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Resettlement Monitoring and Evaluation for Altay City Roads and Environmental Sanitation

Report NO.1

**NATIONAL RESEARCH CENTER FOR RESETTLEMENT, HOHAI
UNIVERSITY
August 2012**

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1 Basic Information of the Project

1.1 Introduction and Project Description

The content of Altay City Roads and Environmental Sanitation Component includes:

(1) Roads: Construction of 19 roads and total road length is 28.88 km, involving with 3 new street and 16 constrictive roads; 3 bridges: one in the crossing of Hongdun Road and Yinshui Road, one near Lanjing Road sports center and one in Gongyuan Road; improving road related facilities and purchasing Road maintenance equipment; and building 54 bus stops.

(2) Environmental sanitation and accessorial projects: building 6 public toilets, adding 500 Garbage Bins and 102 dustbins, purchasing 1 rubbish compressed cars, 2 loading trucks, 1 sweeper, 1 snow-plough, 1 clamshell garbage truck, 2 excavators, 3 table wheel loaders and five car dumpers, 1 aerial work car, 2 roller machines, 1 sprinkler spray cars, 3 graders, and 3 road inspection car.

1.2 Project Impact

Up to this monitoring, the collective land acquisition of Altay City Roads and Environmental Sanitation Component has not started yet, while the implementation of house demolition is in progress with calculations on physical quantity. At this moment, 4 enterprises and public institutions, as well as 1 shopping mall with 16 rooms are demolished. The next monitoring will track the detailed impact of the project.

1.3 External Independent Monitoring for Involuntary Resettlement

The monitoring and evaluation for involuntary resettlement of this project is undertaken by National Research Center for Resettlement (NRCR) of Hohai University.

2 Project Progress

2.1 The construction progress

Up to this monitoring, the feasibility study report of Altay City Roads and Environmental Sanitation Component has been proved by the Xinjiang Uygur autonomous region development and reform commission in Feb 14th, 2009 with the document (XDRF [2009] No.249); Environmental impact assessment has been reviewed by the Xinjiang Uygur autonomous region environment protection bureau in Jan 12, 2009 with the document (XHJH [2009] No.16); Project preliminary design has been proved by the Xinjiang Uygur autonomous region development and reform commission in Nov 15th, with the document (XDRF [2009] No.2638). The construction drawing was finished in Dec 30th, 2009. The construction process can be seen in Table 2-1.

Table 2-1 The construction process of the project

Item	Proposal and preparation	Environmental impact assessment	Feasibility study		Preliminary design		Construction drawing	
			Complete	Approve	Complete	Approve	Complete	Approve
Altay City Roads and Environmental Sanitation Component	Finished	Finished	Finished	Finished	Finished	Finished	Finished	Finished

The detailed progress of the construction situation can be seen in Table 2-2.

Table 2-2 The implementation of the road component

No	Item	Nature of the road	Construction content	Project progress
1	West Ring Road	Branch	Length is 240.35m, width for car is 8m	Road bad has been finished.
2	Qiaodong Road	sub-arterial road	Length is 565.29m, width for car is 14m, width for pedestrian is 6m	Finished 100m
3	South Tuanjie Road	Arterial road	Length is 632.87m, width for car is 10m, width for greenbelt is 10m, width for pedestrian is 6m	Have not started
4	Hongdun Road	Arterial road	Length is 3276.96m, width for car is 14m, width for greenbelt is 6m, width for pedestrian is 7m; one bridge, width	200m has not been finished yet. Asphalt spray has been finished and 85% of the

			is 24m, length is 83m	main structure of the bridge has been finished,
5	Yuanyichang Road	sub-arterial road	Length is 1119.57m, width for car is 14m, width for pedestrian is 6m	Has been finished in late October, 2011
6	North Jiefang Road	sub-arterial road	Length is 1212.11m, width for car is 10m, width for pedestrian is 6m	Has been finished in late October, 2011
7	Donghou Street	支路	Length is 715.17m, width for car is 8m,	Finished
8	Beier Road	sub-arterial road	Length is 1980.59m, width for car is 10m, width for pedestrian is 6m	600m of Asphalt spray has been finished
9	Lanjing Street	Branch	Length is 747m, width for car is 9m, width for pedestrian is 7m; one bridge, width is 16m, Length is 69.4m	The surface of the road will be finished this year. Main structure of the bridge has been finished, the rail of the bridge is in the process of install.
10	Donghoujie Street	Branch	Length is 913.96m, width for car is 8m,	Has been finished in late October, 2011
11	1-10 lane	Lane	Length is 3089.34m, width for car is 8m, width for pedestrian is 2m	Has been finished in late October, 2011
12	Qianjin Street	Branch	Length is 1043.16m, width for car is 8m, width for pedestrian is 6m	Has been finished in late October, 2011
13	Binhe Road	Pedestrian street	Length is 3341.29m, width for pedestrian is 3.5m	Half of the first section and entire second section have been finished. The granite rail of the third section is in the process of install.
14	Gongyuan Road	sub-arterial road	Length is 2193.65m, width for greenbelt is 6m, width for pedestrian is 7m; one bridge	200m of the road has been finished and construction of the bridge has been finished
15	Jinshan Road	Arterial road	Length is 1286.51m, width for greenbelt is 6m, width for pedestrian is 7m	Finished
16	North Jinshan Road	Arterial road	Length is 1275.07m, width for greenbelt is 6m, width for pedestrian is 7m	Finished
17	Wenhua Road	sub-arterial road	Length is 1177.30m, width for greenbelt is 6m, width for pedestrian is 7m	Finished in 2011
18	South Tuanjie Road	Arterial road	Length is 1362.42m, width for pedestrian is 6m	Finished
19	North Tuanjie Road	Arterial road	Length is 2706.15m, width for greenbelt is 6m, width for pedestrian is 7m	Finished

2.2 Resettlement Progress

Up to this monitoring, the collective land acquisition of Altay City Roads and Environmental Sanitation Component in Dubazha'er village has not started yet,

while the implementation of house demolition is in progress with calculations on physical quantity. At this moment, 4 enterprises and public institutions with total area of 597.07 m² are demolished, as well as 1 shopping mall with 16 rooms with total area of 439.007 m².

Table 2-3 The Resettlement Progress

NO.	Name of the road	Resettlement progress
1	West Ring Road	The toilet in Normal School has not been demolished yet
2	Qiaodong Road	The land acquisition has not started yet. The household of Li Huihai has not demolished
3	South Tuanjie Road	No demolition involved
4	Hongdun Road	9 houses and 2 garages have not been demolished
5	Yuanyichang Road	The demolition has finished
6	North Jiefang Road	No demolition involved
7	Donghou Street	No demolition involved
8	Beier Road	2 houses have not been demolished
9	Lanjing Street	No demolition involved
10	Donghoujie Street	No demolition involved
11	1-10 lane	The demolition has finished
12	Qianjin Street	No demolition involved
13	Binhe Road	The demolition as not started yet.
14	Gongyuan Road	No demolition involved
15	Jinshan Road	No demolition involved
16	North Jinshan Road	No demolition involved
17	Wenhua Road	No demolition involved
18	South Tuanjie Road	No demolition involved
19	North Tuanjie Road	No demolition involved

3 Land Acquisition

3.1 Land Acquisition Plan

Since the collective land acquisition of Altay City Roads and Environmental Sanitation Component in Dubazha'er village has not started yet, this report only illustrates the plan for both land acquisition and resettlement.

According to the resettlement plan, the proposed total area of Land Acquisition is 43.62 Mu, in which the state-owned land is 32.09 Mu (residential area is 26.52 Mu, commercial land is 0.13 Mu, and industrial land is 5.44 Mu), and the collative land is 11.53 Mu (arable land is 2.4 Mu, vegetable field is 9.13 Mu, of which 102.83 8.25 belongs to Dunbazha'er).

It has been found in this monitoring that the collective land acquisition area decreased from 11.53 Mu to 9.13 Mu due to the change of design for West Ring Road. 2.4 Mu of collective land in Dunbazha'er Village will not be collected. Therefore, the nature of collected land is pure vegetable field now. The detailed information of land acquisition can be found in Table 3-1.

Table 3-1 Collective land acquisition

Road component	Township	Village	Nature of the land	Land acquisition area
Qiaodong Road	Lasite Village	Dunbazha'er Village	Vegetable field	9.13

Since the collective land acquisition has not started yet and the state-owned land acquisition area has been changed due to the change of road construction, the detailed data is in the gathering process up to this monitoring.

3.2 Illustration on the Procedure of Permanent Land Acquisition

A total of 9.13 Mu of collective land of Dunbazha'er village will be collected in this project which is in charge of Altay land resource management department, while the Housing Management Bureau is responsible for the compensation of state-owned land occupation.

Since the collective land acquisition has not started yet and the detailed compensation standard has not been decided, the next monitoring will pay a constant attention to the update information about compensation standard, as well as the resettlement plan.

4 House Demolishment

According to the resettlement plan, the total area of residence demolition is 13186.92 m², in which the area of urban residence is 12500.92 m², involving with 269 people in 102 households; the area of rural residence is 686 m², involving with 13 people in 3 households. There are 62 ethnic minorities among 282 affected people in 105 households. The house demolition area of shop is 87.4 m² with 3 APs; area of enterprise and public institution is 2889.62 m² with 61 APs. Therefore, the total AHs are 116 and APs are 346.

Confirmed by project office, land resource management bureau and house management bureau, three rural residences in Dubazha'er village will not be demolished due to the change of road design. Therefore, the actual house demolition area can be calculated after the completion of road construction. Only Jinshan Road community and Baiyang Road community will be involved in the house demolition. The house demolition of 29 household has been finished according to the estimation of house management bureau, which accounts for 28.43% of demolition quantity in resettlement plan. Besides, 4 enterprises and public institutions have been demolished, as well as one shop with 16 rooms.

4.1 Demolishment and Resettlement of Residential house

After the assessment from real estate surveying and mapping company, the house demolition implementation agencies and APs can negotiate with each other on compensation standard for house demolition. The state-owned land level for the project impacted area can be seen in Table 4-1.

Table 4-1 Housing compensation standard benchmark land price for urban residence

Land level		
Name	Level	Type
West Ring Road	III	Residential land
Bei'er Road	III	Residential land
Hongdun Road	II	Residential land
Yuanyichang Road	I	Residential land
Qianjin Road	I	Residential land
1-10 lane	I	Residential land
North Jinshan Road	I	Residential land
Wenhua Road	I	Residential land

The correction factor for affected residential land in this project is 1.69 that based on the residential land datum value method. The standard land price of Altay can be seen in Table 4-2.

Table 4-2 The standard land price of Altay

Unit: Yuan/m²

Year	2008			2010			2011		
Level	I	II	III	I	II	III	I	II	III
Commercial land	497	383	131	591	383	131	644	417	188
Residential land	329	140	77	329	140	96	448	261	150
Industrial land	150	90	45	140	100	60	/	221	139

The AHs can choose resettlement approaches like monetary compensation or asset for asset. There are three resettlement residential districts, including Shidao lane in Qianjin Street of Jinshan Road, 796 institution, and Hongdun Road. The average area of resettlement apartments is between 70 to 90 m² with two structures. One contains three bedrooms, one living room, one

kitchen and one toilet, and the other one contains two bedrooms, one living room, one kitchen and one toilet.

(1) For the AHs choosing monetary resettlement, their compensation is calculated based on market evaluation value;

(2) For AHs choosing asset for asset, their compensation is calculated based on the related policies like “state-owned land acquisition and compensation regulations”:

- If the demolished house area is between 50 m² and 90 m², the APs can obtain a new house with equal area. The decorations and attachments (basement) will be compensated after assessment.
- If the demolished house area is less than 50 m², the APs can obtain a new house of 50 m² according to the minimum insurance policy. If the area of the resettlement house exceeds 50 m², the AHs need to purchase the extra area on 80% of the commercial price in the same location of this year.
- If the demolished house area is more than 90 m², the APs can obtain two new houses if they prefer resettlement method of asset for asset. The area of each house cannot exceed 90 m². If the total area of resettlement house exceeds the original area, the AHs need to pay the extra area on the commercial price in the same location of this year.
- The arrangement of the floor: the property owners choose the floor of the resettlement house and basement by draw. People older than 60 and disabled people can choose the first and second floor, and people who pick the highest floor will get an extra subsidy.

Table 4-3 The compensation for AHs

Other compensation	Relocation subsidy	Yuan/ho usehold	650	
	Temporary transition fee (Building)	Yuan/m onth/ho usehold	800	From the day start moving to the day moving back (paid every half year)
			1000	This standard is increased in May, 2012

	Relocation fee for cable TV	Yuan/ho usehold	100	
	Relocation fee for telephone and internet	Yuan/ho usehold	100	
	Relocation fee for air conditioner	Yuan/ho usehold	200	
	Relocation fee fosolar water heater	Yuan/ho usehold	200	

The households who sign the house demolition agreement within 5 days of house demolition announcement will obtain 10,000 Yuan of award, while the households who sign the house demolition agreement within 6 to 10 days will obtain 5,000 Yuan of award; and households who sign the house demolition agreement within 11 to 20 days will obtain 3,000 Yuan of award

The resettlement districts can be seen as follow:



Picture 4-1 The resettlement districts

4.2 Demolishment and Resettlement of Non-residential house

According to the statistics of house management bureau, 4 enterprises and public institutions has been demolished with total area of 597.01m², and 1 shop of 16 rooms that belongs to Baiyangqiao Community has been demolished with total area 439.007 m². The total compensation fee is 2.372964 million Yuan. In the process of actual demolition, the

compensation will refer to the current status of the enterprises. The compensation price will be decided by both implementation department and the affected enterprises. The other enterprises have already reached the oral agreement, and the written agreement is in the process of negotiation. The actual demolition and resettlement situation can be seen in Table 4-5 and Table 4-4.

Table 4-4 The actual demolition and resettlement of the affected enterprises

N o	Name of Enterprise s	Enterprise Nature	Process of the demolishment	Planned compensati on methods	Actual compensati on methods
1	NongShi Shibeitun agricultural sunshine community	Administrati ve	Agreement has been signed and the demolishment has been finished	/	Monetary compensatio n
2	Public Security Bureau of Altay region	Administrati ve	Agreement has been signed and the demolishment has been finished	Monetary compensation	Monetary compensatio n
3	Seismologica l Bureau of Altay region	Administrati ve	Agreement has been signed and the demolishment has been finished	/	Monetary compensation
4	Mosque of Lasite village	Religion	Agreement has been signed and the demolishment has been finished	/	Monetary compensation

Table 4-5 The actual resettlement of the affected enterprises

Owner of the shop	Planned resettlement methods	Actual resettlement methods
Dai Yunxia	/	Monetary compensation

5 Vulnerable Group and Ethnic Minorities

5.1 Vulnerable Group

5.1.1 The Resettlement Plan for Vulnerable Group

The vulnerable groups that involved in this project will be given relevant supports and funding support. A special support fund has been established to help these vulnerable groups, which will be included in skill training fee.

The vulnerable AHs can apply for the low-rent housing with the rent of 40 to 50 Yuan/month in order to reduce the family expenditures. The local government also provides serious illness subsidy for the vulnerable APs after examined by the community. Besides, the local government will carefully arrange the education, employment and population registration for the offspring of the APs. The government can reduce or cancel the rent of the low-rent housing for those AHs have serious financial problems.

If the AHs belong to the lowest income families, they will be seen as the eligible candidates for the low-rent housing. The other AHs will paid the price difference with property exchange according to the “Regulations on the administration of urban house dismantlement”. Public welfare positions will be provided to the low-income families affected by the project.

The public welfare positions in Altay city include cleaning and safeguard that will be published to general public every year. The unemployed urban residents and people from low-income or poverty families can apply the positions in local community office, followed by a reviewed of employment management departments. People applied for public welfare don't need to pay any fee, and the employer will pay for medical social insurance. The monthly salary is around 870 Yuan.

Additionally, special consideration will be paid to the vulnerable groups on the arrangement of floor distribution.

Up to this monitoring, the house demolition of this project has not finished yet. The duty departments like village committee, street office, as well as demolition and resettlement office of house management bureau will pay certain attention to new emerging vulnerable groups in order to maintain their living standards after land acquisition and house demolition.

5.2 Ethnic Minorities

The major affected ethnic minorities are Ha, Uyghur and Hi, who live in the urban area. The affected ethnic minorities have the similar social status and economic status with Han people; however, they still maintain their unique characteristics in lifestyle and religions.

Among the affected ethnic minorities, Ha people are good at raising livestock; Uyghur people are good at selling livestock, while the Hui people are good at food service industry. Thus each ethnic minority use their special skill and the advantages of geographic location to improve incomes and living standard.

Towards to the land acquisition, house demolition, and resettlement, the ethnic minorities enjoy the similar right of compensation with Han people. They also have priority on employment and skill training. The project office formulates a special development plan for ethnic minorities at the same time. Since the Altay city is close to Kazakhstan and has built on strong trades with Kazakhstan, there are more and more opportunities for working overseas. The jobs include electrical welding, brick layer, woodworking and so on. The training school will sign the contracts with the companies in Kazakhstan.

6 Fund

Up to this monitoring, the collective land acquisition of Altay City Roads and Environmental Sanitation Component in Dubazha'er village has not started yet, while the implementation of house demolition is in progress. Thus, this report only explains the situations for compensation and fund allocation of this project.

Up to this monitoring, the number of demolished houses of Altay City Roads and Environmental Sanitation Component is in the process of calculating. The demolition agreement of the rest residents and enterprises are ongoing. At the moment, 4 enterprises and institutions are demolished and paid 358,786 Yuan of compensation, 1 shop of 439.007 m² is demolished and paid 2014,178 Yuan of compensation.

7 Analysis of Production and Living Standards of the Resettlement

The monitoring group did a basal survey in Dunbazha'er Village, Jinshan Road community and Baiyangqiao community, using random sampling to investigate the production and living standards of local people.

7.1 The Basic Situation of Affected Village and Communities

The affected Dunbazha'er village is located in the city suburbs with convenient transportation and multiple job opportunities. The total population is 1232 within 522 households, containing Han, Kazak, Uyghur, Hi, Moggol and Li nationality. The population of ethnic minorities is 160. There are 575 Mu of vegetable fields in this village and vegetable planting is the special industry. The local villagers improve their economic status (the average per capita income is 12,000 Yuan) and the village appearance by vegetable planting. The agricultural crops are wheat and corn, and the cash crops are vegetables and fruit trees that contain better percentage compared with agricultural crops.

The affected communities are Baiyangqiao community and Jinshan Road community, in which the Jinshan Road community has 1573 household with 4991 people (agricultural population is 224, females are 2119, Han people are 2942, Hui people are 128, Uyghur people are 962, and Kazak people are 959; while Baiyangqiao community (Baiyangqiao community is located in the southern suburbs of Altay and next to Hongdun township, which is a typical rural-urban continuum.) has 1527 household with 4269 people (females are 2191, Han people are 3455, Hui people are 304, Uyghur people are 100, and Kazak people are 410.

7.2 Household Livelihood Analysis

A total of 20 households are chosen as samples in this survey. The objective of this survey is to explain the utility effect of implementation quality and fund allocation for the resettlement work; investigate the implementation of resettlement policies, resettlements' production and living standards, as well as the consultation and grievance redress, and public participation.

7.2.1 Household Population and Age Distribution

There are 79 residents in the surveyed 20 households, including 15 agricultural populations, 64 non-agricultural populations, and only 1 minimal assurance recipients. In the surveyed population, there are 30 female, accounting for 37.97% of the total population; there are 59 labor forces, accounting for 74.68% of the total population; and there are 10 labor forces, accounting for 12.66% of the total population.

Within the 79 people of the 20 surveyed households, there 2 are preschool children (younger than 8), accounting for 2.53% of the total population; 9 students (year 8~16), accounting for 11.39%; 49 labor forces (year 17~50), accounting for 62.03%, 9 people aged between 51~60, accounting for 11.39%, and 10 people aged 60 and over, accounting for 12.66%. The detailed age distribution of surveyed resettlements can be seen in Table 7-1.

Table 7-1 The detailed age distribution of surveyed resettlements

Age	Population
<7	2
8~16	9
17~50	49
51~60	9
60+	10

7.2.2 Education Level

Within the 79 people of the surveyed 20 households, there are 2 illiterate people, accounting for 2.53% of the total population; 6 elementary graduates, accounting for 7.59% of the total population; 24 junior high school graduates, accounting for 30.38% of the total population; 30 senior school graduates, accounting for 37.97% of the total population; 17 junior college or above level graduates, accounting for 21.52% of the total population. The education level of surveyed resettlements can be seen in Table 7-2.

Table 7-2 The education level of surveyed resettlements

Education level	Population
Illiteracy	2
Elementary graduates	6
Junior high school graduates	24
Senior school graduates	30
Junior college or above level graduates	17

7.2.3 House Condition

According to the analysis of house condition of surveyed households, the average number of houses owned by AHs is 4 and the average area is 82 m². The major structure is concrete structure.

7.2.4 Production Type

Within the 20 surveyed households, 3 household own vegetable field with total area of 6 Mu, and there are 26 people working in enterprises and institutions, accounting for 44.07% of the total labor forces; 8 migrant workers, accounting for 13.56% of the total labor forces; 10 individual business owners, accounting for 16.95% of the total labor forces.

7.2.5 Household Income Structure

Based on the analysis on income resources of the 20 surveyed households, the annual per capital income of surveyed households is 39,500 Yuan. In the total income, per capital vegetable income is 4500 Yuan, accounting for 11.39% of the total income. Per capital enterprises and wage income is 25,000 Yuan, accounting for 63.29% of the total income. Per capital migrant workers income is 3,500 Yuan, accounting for 8.86% of the total income. Per capital ancillary revenue is 5,500 Yuan, accounting for 13.92% of the total income. Other per capital income is 1,000 Yuan, accounting for 2.53% of the total income. The income of the surveyed household can be seen in Table 7-3.

Table 7-3 The average per capital income of the surveyed household

Unit: Yuan

Item	General household income	Percentage (%)
Vegetable planting	4500	11.39%
Enterprises and wage income	25000	63.29%
Migrant workers income	3500	8.86%
Ancillary revenue	5500	13.92%
Other income	1000	2.53%
Total	39500	100.0%

According to the above analysis, the annual per capital income of surveyed households is 10,000 Yuan. Since the affected villages are located in suburb, there are quite a lot opportunities for self-business and employments in enterprise and institutions. Besides, as the majority of the APs are non-agricultural populations, the non-agricultural income accounts for the largest percentage. It can be seen in Table 7-3 that the non-agricultural income (Enterprises and wage income, Migrant workers income, Ancillary revenue and other income) accounts for 88.61% of the total income, while the agricultural income only occupies 11.39%. Therefore, the land acquisition will hardly affect the living standards of local residents.

7.2.6 Household Expenditure Structure

Based on the analysis on income resources of the 20 surveyed households, the annual per capital expenditure of surveyed households is 23,650 Yuan. In the productive expenditure, per capital agricultural input is 1200 Yuan, accounting for 4.43% of the total expenditure. Per capital water and electricity bill is 1500 Yuan, accounting for 6.65% of the total expenditure. Per capital supplies cost is 11,100 Yuan, accounting for 49.22% of the total expenditure. Per capital communication fee is 1,150 Yuan, accounting for 5.1% of the total expenditure. Per capital education cost is 3,000 Yuan, accounting for 13.3% of the total expenditure. Per capital medication cost is 1500 Yuan, accounting for 6.65% of the total expenditure. Per capital home appliances furniture cost is 1,000 Yuan, accounting for 4.43% of the total expenditure. Per capital fuels cost is 400 Yuan, accounting for 1.77% of the total expenditure. Per capital insurance cost is 900 Yuan, accounting for 3.99% of the total expenditure. Per capital other cost is 1,000 Yuan, accounting for 4.43% of the total expenditure. The average per capital expenditure of interviewed households can be seen in Table 6-4 and Chart 7-4.

Table 7-4 The average per capital expenditure of interviewed households

Unit: Yuan

Items	Per capital expenditure	Percentage (%)
Agricultural input	1000	4.43%
Capital water and electricity bill	1500	6.65%
Communication fee	1150	5.10%
Education cost	3000	13.30%
Medication cost	1500	6.65%
Fuels cost	400	1.77%
Supplies cost	11100	49.22%
Home appliances furniture cost	1000	4.43%
Insurance cost	900	3.99%
Other cost	1000	4.43%
Total	22550	100.0%

According to the above analysis, the annual per capital expenditure of surveyed households is 9,746.8 Yuan. The major expenditures are Supplies cost, Education cost, Medication cost, Communication fee, while the expenditures on Fuels and Insurance occupy relatively small percentage.

7.2.7 Analysis of Household Income and Expenditure

Based on the analysis on income resources of the 48 surveyed households, it has been found in this monitoring that the annual per capital net income is 9746.8 Yuan.

The Enterprises and wage income is the main income resource for the resettlements, followed by Ancillary revenue and agricultural income. Towards the expenditures, supplier expenditure and educational occupies the biggest percentage of the total expenditure. It can be anticipated that the expenditure structure won't change dramatically in the next few year. Therefore, the land acquisition and house demolition will not affect the local residents so much. Reasonable and effective use land compensation and resettlement subsidy and feasible alternative income could make sure that the income of local residents will get benefit from the project rather than affected by the lost of land and house.

8 Organization and Institutions

The departments responsible for planning, implementation, management, and monitoring for the resettlement of Altay City Roads and Environmental Sanitation Component are:

- Leading Group for accelerating ADB financed Road Extend Project; Executive Office of Altay ADB Loan Project (Altay Leading Group);
- Executive Office for ADB financed Project (Project Implementation Agencies, Altay project office);
- Altay Construction Bureau (Project Implementation Agency);
- Altay Land and Resource Management Bureau;
- Altay House Management Office;
- Jinshan Road street office, Jiefang Road street office and Lasite village;
- Jinshan Road community, and Baiyangqiao community;
- Dunbazha'er village committee;
- Designing institute;
- National Research Center for Resettlement (NRCR) of Hohai University

Altay Leading Group: in charge of the leading, organization, coordination of the land acquisition, house demolishment and resettlement; the review of resettlement plan and supervision of implementation agencies.

Altay project office: in charge of formulation of resettlement policies, design of resettlement plan and implementation of land acquisition and house demolishment.

Altay Construction Bureau: is the Project Implementation Agency; in charge of physical and sociol-economic survey, assistant of resettlement plan design,

and the connection with Land and Resource Management Bureau, township governments, and affected village committees.

Altay Land and Resource Management Bureau: in charge of the review, approval, licensing, management, supervision of the constructive land acquisition application, and the supervision, arbitration, coordination and the management of resettlement.

Altay House Management Office: in charge of the review, approval, licensing, management, supervision of the house demolition application, and the supervision, arbitration, coordination and the management of house demolition.

Street office: coordinating with project office to do the survey; signing land acquisition agreement with Land and Resource Management Bureau; assistance land acquisition, house demolition and resettlement.

The village committees of affected village or community: the village committees are in charge of providing land contracting material, coordinating the survey, adjustment of homestead or contract land, providing helps to vulnerable groups. The communities are in charge of mobilization and advocacy; assistance of technical measurement, assessment and negotiation of house demolition; providing the list for vulnerable groups.

Designing institute: in charge of project design and the detail scope of demolition.

National Research Center for Resettlement (NRCR): in charge of the external monitoring and evaluation of land acquisition, house demolition and resettlement.

The structure of organizations and institutions can be seen as follow:

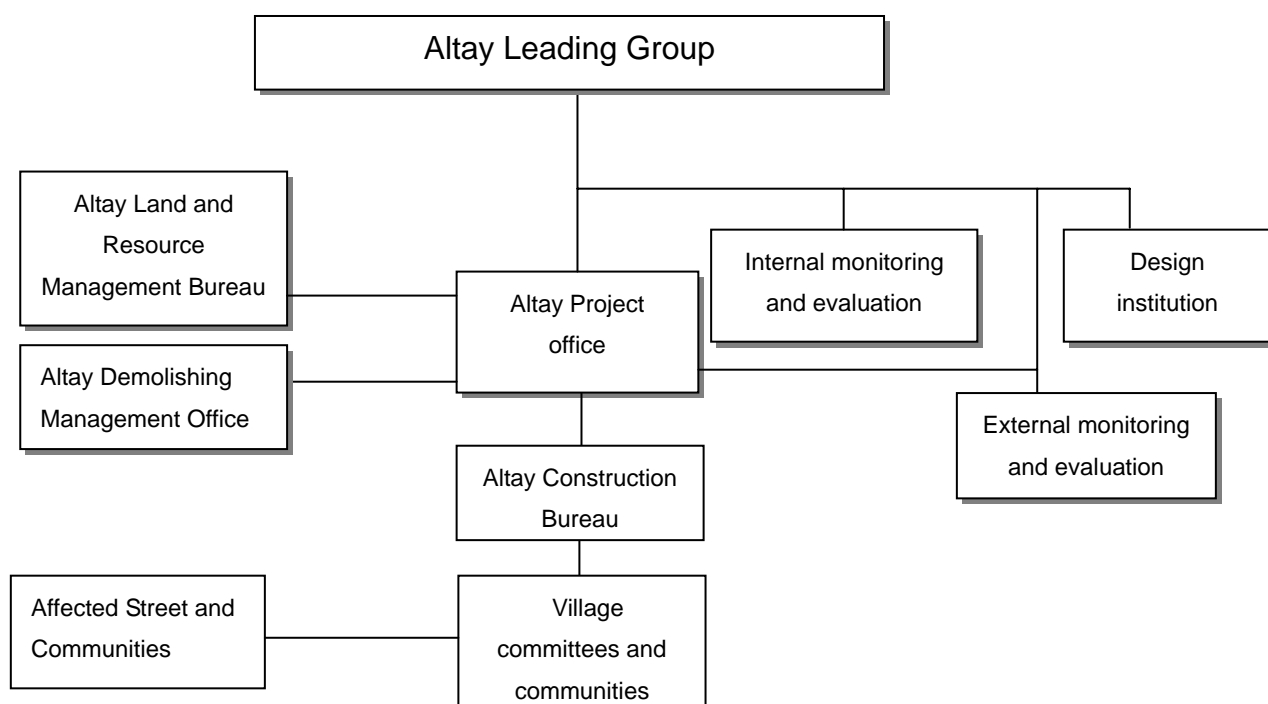


Chart 8-1 Organization chart for resettlement of Altay

Compared with the arrangement in resettlement plan, the members of project leading group have been changed. The detailed information can be seen as in Table 8-1:

Table 8-1 The list of leader group of Altay project

City	Title	Name	Department	Position
Altay City	Group leader	Kang Weidong	Municipal people's government	Deputy Party Secretary, Vice-Mayor
	Deputy Group leader	Jiang Hua	Municipal people's government	Municipal Standing Committee, Vice-Mayor
		Huang Ye	Municipal people's government	Municipal Standing Committee
		Zhao Lixin	Municipal people's government	Vice-Mayor
		Lu Long	Municipal commission for discipline inspection	Deputy Party Secretary, Secretary of Municipal Bureau of Supervision
		Wang Huayu	Municipal Development and Reform Commission	Director
		Qiang Faquan	Municipal Construction Bureau	Director
		Ru Tao	Municipal Land and	Director

City	Title	Name	Department	Position
	Staff		Resource Management Bureau	
		Xu Yongxiang	Municipal Auditing Bureau	Director
		Zhang Yongping	Municipal Road Transport Bureau	Director
		Wen Zhenling	Municipal Environmental Protection Agency	Director
		Guan Jianxiang	Municipal Agricultural Bureau	Director
		Cong Fangchun	Municipal Water Resources Bureau	Director
		You Xinpeng	Municipal Forestry Bureau	Director
		Shi Weirong	Municipal Construction Bureau	chief engineer
		Ma Zhixin	Municipal Bureau of Finance	Vice director
		Sai Like	Hongdun Township	Deputy secretary of party committee, Town Chief
		Cheng Ming	Aweitan Township	Secretary of the party committee
		Yang Zhongmin	Lasite Village	Secretary of the party committee
		Jin Ensi	Street Office of Jinshan Road	Director
		Liu Zongxiang	Street Office of Tuanjie Road	Secretary of the Party Working Committee
		Wang junru	Street Office of Jiefang Road	Secretary of the Party Working Committee
		Yang Guangchen	Municipal Property management	Director of an institute
		Gao Jianhua	Municipal Planning Department	Director
		Han Jie	City sewage purification management	Director
		Xu Jianbin	Jinshan Water supply co., LTD.	Manager
		Wang Jing	Municipal Urban management team	District chief

City	Title	Name	Department	Position
		Tian Qing	City construction bureau monitoring stations	Head of a station
		A ili	City grassland supervision	Director
		Ye'erzhati	City street-cleaning department	Division head
		Li Zhixing	Landscape Conservation department	Director
		Wang Anxu	Xingye centralized heating company	Manager
		Li Qiang	Lantian heating plant	Head of a station
		Sheng Debo	Huali gas company	Manager

The office guided by group leaders is responsible for the organization, implementation and fund allocation. The director of the office is Zhao Lixin, the vice director is Shi Weirong and Zhang Daobin, and the staff member is Yang Jinbo.

9 Public Participation, Consultation and Grievance Redress

Public participation plays an importance role in the implementation of resettlement. A series actions have been taken to let the APs participated in the project in the early phrase of making feasibility study and resettlement design.

It has been found that that the public participation and negotiation have been paid quite lot attention to in the phrase of resettlement policy design, planning and implementation, wildly listening to the opinions of public organizations, government departments, communities and APs, and encouraging all parties participating into the resettlement and reconstruction.

Thank to the careful preparation work and many public participation activities, there is no grievance redress up to this monitoring.

10 Conclusions and Suggestions

10.1 Conclusion

(1)Project progress: Up to this monitoring, the feasibility study report, Environmental impact assessment, and Project preliminary design of Altay City Roads and Environmental Sanitation Component have been proved. The constructions of Yuanyichang Road, North Jiefang Road, Donghou Street, 1-10 lanes, Qianjin Street, Jinshan Road, Wenhua Road and North Tuanjie Road have been completed, while the rest roads are still in the process of construction. The bridge in Gongyuan Road has been opened to traffic; the major construction of Lanjing Street has been finished and set up railings; the major construction of Hongdun Bridge has been finished 85%; the toilets are in construction; the purchasing of equipments has been finished.

(2)Resettlement: Up to this monitoring, the collective land acquisition of Altay City Roads and Environmental Sanitation Component has not started yet, while the implementation of house demolishment is in progress. The construction resettlement residential districts in 796-institution has been finished, while the construction of other two resettlement residential districts in Shidao lane in Qianjin Street of Jinshan Road and Hongdun Road are ongoing. The project office is doing the registration of APs' age. The floor for each AHs will be determined by draw lots.

(3) Permanent land acquisition: It has been found in this monitoring that the collective land acquisition area decreased from 11.53 Mu to 9.13 Mu due to the change of design for West Ring Road. 2.4 Mu of collective land in Dunbazha'er Village will not be collected compared with the original resettlement plan. The collective land acquisition of the project has not started yet, while detailed data of state-owned land occupation area is in the gathering process

(4) Compensation standards: Since the collective land acquisition of the project has not started yet, the compensation standard will be described in the

next monitoring report. The house demolition fee and transition fee have been increased.

(5) Project organizations and institutions: Special project office has been set up, and the set of project leader group and project staffs is quite reasonable since the staffs involved all have rich experiences on resettlement.

(6) Public participation: A series of public participation actions have been taken places targeting the concerned topics like physical measurement, compensation standard, compensation payment in the preparation and implementation of the project. These actions answered APs' questions and helped them to realized the importance and necessary of this public benefit project, thereby build a sound foundation for the smoothly establishment of the project.

(7) The process for grievance redress: the channel for grievance redress is smooth. The AH realize their right and grievance redress process when their rights are violated.

10.2 Suggestion

(1) The project agencies should finish the collective land acquisition as soon as possible, properly resettle the APs, and accelerate the demolition of residences, enterprises and institutions to ensure the entire project goes smoothly.

(2) It is suggested that the project agencies should strengthen material filing, arrangement work to ensure that data is complete. Files of land acquisition and house demolition should be set up using computers, providing the basic documents for project completion acceptance, as well as for monitoring and evaluation.

(3) Accelerating the construction progress of the resettlement districts in Hongdun Road and 10-lane in order to finish resettlement as soon as possible.

(4) The capability of institutions should be future strengthen. Training should be organized on ADB resettlement policy and implementation methods in the way of combining theory learning and exchange visiting. They staffs should investigate and study from the completed or on-going ADB projects to improve their working efficiency and capability.

(5) Since there are a lot of spare labor forces in the AHs, it is suggested that construction departments should provides job opportunities for the local labor forces to help them participate in the project and share the benefit from the project, in order to increase family income and reduce the adverse influences caused by the project. Besides, the local should organize some skill training to improve the personal abilities of local residents.

(6) The public participation should be strengthened continually. Public resettlement policies can make sure the APs realize their own rights, and have livelihood restoration plan in advance, thereby reducing the risk of relocation. Thus, the public participation should be improved in the following implementation process to protect the rights of APs. Besides, there are ethnic minorities in the project affected area. The project office should not only protect the benefit of ethnic minorities, but respect their unique culture and customs.

Annex

Annex 1: Road Condition



Annex Picture 1: Road Condition

Annex 2: Bridge Condition



Annex Picture 2: Bridge Condition

Annex 3: Demolishment sites



Annex Picture 3: Demolishment sites

Annex 4: Compensation agreement of house demolition

房屋征收补偿安置协议

征收人：阿勒泰市国有土地房屋征收与补偿工作管理办公室（以下简称甲方）
地址：文化路八道巷 联系电话：21228211
被征收人：魏军 身份证号：阿博克 130201197707171117（以下简称乙方）
住址：阿勒泰市阿博克镇阿博克村八组 联系电话：21227777

根据市政府工作总体规划及城市总体规划要求，2011年拟对阿勒泰市19条道路实施亚洲开发银行贷款新疆阿勒泰市城市交通和环境改善项目。需征收该道路修建范围内的房屋及附属物。经甲、乙双方协商，本着公正公平的原则达成以下协议：

一、被征收人房屋状况：

1. 座落：金山路112号 房屋产权证号：阿博克2121
结构：土木 建筑面积：91.27 m² 用途：住宅

2. 土地使用权证号：00020000005 座落：阿勒泰市阿博克镇阿博克村
土地使用权面积：31.27 m² 使用权类型：划拨
用途：住宅 终止日期：_____

3. 附属物现状：
附属物小房建筑面积：42.81 m² 结构：土木
其它附属物：围墙、大门、门楼、二次装修：吊顶、门套、门楣、橱柜、窗台

二、乙方房屋、附属物及二次装修经评估。价格确认为：
42825.00元（肆万贰仟捌佰贰拾伍元） 拆迁补偿费：6490.00元

三、征收安置及临时过渡方式：
1. 乙方同意以房屋产权调换方式进行补偿安置（产权调换的房屋符合国家

规定的质量、安全标准)。

2、(1) 根据征收补偿方案: 被征收人的房屋面积不足 50 m² 的, 政府按最低保障政策, 给予 50 m² 进行产权调换, 且不补差价; 安置住房面积超出安置补偿部分, 按照同年同地段商品房价格优惠 20% 后进行购买。该处商品房均价为 2600 元/平方米 (具体楼层价格与均价比例: 一层 95% (2470 元)、二层 110% (2860 元)、三层 120% (3120 元)、四层 110% (2860 元)、五层 95% (2470 元)、六层 70% (1820 元)。按均价 20% 优惠后一层 1976 元, 二层 2288 元, 三层 2496 元, 四层 2288 元, 五层 1976 元, 六层 1456 元。

(2) 根据征收补偿方案: 被征收人房屋在 90 m² (含) 以上的, 被征收人提出按面积置换的, 征收人最多选择两套安置房, 单套户型面积不能突破 90 m², 对于超出住房面积部分, 按照同年同地段的商品房价格进行购买。该处商品房均价为 2600 元/平方米 (具体楼层价格与均价比例: 一层 95% (2470 元)、二层 110% (2860 元)、三层 120% (3120 元)、四层 110% (2860 元)、五层 95% (2470 元)、六层 70% (1820 元)。

3、安置房的位置: 新都区+嘉禾 建筑面积: 91.72 m² (以竣工验收后实测为准) 结构: 砖混 楼号: p-8, 单元号: B, 楼层: _____, 房号: _____, 地下室: _____

超出产权面积部分价格: _____

4、临时安置过渡费按月计算, 预计支付 6 个月。被征收人自行过渡, 过渡期限至实际回迁之日止, 暂为 2011 年 4 月 9 日 至 2011 年 12 月 30 日。甲方向乙方支付临时安置补助费每月 800 元, 共计: 4800 元整。

5、搬迁补助费: 陆佰伍拾元整 (¥: 650 元)

6、有线电视初装费: 壹佰元整 (¥: 100 元)

2011年
12月
30日
伍拾玖

7、电话、宽带等移机费：壹佰元整（Y：100元）

8、空调拆装补助费：贰佰元整（Y：200元）

9、太阳能热水器补助费：贰佰元整（Y：200元）

10、搬迁奖励补贴：1000元（壹仟元整）

以上几项（44 44 44 44 44 44）合计，甲方共付给乙方人民币：
壹万伍仟陆佰伍拾元整（Y：15650元）

四、甲、乙双方差价结算：甲方应退乙方差价

甲方应退乙方差价：90246元（玖万零贰佰肆拾陆元整）

付款方式：乙方于甲方腾空房屋后付清

五、本协议签订后，乙方将房产证、土地证等有关证件移交给甲方，由甲方负责到相关部门办理注销登记手续。

六、乙方保证被征收房屋产权清晰，无任何纠纷，如有权属纠纷，责任均由乙方负责。

七、乙方在2011年6月20日前将被征收房屋及附属物腾空，并交甲方。乙方在搬迁房屋时需将房屋内的自来水、电等到相关部门去办理报停手续，否则，所造成的任何损失均由乙方自行负责，如乙方未按期将被征收房屋交于甲方，甲方扣除搬迁奖金。

八、乙方搬迁时，对甲方给予补偿的房屋、附属物及各种设施用品等，必须完整移交给甲方，不得自行拆除。自行拆除将从补偿金中扣除。

九、棚户区改造范围内被征收人取得的安置用房，在办理房屋产权证

时，按照国家有关规定减免相关税费。

十、安置房具体要求：厨房、卫生间墙面：贴好(√)，不贴()，其它墙面：粉刷(√)，不粉刷()，门：安装(√)，不安装()，地面：平铺(√)，抹平(√)，马桶、洗手池、洗菜池：安装(√)，不安装()，单元门为五防门，进户门为防盗门。

十一、安置房处如遇限制征收，甲方交付安置房时间将顺延。

十二、违约责任：在本协议履行过程中，任何一方违约，按征收补偿总额的10%向对方支付违约金。

十三、本协议一式四份，经双方签字盖章后生效。

甲方：阿克苏市国土资源局 阿克苏市房屋征收与补偿
工作管理办公室

乙方（签字）：[Signature] 阿克苏市房屋征收与补偿
工作管理办公室

协议签订日期：2011 年 6 月 9 日

Annex Picture 4: Compensation agreement of house demolition