivery of the houses to be used for property rights exchange, pay temporary resettlement costs or provide transitional houses to the Persons Whose Houses Are to Be Expropriated.

Article 23 The compensation for any losses arising from production and business suspension caused by house expropriation shall be determined according to profits, duration of production and business suspension and other factors prior to the house expropriation. The specific measures therefor shall be formulated by the authorities of provinces, autonomous regions and municipalities directly under the central government.

Article 24 City and county people's governments and their relevant departments shall strengthen the supervision and management of construction activities according to law, and shall deal with any construction in violation of urban and rural planning according to law.

Prior to making decisions on house expropriation, city and county people's governments shall organize relevant departments to lawfully investigate, identify and handle any buildings within the scope of expropriation that have not been registered. With respect to any temporary buildings that are identified as legal buildings and have not exceeded the approved time limit, compensation shall be paid, while with respect to any temporary buildings that are identified as illegal buildings and have exceeded the approved time limit, no compensation shall be paid.

Article 25 The House Expropriation Departments and the Persons Whose Houses Are to Be Expropriated shall, pursuant to these Regulations, enter into compensation agreements with respect the compensation method, the compensation amount and payment terms, the location

and area of the houses to be used for property rights exchange, relocation costs, temporary resettlement costs or transitional houses, losses arising from production or business suspension, period of relocation, methods and periods of transition and other matters.

If, after any compensation agreement is entered into, one party fails to perform its obligations set forth in the compensation agreement, the other party may file an action according to law.

Article 26 If any House Expropriation Departments and any persons whose houses are expropriated fail to enter into compensation agreements within the time limit for contract execution specified in the expropriation compensation program, or the owners of the houses to be expropriated are uncertain, the House Expropriation Departments shall request the city and county people's governments that have made the decisions on house expropriation to make decisions on compensation in accordance with the expropriation compensation program and publish the same to the public in the areas of house expropriation pursuant to these Regulations. Compensation decisions shall be fair and shall contain matters in relation to the compensation agreements as set forth in Paragraph 1 of Article 25 hereof.

If any person whose house is to be expropriated has objection to the compensation decision, such person may apply for administrative reconsideration or file an administrative lawsuit according to law.

Article 27 In carrying out house expropriation, compensation shall be paid first before relocation.

After the city and county people's governments that have made the decisions on house expropriation shall pay compensation to the Persons Whose Houses Are to Be Expropriated, the Persons Whose Houses Are to Be Expropriated shall complete the relocation the period of relocation as agreed upon in the compensation agreements or determined in the compensation decisions.

No unit or individual may compel the persons whose houses are expropriated to relocate through violence, threat or other illegal methods such as water, heat, gas, power supply and road access suspension in violation of the regulations. Construction units shall be prohibited from participating in relocation activities.

Article 28 If the persons whose houses are expropriated fail to apply for administrative reconsideration or institute administrative proceedings within the statutory time limit, and fail to relocate within the period set forth in the compensation decision, the city and county people's governments that have made the decisions on house expropriation shall petition the people's court for enforcement.

The applications for enforcement shall include materials such as the amount of compensation and special account number, the locations and areas of the houses used for property rights exchange and transitional houses as attachments.

Article 29 The House Expropriation Departments shall establish files of house expropriation and compensation, and disclose the information on compensation paid to individual households to the persons whose houses are expropriated in the areas of house expropriation.

Auditing organs shall strengthen their supervision over the management and use of the expenses for expropriation compensation, and disclose the audit results to the public.

Relevant provisions in Assessment Methods for the Expropriation of House on

State-owned Land

Article 1 These methods are formulated in accordance with Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor in order to regulate the appraisal activities for the expropriation of houses on state-owned land, and protect the objectiveness and fair of house expropriation appraisal result.

Article 2 The methods are applied to assess the houses to be expropriated and the houses to be used for property rights exchange on state-owned land, compute the market price of the houses to be expropriated similar to that of real estate, and reassess and appraise the relevant assessment result.

Article 3 The members of real estate appraisal agencies, real estate assessor and the real estate appraisal expert committee (hereinafter referred as the appraisal expert committee) shall perform house expropriation assessment and appraisal independently, objectively and justly, and be with responsibility for the assessment and appraisal opinions that are issued by them.

No unit or individual is allowed to intervene house expropriation assessment or appraisal activity. Challenge system shall be observed for any unit or individual who has any interest with the interested party of house expropriation.

Article 4 The real estate appraisal agency shall be selected by the Persons Whose Houses Are to Be Expropriated with negotiation within a stated period; otherwise the House Expropriation Departments shall determine the real estate appraisal agency by a majority vote through organizing the Persons Whose Houses Are to Be Expropriated, or determine by such random mode as lottery. The specific method shall be established by the province, autonomous region or the municipality directly under the Central Government.

The real estate appraisal agencies are not allowed to contract house expropriation assessment business by such undue means as catering for improper request of the interested party, false promotion or malicious low charge etc.

Article 5 The house expropriation assessment of the same expropriation project shall be assumed by one real estate appraisal agency in principle. In the event of large scope of house expropriation, two or more real estate appraisal agencies may assume it jointly.

In the event that two or more real estate appraisal agencies assume the project, one of them shall be determined to be the leading one after negotiation; the leading one shall organize relevant real estate appraisal agencies to communicate on assessment object, assessment time point, value connotation, assessment foundation, assessment assumption, assessment principle, assessment technical line, assessment method, selection of important parameters, and the method of determining assessment result etc. for the purpose of unified standard.

Article 6 After the selection or determination of real estate appraisal agency, House Expropriation Departments shall usually issue a power of attorney for house expropriation assessment as the client to the real estate appraisal agency, and sign a contract of mandate for house expropriation assessment with it.

The power of attorney for house expropriation assessment shall include the name of the client, the name of entrusted real estate appraisal agency, assessment purpose, scope of assessment object, assessment requirements and entrustment date etc.

The following items shall be indicated in the contract of mandate for house expropriation

assessment:

1. Basic information of the client and the real estate appraisal agency;
2. The registered real estate assessor with responsibility for the assessment project;
3. The basic items of assessment such as assessment purpose, assessment object, and assessment time point etc.;

4. Data necessary for the assessment that shall be provided by the client;
5. Rights and obligations of two parties during the assessment;
6. Assessment fee and collecting mode;
7. Time and mode for delivering the appraisal report;
8. Liabilities for breach of contract;
9. Methods for settlement of dispute;
10. Other items that shall be explained.

Article 7 The real estate appraisal agencies shall assign sufficient registered real estate assessor competent for the workload of the house expropriation assessment project to perform the assessment.

The real estate appraisal agencies are not allowed to transfer or transfer in disguised form the house expropriation assessment business with it they are entrusted.

Article 8 The value assessment purpose of the houses to be expropriated shall be defined as “to provide foundation and reference for value compensation of the houses to be expropriated that is determined by House Expropriation Departments and Persons Whose Houses Are to Be Expropriated, and assess the value of the houses to be expropriated”.

The value assessment purpose of the houses to be used for property rights exchange shall be defined as “to provide foundation and reference House Expropriation Departments and Persons Whose Houses Are to Be Expropriated to compute the value of the houses to be expropriated and the price difference of the houses to be used for property rights exchange, and assess the value of the houses to be used for property rights exchange”.

Article 9 Prior to the house expropriation assessment, House Expropriation Departments shall organize the relevant units to survey the houses to be expropriated, and define assessment object. The assessment object shall be complete and objective without any omission or invention.

House Expropriation Departments shall provide the information about the houses within the expropriation scope to the entrusted real estate appraisal agencies, including the registered houses and the cognizance and treatment of non-registered buildings. The findings of investigation shall be publicized to the Persons Whose Houses Are to Be Expropriated within the scope of house expropriation.

For the kind, purpose and building area of the registered houses, the building property title certificate and the house registry usually prevail; for any discrepancy between the building property title certificate and the house registry, the house registry shall prevail unless there does is any evidence proving any mistake in the house registry. For the non-registered buildings, the assessment shall be performed according to the cognizance and treatment result of city- or county-level people’s government.

Article 10 The value assessment time point of the houses to be expropriated is the proclamation date of house expropriation decision.

The value assessment time point for the houses to be used for property rights exchange

shall be consistent with that for the houses to be expropriated.

Article 11 The value of the houses to be expropriated refers to the transaction amount of the houses to be expropriated and the land-use right within its occupancy scope by both transaction parties of free will with fair dealing who are familiar with the information under normal transaction conditions and at the assessment time point, without considering the impact of the factors such as lease, mortgage or sequestration of the houses to be expropriated.

That no impact of lease factor is considered in the previous article refers to the value assessment of the houses to be expropriated without limitation of lease; that no impact of mortgage or sequestration factor is considered refers to that the amount of credit for mortgage guarantee of the houses to be expropriated, the construction work cost in arrears and other claims of statutory priority are not deducted from the value assessment.

Article 12 The real estate appraisal agencies shall arrange the registered real estate assessor to perform field survey about the houses to be expropriated, investigate conditions of the houses to be expropriated, make video data such as photos about the internal and external conditions of the houses to be expropriated, make and keep field reconnaissance record in a proper way.

The Persons Whose Houses Are to Be Expropriated shall assist the registered real estate assessor in field reconnaissance of the houses to be expropriated, provide or assist to collect information and data necessary for value assessment of the houses to be expropriated.

House Expropriation Departments, the Persons Whose Houses Are to Be Expropriated and the registered real estate assessor shall sign or seal on the field reconnaissance record for acknowledgement. For the Persons Whose Houses Are to Be Expropriated who refuse to sign or seal on the field reconnaissance record, House Expropriation Departments, the registered real estate assessor and the third part without interest shall witness, and the relevant conditions shall be explained in the appraisal report.

Article 13 The registered real estate assessor shall perform applicability analysis about the market method, revenue method, cost method and assumed development method etc. according to assessment objects and local real estate market conditions before selecting one or more methods for value assessment of the houses to be expropriated.

Market method shall be adopted for the houses to be expropriated with similar real estate transaction; revenue method for the houses to be expropriated or its similar real estate with economic benefit; and assumed development method for the houses to be expropriated that is the construction work in process.

For two or more of above-mentioned assessment methods may be adopted for assessment, two or more of above-mentioned assessment methods shall be adopted for assessment, and the assessment result shall be determined reasonably after verification and comparison analysis of all computation results of the assessment methods.

Article 14 For value assessment of the houses to be expropriated, the factors with impact on the value of the houses to be expropriate such as location, purpose, building construction, age, building area and floorage as well as land-use right of the houses to be expropriated shall be considered.

The interior decoration value of the houses to be expropriated, removal cost of machinery equipment and materials, and the compensation for production stop or business

closed shall be negotiated and determined by and between the parties of expropriation; otherwise a real estate appraisal agency could be entrusted for assessment and determination.

Article 15 RMB yuan shall be adopted as the currency for the house expropriation assessment value, and the amount shall be defined by yuan.

Article 16 The real estate appraisal agencies shall provide preliminary assessment result by household to House Expropriation Departments according to the power of attorney for house expropriation assessment or the contract of mandate. The preliminary assessment result by household shall cover composing, basic information and assessment value of the assessment objects. House Expropriation Departments shall publicize the preliminary assessment result by household to the Persons Whose Houses Are to Be Expropriated within the expropriation scope.

During the publication, the real estate appraisal agencies shall arrange the registered real estate assessor to provide field explanation about the preliminary assessment result by household. The real estate appraisal agencies shall make correction if there is any error found out.

Article 17 After the expiration of the publication period about the preliminary assessment result by household, the real estate appraisal agencies shall provide an overall appraisal report and an appraisal report by household on the houses to be expropriated within the entrusted assessment scope to House Expropriation Departments. House Expropriation Departments shall deliver the appraisal report by household to the Persons Whose Houses Are to Be Expropriated.

The overall appraisal report and the appraisal report by household shall be signed by more than two registered real estate assessors who are responsible for the house expropriation assessment project, and sealed with the common seal of the real estate appraisal agencies. No common seal is allowed to replace the signature.

Article 18 After the completion of house expropriation assessment, the real estate appraisal agencies shall assort and file the appraisal reports and relevant data.

Article 19 If the Persons Whose Houses Are to Be Expropriated or House Expropriation Departments have any question about the appraisal reports, the real estate appraisal agencies issuing the appraisal reports shall provide explanation and interpretation to them.

Article 20 If the Persons Whose Houses Are to Be Expropriated or House Expropriation Departments have any objection to the assessment result, they shall apply for reassessment to the real estate appraisal agencies within 10 days at receipt of the appraisal reports.

For the application for reassessment, a written reassessment application shall be submitted to the original real estate appraisal agencies, and the problems existing in the appraisal reports shall be pointed out.

Article 21 The original real estate appraisal agencies shall review the assessment result within 10 days at the receipt of the written application for reassessment. For the original assessment result shall be revised after the review, an appraisal report shall be issued again; for no change to the assessment result, the applicant for reassessment shall be informed of that in written.

Article 22 If the Persons Whose Houses Are to Be Expropriated or House

Expropriation Departments have any objection to the review result by the original real estate appraisal agencies, an appraisal shall be applied at the appraisal expert committee in the place where the houses to be expropriated is located within 10 days at the receipt of the review result. If the Persons Whose Houses Are to Be Expropriated still have any objection to the compensation, the Article 26 in Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor shall be followed for disposal.

Article 23 An appraisal expert committee shall be established by the departments in charge of housing and rural-urban construction in each province or autonomous region, and the real estate administration of the cities where districts are established for the appraisal of review result issued by the real estate appraisal agencies.

The appraisal expert committee shall consist of real estate assessors and the experts in price, real estate, land, urban planning and laws.

Article 24 The appraisal expert committee shall assign its members to be an expert team for appraisal of the review result. The members of the expert team shall be an odd number more than 3 persons, and the number of real estate assessors shall be half at least.

Article 25 The appraisal expert committee shall review such assessment technical issues as assessment procedures, assessment foundation, assessment assumption, assessment technical line, selected assessment methods, selected parameters, and the manner of determining assessment result of the assessment report to be applied for appraisal within 10 days at the receipt of the appraisal application, and issue a written appraisal opinion.

If there is no technical problem is found out after the appraisal by the appraisal expert committee appraisal, the appraisal report shall be maintained; otherwise the real estate appraisal agencies that issued the appraisal report shall make correction and reissue an appraisal report.

Article 26 During the course of house expropriation assessment, the real estate appraisal agencies shall explain the relevant issues about the assessment in accordance with the requirements of the appraisal expert committee. For any field reconnaissance or survey necessary for the houses to be expropriated, the units or individuals concerned shall provide assistance.

Article 27 For any necessity for inquiring about the property of the houses to be expropriated and the houses to be used for property rights exchange, and the relevant real estate transaction information due to the house expropriation assessment, reassessment or appraisal, the real estate administration and other departments concerned shall facilitate it.

Article 28 During the course of house expropriation assessment, if House Expropriation Departments or the Persons Whose Houses Are to Be Expropriated do not coordinate or refuse to provide any relevant data, the real estate appraisal agencies shall explain the relevant issues in the appraisal report.

Article 29 Unless otherwise the government has special regulations on the price of the houses to be used for property rights exchange, the market value of the houses to be used for property rights exchange shall be determined by assessment.

Article 30 The real estate similar to the houses to be expropriated refers to the real estate that is the same as or similar to the houses to be expropriated in location, purpose, title kind, grade, age, size and building construction.

The market price of the real estate similar to the houses to be expropriated refers to the

average transaction value of the real estate similar to the houses to be expropriated at assessment time point. The market price of the real estate similar to the houses to be expropriated shall be determined after the accidental cause and abnormal factors are eliminated.

Article 31 The house expropriation assessment and appraisal costs shall be borne by the client. If the original assessment result is altered with the appraisal, however, the appraisal cost shall be borne by the original real estate appraisal agencies. The reassessment cost shall be borne by the original real estate appraisal agencies. The house expropriation assessment and appraisal cost shall be collected in accordance with the charging standards stated by the competent department of the government for price issues.

Article 32 Among the house expropriation assessment activities, for any violation of law or regulation of the real estate appraisal agencies and real estate assessor, the entity shall be punished in accordance with Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor, Administration Methods of Real Estate Appraisal Agencies, and Administration Methods of Registered Real Estate Assessors. For any charge violating any regulation, the competent department of the government for price issues shall punish such entities in accordance with Price Law of the People's Republic of China.

Article 33 This Law shall enter into force on the date of promulgation. The Opinions of Directing Assessment of Urban House Demolition issued by the former Ministry of Construction on Dec. 1, 2003 shall be abrogated therefro. For the projects with house demolition licenses obtained prior to the implementation of Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor, however, the original provisions can continue to be followed.

Regulations on the Expropriation and Compensation Appraisal of Houses on State-owned Land of Xinjiang Uygur Autonomous Region Implemented by Xinjiang Uygur Autonomous Region

1 General Provisions

Article 1 These Rules are formulated for the purpose of implementing Code for Real Estate Appraisal (GB/T50291-1999 hereinafter referred to as Code for Appraisal), unifying the procedures and methods for value appraisal of the houses to be expropriated (hereinafter referred to as "Expropriation Appraisal") as well as maintaining the legitimate rights and interests of both parties in relation to the expropriation.

Article 2 These Rules are applicable to the activities of expropriation appraisal of houses on urban and town's state-owned land within the adjustment scope of Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor (hereinafter referred to as Expropriation Regulations).

The expropriation appraisal of the houses on collectively owned land and demolition land and their accessories shall not be applicable to these Rules, unless otherwise the houses in rural and urban fringe zone and "urban village" without readjusting collective land for construction or homestead.

Article 3 Expropriation appraisal should consider current value of appraisal object and real estate appreciation profit arising from release of the right to use of land for construction,

reasonably determine expropriation compensation price; the expropriation of residential houses should ensure the dwelling condition of the people with houses to be expropriated.

2 Term of Expropriation Appraisal

Article 4 Expropriation appraisal refers to the appraisal of objective and reasonable price or value for the purpose of expropriation compensation for appraisal object, which is performed by professional appraisal personnel in accordance with Code for Appraisal and These Rules after being entrusted by expropriation party.

Article 5 Appraisal object refers to the real estate to be appraised in one specific appraisal project, including house's material substance and its accessories and rights and interests relying on material substance, as well as the right to use of land for construction occupied by the owners of houses to be expropriated.

Article 6 House refers to residential houses and non-residential houses classified according to functions of use. Non-residential houses can be divided into non-residential commercial buildings and other non-residential houses.

Article 7 Appraisal time point is the date when expropriation organ issues expropriation decision. After expropriation decision announcement is issued, if transaction price of real estate market changes to a large extent, the price index should be adjusted when issuing appraisal report.

Article 8 Current value of the houses to be expropriated refers to the carrying value achieved through appraisal of material substance of the houses to be expropriated by calculating based on replacement price of building, deducting depreciation and surveying the house's actual situation.

Article 9 Real estate appreciation profit of appraisal object refers to the value appreciation that is most possibly formed in public market according to land purpose, building plot ratio and other conditions planned and permitted by the city or town where the houses to be expropriated locate.

3 Principles of Expropriation Appraisal

Article 10 Expropriation appraisal should be independent, objective and fair, abiding by Code for Appraisal and these Rules, Expropriation Regulations and the stipulations of autonomous region in relation to expropriation.

Article 11 Where the appraisal object is residential house, expropriation appraisal should not be lower than average market price of medium-priced commodity houses newly established in the same zone; where appraisal object is non-residential houses, the impact of future expected profit on price should be fully considered.

Article 12 Expropriation appraisal shall conform to the principle of integrated disposal of house's ownership and land-use right. The part that land-use area of appraisal object exceeding house's building area shall be separately appraised according to the market price of land.

Article 13 The non-residential houses with land-use right achieved by payment shall be appraised according to the corresponding market price of the land's remaining service life. Where land's remaining service life is not determined, it shall be appraised according to the economy and durability life of the building.

The economy and durability life of the building shall be determined according to Code for Appraisal 5.4.10-5.4.11.

Article 14 Expropriation appraisal will not consider the impact of house lease, pledge, seizure and other factors on value of appraisal object. The following costs should be independently calculated and listed in total costs of expropriation compensation, and should not be used expropriation appraisal item:

- (1) Temporary settlement allowance;
- (2) Moving expenses;
- (3) Compensation fee for losses of production or business suspension arising from expropriation of operating houses;
- (4) Damage compensation fee of independently decorated part of the houses to be expropriated;
- (5) Various subsidies and rewarding costs paid to expropriated people and lessees as specified by municipal and county-level governments.

Temporary settlement fee shall be implemented according to the standard determined and published by the people's government of the city or county where the houses locate according to the market price of house lease, unless otherwise the temporary settlement houses with rent standard determined by the government.

Loss compensation fee for production and business suspension and decoration damage compensation fee shall be determined through negotiation between expropriation people and expropriated people; if no consensus can be reached, they can entrust real estate appraisal institution to appraise separately.

Article 15 Material substance situation and rights and interests situation of expropriation appraisal object shall be subject to the record of house ownership register; where material substance situation and rights and interests situation of expropriation appraisal object have changed and house ownership registration has not been settled before expropriation announcement is issued, the appraisal object should be appraised according to the investigation, identification and disposal results of relevant departments organized by municipal and county-level people's governments, and revised.

Article 16 Expropriation appraisal should be implemented in strict accordance with the appraisal program specified in Code for Appraisal 4.0.1-4.0.6. Appraisal personnel shall go to appraisal object site to survey appraisal object, verify, collect and supplement appraisal data, and shoot image data.

Where the appraisal object cannot be surveyed on site due to the reason of expropriated people, the same category of appraisal object should be used to complete site survey. Survey activity should be witnessed by the third person uninterested in expropriation appraisal and explained in the appraisal report.

4 Appraisal Approaches

4.1 Application of expropriation appraisal approaches

Article 17 Expropriation appraisal shall apply to market comparison approach, income approach and cost approach.

Article 18 The same appraisal object should be appraised with more than appraisal approaches. If more than appraisal approaches cannot be adopted, sufficient reason should be provided and explained in the appraisal report.

Article 19 Where the appraisal object belongs to transactional house (e.g. various dwelling, office buildings, shopping malls, standard plants, etc.), market comparison

approach should be used as main appraisal approach.

Article 20 Where market comparison approach cannot be used and rent or operating income can be obtained from the appraisal object, income approach should be used as main appraisal approach.

Article 21 Where appraisal object belongs to non-transactional house (e.g. special plant, historic building, temple, memorial architecture, library, gymnasium, hospital, school, non-commercial office building and other public benefit houses), construction in progress, or the house cannot be appraised with market comparison approach and income approach, cost approach can be used as main appraisal approach.

4.2 Market comparison approach

Article 22 Appraisal with market comparison approach should be implemented as specified in Code for Appraisal 5.2 and the following procedures:

- (1) Extensively collect transaction cases and accurately master the market price information of real estate;
- (2) In case of expropriation of non-residential houses, select comparable cases according to Code for Appraisal 5.2.5-5.2.9, and revise the comparable cases to evaluate comparison benchmark price;
- (3) In case of expropriation of residential houses, select market transaction price of medium-priced commodity house newly established in the same zone of the removed project to determine comparison benchmark price.

Article 23 During selection of comparable cases, regional or individual factors, average price of houses, knocked down price, transaction date, terms of payment and other conditions should be defined and explained in the report.

Article 24 The principle and technology of market comparison approach can also be used in evaluation of relevant parameters in other appraisal approaches.

4.3 Income approach

Article 25 Income approach should be applied according to the specifications and procedures of Code for Appraisal 5.3.

Article 26 Expropriation appraisal of capitalization rate of profitable real estate shall apply to market collection approach and safety interest rate plus risk adjustment value approach. Where capitalization rate exceeds 5%, calculating data and text description should be attached.

Article 27 When evaluating the net profit of profitable real estate, the future net profit flow should be reasonably evaluated according to the variation of net profit in the past, current time and future.

4.4 Cost Approach

Article 28 Cost approach appraisal should be applied according to the specifications and procedures of Code for Appraisal 5.4.

Article 29 Where appraisal object is calculated at replacement price or reconstruction price, market comparison approach and benchmark land price coefficient correction approach should be used in value calculation of land-use right value to directly evaluate land market price at appraisal time point. Unless land and planning departments identify as illegal land occupation or authorized construction that should be removed or confiscated in accordance with law, the land market price within occupation scope of appraisal object should not be

deducted to determine expropriation appraisal.

Article 30 Where appraisal object is non-residential house, newness rate can be determined according to the specifications of straight line approach and newness discount approach of Code for Appraisal 5.4.9. Evaluation report should be attached with calculation process. Where appraisal object is residential house, the difference in price revised according to service life will not be deducted.

Article 31 Durability of building shall be calculated according to the specifications of Code for Appraisal 5.4.10-5.4.11.

5 Results and Report of Expropriation Appraisal

Article 32 Results and report of expropriation appraisal should be in conformity with the specifications of Code for Appraisal 7.0.1-8.0.7.

Where the houses to be expropriated are appraised with market comparison approach or cost approach, the present value of the houses to be expropriated should be appraised as the reference for municipal and county-level people's governments in preparation of subsidy and reward regulations.

Article 33 The purpose of expropriation appraisal is only described as “appraise the market price of real estate in order to determine the value of the houses to be expropriated”.

Article 34 Monetary unit of expropriation appraisal shall be as exact as yuan in RMB.

Article 35 In case of vast stretches of expropriation, the appraisal institution should issue overall appraisal report and branch appraisal report. Overall appraisal report should adopt word description, and branch appraisal report can use form description.

Article 36 Before issuing branch appraisal report, the appraisal institution should publish the first draft of appraisal report to expropriation parties and fully listen to the opinions of both parties in relation to the expropriation.

Where expropriation parties have doubts about appraisal report, they can consult the appraisal institution. The appraisal institution should explain the basis, principle, program, method and parameter selection of demolition appraisal as well as generation process of appraisal results to the expropriation parties.

Where the appraisal report has errors, the appraisal institution should timely revise and adjust.

6 Re-appraisal and Identification Program

Article 37 Where expropriated people have doubts on the appraisal report and apply the original appraisal institution for appraisal review, the appraisal institution should make review conclusion within 5 days upon receiving the application of written appraisal review; issue new appraisal report in case of variation of appraisal results; and issue written notification in case of no change of appraisal results.

Article 38 Where expropriation parties have doubts on appraisal report and apply Committee of Experts of Autonomous Region Real Estate Price Appraisal (hereinafter referred to as Committee of Experts) for identification, it shall be implemented according to relevant specifications.

Committee of Experts shall review the appraisal basis, technical route of appraisal, selection of appraisal approaches, parameter selection, determination method of appraisal results and other technical appraisal items for identification of appraisal report, and issue written identification opinions. Where the appraisal report has errors through the identification of Committee of Experts, the appraisal institution should revise, adjust and issue a new appraisal

report.

In case of any doubts on the identification opinions of Committee of Experts, the appraisal institution may apply housing and urban and rural construction authority in the autonomous region for disposal.

7 Code of Appraisal Conduct

Article 39 When engaging in appraisal activities, the appraisal personnel and the appraisal institution should abide by the specifications of Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor and Code for Appraisal 9.0.1-9.0.6.

Circulation on Adjusting Standards of Grassland Compensation Fee & Resettlement Subsidy Fee by Xinjiang Uygur Autonomous Region

In order to enhance grassland protection, management, construction and rational utilization as well as protect vital interests of farmers and herdsmen of all ethnic groups, in the spirit of [2010] 91 Reply on Adjusting Standards of Grassland Compensation Fee and Resettlement Subsidy Fee by Xinjiang Uygur Autonomous Region People's Government and after combining the actual situation in Xinjiang, it is hereby notifying concerned issues as follows :

1. Adjust standard of grassland compensation fee and resettlement subsidy fee. Compensation standard in grassland shall be 6-10 times of average annual output value of three years of the grassland prior to the requisition; as for resettlement subsidy standard, similarly, shall be 4-6 times of average annual output value of three years of the grassland prior to the requisition, and each hectare shall not exceed 15 times of that to the maximum. Abovementioned grassland compensation fee and resettlement fees shall not exceed 30 times of the average annual output value three years of the grassland prior to the requisition.

2. In case of the need for temporary use of grasslands, including dredging, mining, earth, gold mining, geology (oil) exploration, road construction, erection (laying) pipeline, construction of tourist spots, etc., the fee of temporary use grasslands should be paid in line with grassland compensation base. In the event of units and individuals purchase or excavate medicinal plants or economic plants on grassland, they need pay grassland medicinal (economic) plant resources compensation fee, that is 5-10% of purchase price of on that same year.

3. Administration departments in Xinjiang Uygur Autonomous Region, along with departments in charge of price and finance issue, should further improve periodic evaluation and adjustment mechanism on grassland value, to regularly assess the value of grassland and determine the compensation base of grassland. The mechanism shall be promulgated and implemented after getting the approval from government of Xinjiang Uygur Autonomous Region.

4. The unit which charge the fees should go to government department in charge of price to go through change procedures of Charging License. They should charging price transparently by using price tag, and standardized financial vouchers printed by financial department, and consciously accept the supervision and inspection from farmers and herdsmen, and such departments in charge of prices, finance etc.

5. The standard stipulated in this notice shall be implemented from the date of circulation. In case of any discrepancy between the provision of this notice and previous one, namely, Notice on Charge Standards of Grassland Supervision ([1999] 3) by Price Bureau and Finance Bureau of Xinjiang Uygur Autonomous Region, Notice on Supplementary Regulations of Charge Standards

of Grassland Supervision ([2005] 1138) by Xinjiang Uygur Autonomous Region Development and Reform Commission, Ministry of Finance, the provisions of this notice shall prevail.

Regulations of XUAR for the Implementation of the Land Administration Law of the PRC

Chapter 1 General Provisions

Article 2 These Regulations shall be complied with by all those who engage in land protection, development, utilization, supervisory and administrative activities within the jurisdiction of Xinjiang Uygur Autonomous Region.

Article 6 State-owned land shall be used on a compensated basis according to law, and shall not be invaded, traded or transferred illegally by any entity or individual in any form.

Governments at all levels shall take steps to plan, strictly manage, conserve and develop land resources, and prohibit illegal land occupation.

Chapter 2 Land ownership and use rights

Article 8 Users of state-owned land and owners or users of collective land must apply for land registration with the administrative authority for land of a county-level or above government, and obtain a permit to use state-owned land or certificate of ownership or permit to use collective land.

Chapter 4 Farmland protection and land reclamation

Article 20 A compensation system for farmland occupation is practiced in Xinjiang Uygur Autonomous Region. Anyone who occupies farmland for nonagricultural construction with approval must be reclaim farmland of the same amount and quality as the occupied farmland or obtain it by land consolidation; where conditions do not permit farmland reclamation, farmland reclamation fees shall be paid at a rate of 15,000-45,000 yuan per hectare based on the rating of the occupied farmland to be used specifically for farmland reclamation.

Article 21 Anyone who occupies basic farmland with legal approval and has to pay farmland reclamation fees shall pay such fees at 1.5 times the rate for ordinary farmland reclamation.

Article 25 The following types of land shall not be reclaimed:

- (1) Prohibited areas identified in overall land utilization plans;
- (2) Natural hay fields, artificial pastures, fenced pastures and high-grade pastures;
- (3) Woodland and river or lake flat;
- (4) Sloping land with a gradient of over 25 degrees and desert land exposed directly to sandstorm; and
- (5) Areas whose ownership is disputed.

Chapter 5 Land for Construction

Article 31 The examination and approval procedures for converting agricultural land to construction uses shall be gone through in accordance with the following provisions in case land is occupied by state construction.

(1) In the range of the land for village and town construction defined in the overall planning of township land utilization, the use of the land collectively owned by farmers and herdsmen for construction of township and village enterprises, rural common facilities, public

utilities, rural roads, water conservancy projects and other facilities is subject to the approval of autonomous prefecture or municipal people's government or administrative office according to the control quotas defined by the yearly plan for land use.

(2) In the range of the land for village and town construction defined in the overall planning of land utilization, the use of the land for implementation of the planning is subject to the approval of the People's Government of the autonomous region or shall comply with the provisions of the laws and regulations approved by the State Council.

Article 35 Land expropriated for state construction shall be compensated according to the following standards:

(1) 8 to 10 times the annual output value of local cultivated land shall be compensated for expropriated basic farmland;

(2) 7 to 9 times the annual output value of local cultivated land shall be compensated for expropriated irrigable land and fish pond other than basic farmland;

(3) 7 to 8 times the annual output value of local cultivated land shall be compensated for expropriated dry cultivated land other than basic farmland;

(4) 6 to 7 times the annual output value of local cultivated land shall be compensated for expropriated forest land, artificial grassland, house site, rural road, threshing floor and other lands;

(5) 6 times the annual output value of local grassland shall be compensated for expropriated natural grassland;

The land as sated in Point (1), (2), (3) and (4) expropriated for construction of major transport, water conservancy and other projects approved by the state or the autonomous region shall be compensated 6 times the annual output value of local cultivated land.

The output values of all types of cultivated lands and grasslands shall be determined to the average annual production value of the three years before requisition.

Article 36 The young crops and their attachments on expropriated land shall be compensated to the following standards:

(1) Common young crops shall be compensated to their average output value of in the last three years. Young root crops shall be compensated to 2 to 3 times their average output value of in the last three years.

(2) The buildings, structures, other facilities and forest trees on expropriated land shall be compensated according to the actual losses under the relevant stipulations.

(3) For the relocation of the tombs on expropriated land, the local people's government makes an announcement on and time limit of and reimbursement for reburial in pursuance of the relevant prescriptions. Unclaimed tombs and those having not been relocated within the time limit will be removed by the associated department as organized by the local people's government.

Article 37 The relocation subsidy for expropriated arable land shall be paid under the Land Administration Law of the PRC, Article 47, Clause 2. The relocation subsidy may be appropriately increased provided that the per capita arable land is less than 0.1 hectare before land requisition. However, the total sum of the land compensation and relocation subsidy for expropriated land shall not exceed 30 times its average annual output value before land requisition.

The relocation subsidy for expropriated fish pond shall be paid with reference to that for

adjacent cultivated land.

The relocation subsidy for expropriated forest and grass lands shall be determined with reference to that for cultivated land requisitioned. No relocation subsidy shall be paid for the requisition of house sites, rural roads and threshing floor.

Article 39 The compensation for expropriated rural land of collective economic organization is owned by the rural collective economic organization. The compensation for the attachments and young crops on the land is owned by their respective owners.

The collective economic organization expropriated of land shall make the incomings and outgoings of the compensation for land requisition to its members and subject itself to supervision. Misappropriation and peculation of the compensation for the land requisition and other related funds are prohibited.

Article 40 When the people expropriated of land are to be resettled by a rural economic organization, the resettlement subsidy shall be paid to the organization, which manages and uses the money according to laws. If they are to be resettled by other organization, the resettlement subsidy shall be paid to the corresponding resettling organization. In case no unified resettlement is required, the resettlement subsidy shall be paid to the individuals to be resettled or used for pay their insurance expense with their approval. The resettlement subsidy shall be earmarked its specified purposes only without peculation.

Municipal, county and township governments shall enhance the supervision of the use of resettlement subsidy.

Article 46 The areas of the house sites of rural villagers shall follow the following standards (by county for per capita cultivated land).

(1) The area of the house site of each household shall not be greater than 200m² if the per capita cultivated land is less than 0.04 hectare.

(2) The area of the house site of each household shall not be greater than 300m² if the per capita cultivated land is 0.04 to 0.07 hectare.

(3) The area of the house site of each household shall not be greater than 400m² if the per capita cultivated land is 0.07 to 0.1 hectare.

(4) The area of the house site of each household shall not be greater than 500m² if the per capita cultivated land is 0.1 to 0.14 hectare.

(5) The area of the house site of each household shall not be greater than 600m² if the per capita cultivated land is 0.14 to 0.34 hectare.

(6) The area of the house site of each household shall not be greater than 800m² if the per capita cultivated land is over 0.34 hectare.

The above standards for the areas of house sites may be appropriately raised up to twice if unused lands are used for building houses.

Applicable provisions of the Grassland Law of the PRC

Chapter II Ownership of Grasslands

Article 9 The grasslands are owned by the State, with the exception of the grasslands owned by collectives as provided for by law. With respect to the State-owned grasslands, the State Council shall exercise the right of such ownership on behalf of the State.

No unit or individual may take illegal possession of, trade in or illegally transfer in other forms the grasslands.

Article 10 The State-owned grasslands may, in accordance with law, be allocated for use to the units under the ownership by the whole people and to collective economic organizations.

All units that use the grasslands shall fulfill the protecting, developing and rationally using the grasslands.

Article 11 With respect to the State-owned grasslands which, in accordance with law, are allocated for use to units under the ownership by the whole people and to collective economic organizations, the people's governments at or above the county level shall register such grasslands, issue certificates for the right of use to the said units and organizations after verification and thus establish their right to use such grasslands.

With respect to the State-owned grasslands, for which the right of use is not allocated, the people's governments at or above the county level shall register such grasslands and shall be responsible for their protection and control.

With respect to the grasslands owned by collectives, the people's governments at or above the county level shall register such grasslands, issue to the collectives the certificates of ownership after verification and establish their right of ownership of such grasslands.

Where the ownership of grasslands is changed in accordance with law, the formalities for registration of shall be completed.

Article 12 The right of ownership and the right of use of the grasslands registered in accordance with law shall be protected by law, and no unit or individual may infringe upon such ownership or right.

Article 13 The grasslands owned by collectives or the State-owned grasslands which have been allocated for use to collective economic organizations may be contracted for management by households individually or jointly within the said collective economic organizations.

No adjustment may be made to the grasslands used by the contractors within the term of contractual management of the grasslands; where appropriate adjustments need be made to a few pieces of grasslands, the matter shall be subject to agreement by two-thirds or more members of the villagers (herdsmen) assembly, or two-thirds or more villagers' (herdsmen's) representatives, of the collective economic organization concerned and shall be reported for approval to the township (town) people's government and the competent administrative department for grasslands under the people's government at the county level.

Where grasslands owned by a collective or the State-owned grasslands which are allocated for use to a collective economic organization in accordance with law are contracted to units or individuals other than the ones of the said organization, the matter shall be subject to agreement by two-thirds or more members of the villagers (herdsmen) assembly, or two-thirds or more villagers' (herdsmen's) representatives, of the collective economic organization concerned and shall be reported for approval to the township (town) people's government.

Article 14 For contractual management of a piece of grasslands, the party contracting out the grasslands and the contracting party shall sign a written contract. The contents of the grassland contract shall include the rights and obligations of both parties, the four boundaries, area and grade of the contracted grasslands, the term of the contract and the starting and expiration dates, the purpose of use of the grasslands and the liabilities for breach of the contract, etc. At the expiration of the term of the contract, the original contractor shall, under equal conditions, have the priority of the right to contract.

The units and individuals for contractual management of grasslands shall fulfill the obligations of protecting, developing, and rationally using the grasslands in adherence to the purpose of use as agreed upon in the contract.

Article 15 The right to contractual management of grasslands is protected by law, and it may be transferred in accordance with law and on the principles of voluntariness and compensation.

The transferee of the right to contractual management of grasslands shall have the capability of pursuits in animal husbandry and shall fulfill the obligations of protecting, developing, and rationally using the grasslands in adherence to the purpose of use as agreed upon in the contract.

The transfer of the right to contractual management of grasslands shall be subject to agreement by the party contracting out the grasslands. The term of transfer agreed upon in the transfer contract by the contractor and the transferee may not exceed the remaining period of the original contract.

Article 16 Disputes over the ownership or the right of use of grasslands shall be settled by the parties through consultation; and where consultation fails, the disputes shall be handled by the people's government concerned. Disputes between units shall be handled by the people's government at or above the county level; disputes between individuals or between individuals and units shall be handled by the township (town) people's government or the people's government at or above the county level.

Pending the settlement of a dispute over ownership of grasslands, none of the parties may change the status quo in which the grasslands is being used, or damage the grasslands in question or the facilities thereon.

Chapter V Use

Article 33 Contractors for grassland management shall make rational use of the grasslands, and they may not exceed the stock-carrying capacity verified by the competent administrative department for grasslands; and they shall take such measures as growing and reserving forage grass and fodder, increasing the supplies of forage grass and fodder, readjusting their disposition of livestock, optimizing the mix of livestock and increasing the number of heads of livestock for sale, in order to keep the balance between grass yield and the number of livestock raised.

The standard for grassland stock-carrying capacity and the measures for control of the balance between the grass yield and the number of livestock raised shall be formulated by the competent administrative department for grasslands under the State Council.

Article 34 Contractors for grassland management in pastoral regions shall practice regional rotation grazing, rational distribution of herds and balanced use of grasslands.

Article 35 The State encourages rearing livestock in pens in rural areas, in semi-rural and semi-pastoral areas and in the pastoral areas where conditions permit. Contractors for grassland management shall, according to the kinds and number of livestock they raise, readjust and reserve forage grass and fodder and employ new techniques such as forage grass and fodder ensiling and processing, in order to gradually change the mode of production in which grazing depends solely on natural grasslands.

In areas where grazing is prohibited or closed grazing or rotation grazing is practiced, the State gives grain or funds as subsidies to people who raise livestock in pens, and the specific

measures in this respect shall be formulated by the State Council or the relevant department authorized by it.

Article 36 For people working on haying grounds or bases for breeding wild grass seeds, shoots or tissues, the competent administrative departments for grasslands under the people's governments at or above the county level shall specify a rational period of time for grass mowing and variety collecting as well as the height for the stubble left and intensity for cutting and collecting, in order to practice rotation mowing and collecting.

Article 37 Where, under special circumstances such as natural disaster, it is necessary to temporarily readjust the use of grasslands, the matter shall, on the principles of voluntariness and mutual benefit, be resolved through consultation by the two parties concerned. Where it is necessary to temporarily readjust the use of grasslands between counties, the matter shall be resolved through consultation arranged by the relevant people's governments at the county level, or by the people's government at a higher level to which the people's governments at the county level are both subordinated.

Article 38 No grasslands, or as little grasslands as possible, may be occupied for exploiting mineral resources and engineering. Where it is necessary to acquisition or use grasslands, the matter shall be subject to examination and approval by the competent administrative department for grasslands under the people's government at or above the provincial level, and, the examination and approval formalities for the use of land for construction shall be completed in accordance with the laws and administrative regulations on land administration.

Article 39 Where grasslands owned by collectives are to be acquired for construction, compensation shall be made to the said collectives in accordance with the Land Administration Law of the People's Republic of China; and where State-owned grasslands are to be used for construction, compensation shall be made to the contractors for grassland management in accordance with the relevant regulations of the State Council.

Where grasslands are to be acquired or used for construction, fees for restoration of grassland vegetation shall be paid. Such special fees shall be used for special purposes, that is, to be used in accordance with relevant regulations by the competent administrative department for grasslands to restore grassland vegetation, and no unit or individual may withhold or misappropriate them. The measures for collection, use and management of the fees for restoration of grassland vegetation shall be formulated by the competent administrative department for pricing and the financial department under the State Council jointly with the competent administrative department for grasslands under it.

Article 40 Where it is necessary to occupy a piece of grasslands temporarily, the matter shall be subject to examination and approval by the competent administrative department for grasslands under the people's government at or above the county level.

The time limit for temporary occupation of grasslands shall not exceed two years and no permanent building or structure may be put up on the grasslands that are temporarily occupied; and at the expiration of the time limit, the unit using the grasslands shall restore the vegetation and return the grassland without delay.

Regulations of XUAR for the Implementation of the Grassland Law of the PRC

Article 17 The requisition of collectively owned grassland for state construction shall comply with the Land Administration Law of the PRC and the Regulations of XUAR for the

Implementation of the Land Administration Law of the PRC. The use of the grassland owned by the whole people for state construction shall be allocated with the approval in accordance with the procedure and approving authority of land expropriation for state construction. The construction unit shall properly compensate the original use unit for losses thus incurred and appropriately resettle the living and production of herdsmen, provide them with grassland or arrange the employment of conforming herdsmen. The construction unit shall be responsible for relocation of the original use unit if required.

The examination and approval of the expropriation or use of grassland for state construction shall ask for the advices from the concerned department in charge of animal husbandry in advance. Grassland compensation shall be used only for grassland construction other than other purposes. The appropriation or use of grassland in an autonomous prefecture or county for state construction shall give consideration of its interests and make arrangements in favor of its economic construction.

Article 19 The temporary use of grassland for geological prospecting, erection of lines above ground, laying of underground pipeline, military exercise, etc is subject to the approval of the quantity, location and time limit from the local county people's government by presenting the approval document or prospecting certificate issued by the higher competent authority. Consideration shall be given to the advices of the concerned department in charge of animal husbandry on approval of land use. For temporary use of grassland, the grassland shall be compensated year by year according to its average annual output value in the last three years, grassland vegetation recovered and the grassland returned as scheduled.

The grassland shall be compensated 2 to 4 times its average annual output value of in the last three years in case of serious damage (irrecoverable within three years) of grassland vegetation and 4 to 5 times in case of fundamental damage (irrecoverable naturally).

Applicable provisions of the Forest Law of the PRC

Article 3 The forest resources shall belong to the state, unless the law stipulates they belong to the collective.

For the forests, trees and woodlands owned by the state and the collective and the trees and woodlands owned by private individuals, the people's government above the county level shall register and record them, issue certificates and confirm the ownership and the right to use. The State Council may authorize the competent forestry authorities under the State Council to register and record the forests, trees and woodlands in key forest districts determined by the State Council to be owned by the state, issue certificates and inform relevant local people's governments.

The legitimate rights and interests of the owners and the users of the forests, trees and woodlands shall be protected by the law; no organization and private individual shall such rights and interests.

Article 10 The competent forestry authorities under the State Council shall be responsible for the forestry work nationwide. The competent forestry authorities under the people's government above the county level shall be responsible for the forestry work in their jurisdiction. The people's government at the township level shall set up full-time or part-time posts responsible for the forestry work.

Article 18 Prospecting, mining and various construction projects shall not occupy or occupy as little as possible woodlands; in case of necessary occupancy or expropriation of

woodlands, upon examination and approval of the competent forestry authorities under the people's government above the county level, the examination and approval formalities for land needed for construction shall be gone through in line with relevant land administration laws and administrative regulations; and the land-use organization shall pay forest vegetation recovery expenses in line with the applicable provisions of the State Council. The forest vegetation recovery payments shall be used for designated purposes; the competent forestry authorities shall use them, according to relevant stipulations, for forestation, recovery of forest vegetation; the area of forestation shall not be smaller than the area of forest vegetation reduced as a result of woodlands occupied or expropriated. The competent forestry authorities at a higher level shall periodically urge and inspect the competent forestry authorities at a lower level in the organization of forestation and recovery of forest vegetation.

No organization and private individual shall divert the forest vegetation recovery payments. The competent auditing authorities of the people's government above the county level shall strengthen their supervision of the situation in connection with the use of the forest vegetation recovery payments.

Regulations of XUAR for the Implementation of the Forest Law of the PRC

Article 15 The occupation or requisition of forest land for mineral exploration and mining and other construction projects is subject to the approval of the competent forestry authority of the people's government above county level. For occupation or expropriation of the forest land directly administered by the competent forestry authority of prefecture (city), county (city) or autonomous region, an application form shall be submitted to the authority and the relevant formalities gone through in compliance with the laws and regulations on forest and land administration.

Article 16 The organization approved to occupy or expropriate forest land shall pay forest cover recovery charges to the competent forestry authority of the people's government above county level and forest land compensation, forest compensation and resettlement subsidy to the owners of the land.

The standards for forest cover recovery charges shall be developed by the competent forestry authority of the autonomous region together with competent pricing authority in pursuance of the concerned regulations of the state and submitted to the people's government of the autonomous region for approval before execution. Forest land compensation, forest compensation and resettlement subsidy shall comply with the Regulations of XUAR for the Implementation of the Land Administration Law of the PRC. It is required to go through examination and approval procedures as per Article 15 for conversion of forest land to non-forestry construction uses by a forest operator within the range of its forest land except the facilities directly used for forestry production.

Article 17 The organization approved to occupy or expropriate forest land shall pay forest cover recovery charges to the competent forestry authority of the people's government above county level and forest land compensation, forest compensation and resettlement subsidy to the owners of the land.

The erection and arrangement of power transmission line, communication line and tourist cableway, laying of pipeline and construction (expansion) of road shall avoid forest. When it is unavoidable and required to fell an entire forest belt or forest, the construction unit shall

present an application to the competent forestry authority of prefecture (city) in advance. For felling of odd woods, an application shall be submitted to the competent forestry authority of county (city) and associated procedures handled according to laws and the owner of the woods compensated economically.

For temporary occupation of forest land, the organization or individual occupying the forest land temporarily shall sign an agreement on temporary use of land with the organization or individual having the right to use the forest land, apply for examination and approval of the competent forestry authority above county level and pay vegetation recovery charge to the authority. If it is required to cut woods, the operator or owner of the forest shall be compensated for the woods.

Measures of Burqin County for the Administration of Low-rent Housing for Urban Minimum-income Households

Article 5 Houseless households or those with a per capita housing building area of below 13 square meters or those with a per capita housing building area of above 13 square meters but whose house is dilapidated (identified to attain Grade C or D), and meeting the criteria for urban minimum income households shall be entitled to low-rent housing.

Article 6 Low-rent housing for urban minimum income households shall be offered in the modes of housing rental subsidy and housing supply, in which the former is the main mode. The housing rental subsidy shall apply to a housing building area of not more than 50 square meters per household. In case of housing supply, the rental rate shall be fixed based on repair costs and management fees.

Chapter 4 Subsidization and Resettlement

Article 15 Low-rent housing shall be allocated by the county housing management bureau based on the list of proposed households and the available stock of housing. Unit areas shall not exceed 50 square meters.

Article 16 The rental rate of low-rent housing shall be fixed by the government, and shall consist of repair costs and management fees. The specific rate shall be fixed by the county development and reform commission and the county construction bureau jointly on an annual basis.

Article 17 A single resettlement system shall apply to the housing supply mode. A household approved to rent low-rent housing must enter into a lease contract with the county housing management bureau before moving in. The lessee shall pay rent pursuant to the contract. Any candidate household who refuses to accept the housing supply arrangements may be rotated again.

Article 18 Minimum income households under the housing supply mode shall be exempt from paying a housing lease deposit.

Chapter 5 Eligibility and Standard for Security

Article 19 A household applying for low-rent housing (hereinafter referred to as the candidate household) shall meet all of the following conditions:

- (1) Its per capita income meets the minimum income standard specified in the policy for urban low-rent housing, and it has received minimum living security assistance from the civil affairs authority for over 12 consecutive months;
- (2) Its present per capita housing building area meets the area standard specified in the

policy for urban low-rent housing, namely less than 13 square meters;

(3) All of its members have local nonagricultural resident household registration and actually live in the county, at least one of its members has obtained local resident household registration for over 3 years, and the other members have moved in the present residence for at least one year;

(4) There are statutory support, fostering or maintenance relations among its members; and

(5) It meets other criteria specified in our county's low-rent housing policy

Article 20 The modes of low-rent housing security include housing supply and rental subsidy, to be determined by the county construction bureau based on the candidate household's practical conditions.

Article 21 The building area of low-rent housing shall be 50 square meters.

Article 22 The rental and subsidy rates for low-rent housing shall be fixed by the county development and reform commission together with the construction bureau, adjusted from time to time, and published on local media and through the government website or bulletin board.

Article 23 If the per capita housing area of a household entitled to low-rent housing is less than 13 square meters, a rental subsidy shall be provided for the deficiency.

Chapter 6 Application and Approval

Article 24 The householder of the candidate household shall apply for low-rent housing; if the householder does not have full civil capacity, the candidate household shall elect a member with full civil capacity as the applicant.

The applicant shall file a written application with the community committee, and provide the following materials:

(1) A certificate of minimum living security issued by the civil affairs authority or a certificate of income issued by any competent authority determined by the government;

(2) A certificate of present housing issued by the employer of a member of the candidate household or the community committee;

(3) The ID cards and household register of the members of the candidate household;

(4) The Application Form for Urban Low-rent Housing Security of Burqin Town filled out by the applicant;

(5) A certificate of marital status; and

(6) Other evidence to be submitted.

If the applicant is not the householder, a written power of attorney signed by the other members with full civil capacity shall also be provided.

Article 25 After receiving the low-rent housing application materials, the community committee shall conduct a field investigation and submit its acceptance opinion to the town government (acceptance authority). The acceptance authority shall make a decision of acceptance or not timely, and issue a written document to the applicant. If the application materials are incomplete or do not comply with the legal format, all corrections to be made shall be notified to the applicant within 5 days, where the time of acceptance shall be calculated from the day following the makeup of the materials; if such notice is not given within above period, the town government shall be deemed to accept the application from the date of receipt of the application materials.

After the application materials are complete, the acceptance authority shall give an

opinion timely and hand over all application materials to the county construction bureau.

Article 26 After receiving the application materials from the acceptance authority, the county construction bureau shall organize a review team together with the civil affairs bureau and town government to review such materials, and may investigate the candidate household's income, population and housing conditions by means of record retrieval, door-to-door interview, neighborhood interview or evidence solicitation letter. The candidate household and entities, organizations or individuals concerned shall provide information truthfully. The county construction bureau shall issue its review decision within 15 days from the date of receipt of the application materials.

If the candidate household is eligible, the county construction bureau shall disclose its review decision through the government website or bulletin board for 15 days. If the candidate household is not eligible, the county construction bureau shall give a written notice to the applicant through the acceptance authority to specify the reason.

Article 27 If there is no objection or any objection is untenable during the disclosure period, the county administrative authority for real estate shall register the candidate household formalities and give a written notice to the applicant. If there is any objection during the disclosure period, the county construction bureau shall verify such objection within 10 days. If the objection is found to be tenable, the candidate household shall not be registered and a written notice shall be given to the applicant through the acceptance authority, specifying the reason for non-registration.

Article 28 A candidate household that has been registered shall wait in rotation according to the provisions of the county construction bureau. Households without ability to work, source of income, legal supporter or maintainer, households eligible for preferential treatment or suffering from heavy disability, and household households as identified by the town government and county civil affairs bureau may have priority in receiving low-renting housing.

During waiting in rotation, if the candidate household's income, population or housing changes, the application shall notify the county construction bureau of such change timely for review and change of registration.

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 Uyghur 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 acquisitioning basic cultivated, the land compensation fees shall be 8-10 times the local yearly output value of the cultivated land;
- 2) In acquisitioning paddy field and fishponds outside the basic cultivated, the land compensation fees shall be 7-9 times the local yearly output value of the cultivated land;
- 3) In acquisitioning dry land outside the basic cultivated, the land compensation fees shall be 7-8 times the local yearly output value of the cultivated land;
- 4) In acquisitioning 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 acquisitioning natural meadow, the land compensation fees shall be 6 times the local yearly output value of the cultivated land;

In acquisitioning 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 acquisitioned 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 acquisition 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 unified 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 relaxed, but the maximum shall not exceed once the standard of preceding paragraph.

Relevant rules in Document [Xinjjiafang (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.

Annex 2 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

May.. 2010	Contract an independent evaluator, prepare the working outline;
Sept.. 2010	prepare monitoring plan such as outline of survey, tables, establishment of monitoring system, defining assignment, and selection of monitoring samples;
Mar.2011	Baseline and first survey, submit No. 1 monitoring report;
Sept. 2011	Second survey, submit No. 2 monitoring report;
Mar.2012	Third survey, submit No. 3 monitoring report;
Sept. 2012	Fourth survey, submit No.4 monitoring report
Mar.2013	Fifth survey, submit No.5 monitoring report
Sept. 2013	Submit final report

Annex 3 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	<ul style="list-style-type: none"> ● 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: <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

	<p>policy with local advisor in detail.</p> <p>➤ Group discussion was conducted dealing with the following aspects: ① Compensation standard; ② forms of compensation; ③the 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.</p>						
●	Focus Groups Discussion III						
●	<table border="1"> <tr> <td>Time</td><td>● 2008-3-13</td></tr> <tr> <td>Place</td><td>● Dunbazhaer village committee</td></tr> <tr> <td>Participants</td><td> ● 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 </td></tr> </table>	Time	● 2008-3-13	Place	● Dunbazhaer village committee	Participants	● 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
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Main contents of the conference	● The main contents of the meeting is to discuss recovery plan on the affected village level, the main views are as follows: ➤ 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. ➤ 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						
●	<table border="1"> <tr> <td>Time</td><td>● 2008-3-14</td></tr> <tr> <td>Place</td><td>● The Meeting Room in Altay Construction Bureau</td></tr> </table>	Time	● 2008-3-14	Place	● The Meeting Room in Altay Construction Bureau		
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> <p>➢ 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;</p> <p>➢ 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.</p>
●	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> <p>➢ 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;</p> <p>➢ Resettlement will: reasonable compensation should be given by government and also help them in resettlement.</p> <p>➢ They hope family members can get temporary job thought the construction period and be employed after the project.</p> <p>➢ Just and reasonable compensation should be given by government and also help them in living restoration .</p>

Annex 4 Impacts of House Demolition based on Census of Affected Households

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
1	Jinshanlu	Sailike-Wolaziebieke	64.48				20.99	32.64								
2	Jinshanlu	Duolidaxi-Shalike		95.51	19.36		41.28	16.35								
3	Jinshanlu	Qiebuke-Batumengke			76.53		21.38	24.21								
4	Jinshanlu	Yeerkexi-Abai			101.75			24.88								
5	Jinshanlu	Woerletayi-Adekeyi			91.75		22.89	13.68		28.87						
6	Jinshanlu	Mulati-Tayibuha			92.36		64.86	42.21								
7	Jinshanlu	Wusifan-Hatepa			77.18		51.94	18.21								
8	Jinshanlu	Majunhua		83.35				12.66								
9	Jinshanlu	Jinming			134.4		48.98	57.13			41.65					
10	Jinshanlu	Abudukelimu-Woxier			109.83			78.46								
11	Jinshanlu	Li Zhonghai						94.15								
12	Baiyangqiao	Yan Junhong	55		54.51			24.46								
13	Baiyangqiao	Du Chun			66.1		21.93				6.75					
14	Baiyangqiao	He Xiaoguang			81.84											
15	Baiyangqiao	Zhang Qiaoxiang			51.06			28.65								
16	Baiyangqiao	Sun Chenggeng			81.7			27.63								
17	Baiyangqiao	Huo Caiying			71.19			11.29								

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
18	Baiyangqiao	Fang Longgui	72.68				50.25				15.44					
19	Baiyangqiao	Wujianghua	81.56		53.91					29.08						
20	Jinshanlu	Jingesihan-Hadi			87.04		12.9									
21	Jinshanlu	Liang Weihong			88.38		21.86	47.69	15.6	6.6						
22	Jinshanlu	Ma Ashi			83.96		79.54	109.35			2.77					
23	Jinshanlu	Qin Zhongtai			79.19			31.96			9.63					
24	Jinshanlu	Jinensi-Waliyala			78.1											
25	Baiyangqiao	Liu Jiang			51.76		38.77									
26	Baiyangqiao	Liu Wencheng			51.76			7.5		20.15	9.59					
27	Baiyangqiao	Wang Aiqin			53.91					7.61		29.08				
28	Baiyangqiao	Yerken			53.91			21.96		10.47						
29	Baiyangqiao	Xiao Jianzhong			51.76											
30	Baiyangqiao	Xiao Caixia			52.26		22.7	71			23.75					
31	Baiyangqiao	Wang Zuhong			53.91			39.62								
32	Baiyangqiao	Zhang Jun			53.91			6.9								
33	Baiyangqiao	Xie Changquan			80.69		73.82	8.3			30.45					
34	Baiyangqiao	Huang Meiyiing	72.75			33.84	9.8			9.91						
35	Baiyangqiao	Wang Beixiang	71.31				23.98									
36	Baiyangqiao	Wang Yuzhu	72.64				22.17									

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
37	Baiyangqiao	Zhang Jinde	72.35				24.48	6.72			2.86					
38	Baiyangqiao	Shang Jiyuan	72.5				25.57				3.9					
39	Baiyangqiao	Zhai Shangwu	80.77				51.09									
40	Baiyangqiao	Wang Dakui	69.74				37.76				4.3					
41	Baiyangqiao	Li Jian	80.94				27.89				1.76					
42	Baiyangqiao	Dai Jiahua	72.5				26.26									
43	Baiyangqiao	Wang Chengxian	72.5				32.31									
44	Baiyangqiao	Yang Weimin	72.35				32.39				11.52					
45	Baiyangqiao	Wu Qin	71.41				24.8									
46	Baiyangqiao	Wei Benjun	71.2				35.02									
47	Baiyangqiao	Li Xuanyang	71.3			24.16			4.67				24.16			
48	Baiyangqiao	Zhang Xiaoming	73.68				56.21									
49	Baiyangqiao	Qu Qixiang	71.41				23.71									
50	Baiyangqiao	Leng Wenli	72.35				24.48									
51	Baiyangqiao	Wang Fuxin	71.41				24.33	9.44			3.25					
52	Baiyangqiao	Leng Ruihu	71.2				24.81				39.96					
53	Baiyangqiao	Wang Yingtian	71.41				23.94				1.49					
54	Baiyangqiao	Yang Qiuliang	72.35				24.48									
55	Baiyangqiao	Hou Caiting	73.84				32.1				19.2					

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
56	Jiefangnanlu	Zhanglinrui		182.98			127.16			12.63					323.86	189.83
57	Baiyangqiao	Sun Huaigui	69.74				40.79				8.62					
58	Baiyangqiao	Sun Yingqing	100.73													
59	Baiyangqiao	Guo Xiujun	71.31				24									
60	Baiyangqiao	Liu Shulan	58.44					37.34								
61	Baiyangqiao	Xie Zhong	58.44				33.76				4.3					
62	Baiyangqiao	Li Jianmin	72.68				32.94				2.91					
63	Baiyangqiao	Lu Xianlin	72.68			41.95	12.29	4.8		3.49						
64	Baiyangqiao	Zhang Zhiqi						25.83	3.09		1.85					
65	Baiyangqiao	Man Zhaoying	58.44					31.03			5.38					
66	Baiyangqiao	Guo Jianwen	58.44					27.96	8.66							
67	Baiyangqiao	Ma Wangzhen	71.2				24.81			34.48						
68	Baiyangqiao	Wang Aiqin	71.31				24.36									
69	Baiyangqiao	Liang Dalun	73.84													
70	Baiyangqiao	Zhu Guidi	73.68			32.53	7.66									
71	Jinshanlu	Liu Mingchen			135						4.24					
72	Baiyangqiao	Xiao Jianzhong					7.64	36.06								
73	Baiyangqiao	Dilikati	58.44				33.6				6.58					
74	Jinshanlu	Wang Liping					3.52									

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
75	Jinshanlu	Wang Gang														
76	Jinshanlu	Dawulietihan-Rezidan														
77	Jinshanlu	Li Junbai					52.32									
78	Jinshanlu	Wang Youjiang					39.35				20.08					
79	Baiyangqiao	Hai Lati						38.95								
80	Jinshanlu	Awubaker-Alimniyazi			75.54			0								
81	Jinshanlu	Yushan-Awubaker			72.3			0								
82	Baiyangqiao	Zhu Duo			113.75					4.59						
83	Baiyangqiao	Wang Aiqin						53.91		7.61						
84	Baiyangqiao	Cao Kang												34.54		
85	Baiyangqiao	Wu Ruguan												34.54		
86	Baiyangqiao	Xu Shenggong												34.54		
87	Baiyangqiao	Miao Jianhua												60.92		
88	Baiyangqiao	Di Shoukuan												34.54		
89	Baiyangqiao	Liu Feiyun												34.54		
90	Baiyangqiao	Liu Feng												34.54		
91	Baiyangqiao	Fu Qiufang												34.54		
92	Baiyangqiao	Wang Huanhua												34.54		
93	Baiyangqiao	Tabusi												34.54		

No	Community	Household	Main House			Subsidiary house			Shed				Basement	Garage	Storehouse	Greenhouse
			Brick-concrete	Brick-wood	Earth-wood	Brick-concrete	Brick-wood	Earth-wood	Brick-wood	Earth-wood	Wood	Simple				
94	Baiyangqiao	Gulishahexi-Habuxi												35.11		