



Resettlement Monitoring Report

Project Number: 40643
July 2012

PRC: Xinjiang Urban Transport and Environmental Improvement Project

Prepared by National Research Center for Resettlement of Hohai University
Nanjing, Jiangsu Province, PRC

For Xinjiang Project Management Office

This report has been submitted to ADB by the Xinjiang Project Management Office and is made publicly available in accordance with ADB's Public Communications Policy (2011). It does not necessarily reflect the views of ADB. Your attention is directed to the "Terms of Use" section of this website.

Asian Development Bank

ADB Financed Project

Resettlement Monitoring and Evaluation for Turpan Urban Transportation and Environment Improvement Project

Report NO.1

(Including baseline survey)

NATIONAL RESEARCH CENTER FOR RESETTLEMENT,

HOHAI UNIVERSITY

July 2012

Monitor Institution: National Research Center for
Resettlement of Hohai University

Director: SHI Guoqing

Evaluator: SHI Guoqin, Gu Anqi, HU Zijiang,
LV Qiulong, WANG Chen

Report writing staff: SHI Guoqin, Gu Anqi , LU Qiulong

Adress: Hohai University, No1.Xikang
Road, Nanjing, Jiangsu Province,
China

Postcod: 210098

Phone: 0086—25—83786503

Fax: 0086—25—83718914

Email: gshi@hhu.edu.cn
gshi1@126.com

Contents

1.	Introduction and Project Description	5
1.1	The major content of project construction	5
1.2	External Independent Monitoring and Evaluation for Involuntary Resettlement	6
2.	Project Progress	7
2.1	The Construction	7
2.2	Project Resettlement Progress	7
3.	Actual Project Impact	9
3.1	Proposed Impacts of Land Acquisition and House Demolishment	9
3.2	Actual Quantity Permanent Land Acquisition	9
3.2.1	Actual Collective Land Acquisition	10
3.2.2	Actual State-owned Land Acquisition	11
3.2.3	The Affected Population of Land Acquisition	11
3.2.4	The Affected Cemetery	12
3.3	Actual Quantity of House demolition	13
4.	Compensation Standard and Fund	14
4.1	Compensation Standard and Fund for Land Acquisition	14
4.2	The Compensation Standard and Fund for House Demolishment	16
5.	Resettlement	18
5.1	Resettlement for Land Acquisition	18
5.2	Resettlement for House Demolishment	19
5.3	Resettlement for Market Demolish	20
5.4	Cemetery Relocation	21
5.5	Family Population	23
5.6	Age Distribution	25
5.7	Education Level	25
5.8	Family Properties	26
5.9	Household Income Structure	27
5.10	Household Expenditure Structure	28
5.11	Analysis of Household Income and Expenditure	30
5.12	Typical interview	30
6.	Organization and Institution	32
7.	Conclusion and Suggestions	34
7.1	Conclusion	34
7.2	Suggestions	35
	Annex	36

Tables

TABLE 1-1 THE ACTUAL SCALE OF ROAD CONSTRUCTION.....	6
TABLE 2-1 THE IMPLEMENTATION PROCESSES.....	7
TABLE 2-2 SCHEDULE OF RESETTLEMENT.....	8
TABLE 3-1 THE COMPARISON BETWEEN PROPOSED LAND USE IN RESETTLEMENT PLAN AND ACTUAL LAND USE.....	10
TABLE 3-2 THE ACTUAL COLLECTIVE LAND ACQUISITION AREA.....	11
TABLE 3-3 THE ACTUAL STATE-OWNED LAND ACQUISITION AREA.....	11
TABLE 3-4 THE COMPARISON BETWEEN PROPOSED AFFECT POPULATION AND ACTUAL AFFECTED POPULATION.....	12
TABLE 3-5 THE LIST OF COMPLETED HOUSE DEMOLISHMENT.....	13
TABLE 4-1 THE COMPARISON BETWEEN PROPOSED AND ACTUAL COMPENSATION STANDARD FOR LAND ACQUISITION.....	14
TABLE 4-2 THE COMPARISON BETWEEN PROPOSED AND ACTUAL COMPENSATION FEES.....	15
TABLE 4-3 THE COMPARISON BETWEEN DIFFERENT COMPENSATION APPROACHES.....	16
TABLE 4-4 ACTUAL COMPENSATION FEE FOR HOUSE DEMOLISHMENT.....	17
TABLE 6-1 THE POPULATION OF INTERVIEWED HOUSEHOLDS.....	24
TABLE 6-2 THE TOTAL PROPERTIES AND THE OWNING RATE OF THE SURVEYED HOUSEHOLDS.....	26
TABLE 6-3 THE AVERAGE PER CAPITAL INCOME OF THE SURVEYED HOUSEHOLD.....	27
TABLE 6-4 THE AVERAGE PER CAPITAL EXPENDITURE OF INTERVIEWED HOUSEHOLDS.....	29
TABLE 7-1 STAFF OF TURPAN CITY FOR THE PROJECT.....	33

Charts

CHART 6-1 THE AGE DISTRIBUTION OF INTERVIEWEES.....	25
CHART 6-2 THE DISTRIBUTION OF EDUCATION LEVEL.....	26
CHART 6-3 THE AVERAGE PER CAPITAL INCOME OF THE SURVEYED HOUSEHOLD.....	28
CHART 6-4 THE AVERAGE PER CAPITAL EXPENDITURE OF INTERVIEWED HOUSEHOLDS.....	30

Picture

PICTURE 7-1 THE ORGANIZATIONS AND INSTITUTION FOR RESETTLEMENT IN TURPAN CITY.....	32
--	----

Annex Pictures

ANNEX PICTURE 1 COMPENSATION PAYMENT LIST FOR LUZHOU DONG ROAD CONSTRUCTION OF BAGERI VILLAGE OF PUTAO TOWNSHIP IN 2011.....	36
ANNEX PICTURE 2 COMPENSATION AGREEMENT FOR HOUSE DEMOLISHMENT.....	39

1. Introduction and Project Description

1.1 The major content of project construction

Turpan Urban Transposition and Environment Improvement Project is one of the components of ADB financed project-Xinjiang Urban Transposition and Environment Improvement Project.

The roads in original plan locate in the old city, involving with large amount of demolition and significant resettlements. After the adjustment by Turpan project office, the proposed 14 roads were reduced to 12, in which 3 roads belong to old city and 9 roads belongs to new city. Though the adjustment of the project plan, the quantity of the house demolish was decreased and the influenced of resettlement was reduced.

The actual construction items of the Turpan Urban Transposition and Environment Improvement Project include: (1) Road component, total of 12 urban roads with the total length of 21.834 km will be constructed. Among them, 3 roads (Wenhuaxi Road, Donghuan Road and Yucai Road) are in the old city with the total length of 3.123 km; and 9 roads (Huoyanshan Road, Luzhou Road, Sichou Road, ChanyeYuan Road, Gaoxinchang Road, Xinxinfu Road, Xinguangming Road, Xinmunaer Road, Xibaizikelike Road) are in the new city with the total length of 18.711 km. the actual scale of road construction and new road maintenance equipment can be seen in table 1-1. (2) Sanitation facilities project, new facilities will be supported, including 11 public toilets, 26 rubbish collection houses, 502 dustbin, 130 garbage bins, 5 Waste compression cars, 2 street sprinklers and 4 road sweepers.

Table 1-1 The actual scale of road construction

NO.	Name	Width (m)	Length (Km)	Area (Hectare)	Location
1	Yucai Road	12	0.541	0.5935	Old city
2	Donghuan Road	41	1.539	6.8866	Old city
3	Wenhuaxi Road	39	1.043	4.8577	Old city
4	Huoyanshan Road	30	3.866	13.3595	New city
5	ChanyeYuan Road	30	0.854	2.4668	New city
6	Xinguangming Road	30	2.466	6.4898	New city
7	Xinguangming Road	30	1.962	5.2997	New city
8	Luzhou Road	30	0.979	2.4536	New city
9	Xibaizikelike Road	20	1.145	2.17	New city
10	Munaer Road	30	1.751	4.3047	New city
11	Sichou Road	30	3.843	12.2597	New city
12	Xinxinfu Road	30	1.845	5.4833	New city
Total	352		21.834	66.6249	

1.2 External Independent Monitoring and Evaluation 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

The proposal, feasibility study report, and the preliminary design of the project have been approved by Development and Reform Commission of Xinjiang Uygur Autonomous Region on March 22rd 2010, June 8st 2010 and November 29th. The implementation processes can be seen in table 2-1.

Table 2-1 The implementation processes

NO.	Project document	Responsible agencies	Time
1	Project Proposal	Xinjiang Development and Reform Commission	Mar 22rd, 2010
2	The approval of feasibility report	Xinjiang Development and Reform Commission	Jun 8 th , 2010
3	The approval of the preliminary design of the project	Xinjiang Development and Reform Commission	Nov 29 th , 2010 年
4	Permission Notes for Location of Renmin Road	Turpan urban planning administration bureau	Aus 15 th , 2010
5	Construction Project Land Permit	Turpan urban planning administration bureau	Sept 1 st , 2010
6	Construction Project Planning Permit	Turpan urban planning administration bureau	Aus 15 th , 2010

Three civil contract packages will be finished in the Turpan Urban Transposition and Environment Improvement Project. Up to this monitoring, 90% of these three civil contract packages has been completed, and the investment has reached 71%.

2.2 Project Resettlement Progress

Up to this monitoring, the land use pre-examination of the Turpan Urban Transposition and Environment Improvement Project have been approved in May 2010 by Land and Resources office. The document is named as “the new land endowment trial [2010] NO.50. The land acquisition is started from March 2011 and finished in April 2011. The house demolishment is started from

March 2012 and still in the process up to this monitoring. The detailed schedule of resettlement can be seen in Table 2-2.

Table 2-2 Schedule of resettlement

NO.	The implementation process of the resettlement	Implementation Agency	Implementation time
1	Approval for Land use pre-trial	Office of Land and Resources	2010.05
2	The construction of the project examination and approval formalities for land	Ministry of Land and Resources	2010.08
3	Signing land acquisition agreement with affected village and residents	Land and Resources Bureau in Turpan	2011.03
4	Choosing the location for resettlement sites	House demolition department in Turpan	2012.03
5	Paying compensation to county land and resource bureau	Project office	2011.03
6	Paying for house demolition compensation	House demolition department in Turpan	2012.04 to now
7	Preparing the land for resettlement sites	Land and Resources Bureau in Turpan	2012.04
8	Constructing resettlement houses	Xijida house property company	2012.05 to now
9	Paying for land acquisition	Land and Resources Bureau in Turpan	2012.04
10	Transferring the land use right project to the construction unit	Land and Resources Bureau in Turpan	2012.05
11	Move to resettlement houses, and demolishing the affected houses	House demolition department in Turpan	2012.08

3. Actual Project Impact

3.1 Proposed Impacts of Land Acquisition and House Demolishment

The proposed total area of Land Acquisition is 603.65 Mu according to the resettlement plan of Turpan Urban Transportation and Environment Improvement Project, in which the state-owned land is 312.43 Mu (residential area is 19.44 Mu, Gobi desert is 292.99 Mu), and the collative land is 291.22 Mu (arable land is 5.57 Mu, vegetable field is 19.2 Mu, Grape orchard is 163.62 Mu, and the homestead is 102.83 Mu). 32210.81 m² of residences will be demolished, in which 25264 m² belongs to rural residences. One market of 883 m² will be demolished, involving with 137 people; and one enterprise and public institution with its attachments will be demolished, involving with 25 APs.

3.2 Actual Quantity Permanent Land Acquisition

The total area of land that has been collected in this project is 870.732 Mu (58.0488 Hectares). 132.9165 Mu (8.8611 Hectares) of collective land will be collected, in which the arable land is 32.976 Mu (2.1984 Hectares), orchard land is 59.2935 Mu (3.9529 Hectares), and construction field is 40.647 Mu (2.7098 Hectares). The project needs 108.804 Mu (7.2536 Hectares) of state-owned construction field and, 629.0115 Mu (41.9341 Hectares) of state-owned unused land. The comparison between proposed land use in resettlement plan and actual land use can be seen in Table 3-1.

The land acquisition will affect Gobi village of Ya'er township, Dongmen village of new city, Dongmen village of old city, and Bage'er village of Putao township, involving with 516 people of 113 households.

Table 3-1 The comparison between proposed land use in resettlement plan and actual land use

Unit: Mu

Item		Proposed land use	Actual land use	Change
Collective land	Arable land	5.57	32.976	+27.406
	Vegetable field	19.2	0	-19.2
	Orchard	163.62	59.2935	-104.3265
	Homestead	102.83	40.647	-62.183
	Sub-total	291.22	132.9165	-158.3035
State-owned land	Constructive field	19.44	108.804	+89.364
	Unused land	292.99	629.0115	+336.0215
	Sub-total	312.43	737.8155	+425.3855
Total		603.65	870.732	+267.082

Compared with the proposed LA area and LA type in resettlement plan, the actual LA area and LA type have changed significantly. The main reason is:

The construction bureau of Turpan changed the content of this project based on the adjustment of urban planning. The scale of the road component has been changed from 10 roads of 22.76 km (10 roads are in old city and 4 roads are in new city) to 12 roads of 22.39 km (3 roads are in old city: Yucai Road, Donghuan Road, and Wenhua west Road, and 9 roads are in new city: Huoyanshan Road, Luzhou Road, Sichou Road, ChanyeYuan Road, Gaoxinchang Road, Xinxinfu Road, Xinguangming Road, Xinmunaer Road, Xibaizikelike Road). Due to the changes of project content and locations, the actual LA area and LA type have changed significantly compared with the original plan.

3.2.1 Actual Collective Land Acquisition

The total area of land acquisition in Turpan Urban Transposition and Environment Improvement Project is 132.9165 Mu, involving with 4 villages of 2 townships. The actual land acquisition area in Bage'er village of Putao

Township is 30.7185 Mu, including 5.9175 Mu of orchard land and 24.801 Mu of constructive field; the actual land acquisition area in Dongmen village of old city in Ya'er township is 52.197 Mu, including orchard land of 3.375 Mu, arable land of 32.976 Mu, and constructive field of 15.846 Mu; the actual land acquisition area of Chengdong village of new city in Ya'er Township is 2.2485 Mu, which is orchard; and the actual land acquisition area of Gobi village in Ya'er Township is 47.7525 Mu, which is also orchard. The detailed information can be seen in Table 3-2.

Table 3-2 The actual collective land acquisition area

Unit:Mu

NO.	Village	Orchard	Arable land	Constrictive field	Sub-total
1	Bage'er village	5.9175	0	24.801	30.7185
2	Dongmen village of old city	3.375	32.976	15.846	52.197
3	Dongmen village of new city	2.2485	0	0	2.2485
4	Gobi village	47.7525	0	0	47.7525
Total		59.2935	32.976	40.647	132.9165

3.2.2 Actual State-owned Land Acquisition

A total area of 737.8155 Mu of state-owned land will be collected in the Turpan Urban Transposition and Environment Improvement Project, including constructive field of 108.804 Mu and state-owned unused land of 629.0115 Mu. The detail information can be seen in Table 3-3.

Table 3-3 The actual state-owned land acquisition area

Unit: Mu

Item	Constructive filed	Unused land	Total
State-owned land	108.804	629.0115	737.8155

3.2.3 The Affected Population of Land Acquisition

Turpan Urban Transposition and Environment Improvement Project will affect

516 people in 113 household, including 15 people of 4 households in Bage'er village, 298 people of 60 households in Dongmen village of old city, 21 people of 6 households in Dongmen village of new city, and 182 people of 43 households in Gobi village, which is 54 people of 4 households more than that in the original plan. Since the construction content has been changed, the affected area increased from 3 villages to 4 villages. However, the area of land acquisition has reduced in accordance with the growing of affect population, thereby decreasing the land acquisition area of each family. The influence to each family will be reduced at the same time. The detailed information can be seen in Table 3-4.

Table 3-4 The comparison between proposed affect population and actual affected population

NO.	Village	Proposed affect population		Actual affected population	
		Household	Population	Household	Population
1	Bage'er village	0	0	4	15
2	Dongmen village of old city	21	85	60	298
3	Dongmen village of new city	0	0	6	21
4	Gobi village	32	137	43	182
5	Muna'er village	51	240	0	0
Total		104	462	113	516

3.2.4 The Affected Cemetery

The construction work (163 m) of Luzhou east road (Huoyanshan Road) involves tomb relocation. The affected cemetery is a public cemetery managed by the government of Putao Village with area of 41,397 m², including 19 Gongbei, 5100 tombs, and 899 empty tombs. The demolishment area in the cemetery is 11,208 m², affecting 2162 tombs. Among them, 1,836 tombs have been relocated, including 1,322 tombs, 514 ownerless tombs. 1287 tombs have be relocated to other cemetery.

3.3 Actual Quantity of House demolition

Up to this monitoring, there are 5 road will involve with house demolition in the Turpan Urban Transposition and Environment Improvement Project, namely Xinluzhou Road, Huoyanshan Road, Xingaochang Road, Yucai Road, and Wenhuxi Road. The total area of house demolition is 5222.82 m², affecting 189 people of 46 households.

The houses of 4 families in Yucai Road need to be demolished, and the demolishing work is in the process at the moment. The demolition of Wenhuxi Road started in March 2012, involving with 45 households and one market. 1552.22 m² of the market has been demolished. The detailed information can be seen in Table 3-5.

Table 3-5 The list of completed house demolition

NO.	Type	Location	Item	Area	Household	Population
1	Urban house demolishm ent	Wenhuxi Road	Residence	0	0	0
			Market	0	0	0
		Sub-total		0	0	0
2	Rural house demolishm ent	Xinluzhou Road, Road	house demolition	3237	43	175
		Huoyansha n Road				
		Xingaocha ng	house demolition	433.6	3	14
		Sub-total		3670.6	46	189
Total				3670.6	46	189

4. Compensation Standard and Fund

4.1 Compensation Standard and Fund for Land Acquisition

It has been found in this monitoring that the actual compensation standard of land acquisition in Bage'er village, Dongmen village of new city, Gobi village and Dongmen village of old city is 108,000 Yuan/Mu that is 1300 Yuan more than the compensation standard in original plan. The compensation standard for orchard (grape orchard) in Bage'er village, Dongmen village of New City, Gobi village is 104,400 Yuan/Mu, which is 6100 Yuan lower than the compensation standard of 110,500 Yuan/Mu in original plan; and the compensation standard for orchard in Dongmen village of old city is 108,000 Yuan/Mu, which is 2500 Yuan lower than the compensation standard of 110,500 Yuan/Mu in original plan. The detailed compensation standard can be seen in Table 4-1.

Table 4-1 The comparison between proposed and actual compensation standard for land acquisition

Unit: Yuan/Mu; 10,000 Yuan

Type of the land	Village	Proposed compensation standard				Actual compensation standard			
		The average annual output value of the first three years	Multipl es of Land compe nsation fees	Multipl es of resettlement fee	Comp ensati on stand ard	The average annual output value of the first three years	Multipl es of Land compe nsation fees	Multipl es of resettlement fee	Comp ensati on stand ard
Orchard	Bage'er village	3809	9	20	11.05	3600	9	20	10.44
	Dongmen village of New	3809	9	20	11.05	3600	9	20	10.44

	City								
	Gobi village	3809	9	20	11.05	3600	9	20	10.44
	Dongmen village of old city	3809	9	20	11.05	3600	10	20	10.8
Arable land	Bage'er village	3809	8	20	10.67	3600	10	20	10.8
	Dongmen village of New City	3809	8	20	10.67	3600	10	20	10.8
	Gobi village	3809	8	20	10.67	3600	10	20	10.8
	Dongmen village of old city	3809	8	20	10.67	3600	10	20	10.8

Up to this monitoring, the compensation fee for permanent collective land acquisition is 14.120815 million, which is 9.481285 million less than that in the original plan; and the actual taxes and fees is 1.020016 million, which is 5.685084 million less than that in the original plan. The decrease of land compensation is caused by the adjustment of construction content. The actual area of collective land acquisition reduced by 158.3035 Mu compared with the plan, thereby decreasing the compensation fee. The detailed compensations can be seen in Table 4-2.

Table 4-2 The comparison between proposed and actual compensation fees

Unit: 10,000 Yuan

Item	Fund		Change
	Proposed	Actual	
Compensation fee for collective land	2396.21	1412.0815	-984.1285
Relevant taxes	670.51	102.0016	-568.5084
Total	3066.72	1514.0831	-1552.6369

4.2 The Compensation Standard and Fund for House Demolishment

A new compensation approach for house demolition has been issued by Turpan city in 2011, which is higher than the compensation standard in the resettlement plan. The detailed information can be seen in Table 4-3.

Table 4-3 The comparison between different compensation approaches

Unit: Yuan/ m²

Type	Item	Unit	Proposed standard	actual	增减量
Residence	House demolition				
	1. Concrete structure (Three floors)	Yuan/m ²	650	950	300
	2. Concrete structure (Under three floors)	Yuan /m ²	550	850	300
	3. Wood and brick structure	Yuan /m ²	450	800	350
	4. Wood and earth structure	Yuan /m ²	350	650	300
	5. Simple structure	Yuan /m ²	320	600	280
	Balcony				
	1. Wood and brick structure	Yuan /m ²	170	320	150
	2. Wood and earth structure	Yuan /m ²	110	260	150
Other compensation	Relocation fee	Yuan /household	1000	1200	200
	Temporary transition fee	Yuan / household /month	400	700	300

According to the resettlement plan, the compensation fee for house demolition is 16.046 million Yuan, including building structure

compensation, Relocation fee and Temporary transition fee.

Up to this monitoring, the actual demolishing area in the Turpan Urban Transposition and Environment Improvement Project is 7007.26m² with the compensation fee of 4.8988605 million Yuan, in which the compensation for demolition in Wenhuxi Road is 1.071734 Million Yuan, including 840,000 Yuan for demolishing a market; the compensation for demolition in Xinluzhou Road and Huoyanshan Road is 3.4946335 Million Yuan, and the compensation for demolition in Xingaochang Road is 3.8271265 Million Yuan. The detailed information can be seen in Table 4-4.

Table 4-4 Actual compensation fee for house demolition

NO.	Tyoe	Location	Item	Area （m ² ）	Compensation （10,000 Yuan）
1	Urban house demolish ment	Wenhuaxi Road	Residence	1784.44	23.1734
			Market	1552.22	84
		Sub-total		3336.66	107.1734
2	Rural house demolish ment	Xinluzhou Road	house demolishment	3237	349.46335
		Huoyansh an Road			
		Xingaoch ang Road	house demolishment	433.6	33.2493
		Sub-total		3670.6	382.71265
Total				7007.26	489.88605

5. Resettlement

5.1 Resettlement for Land Acquisition

There are several resettlement approaches for affected farmers of land acquisition to help them restore their livelihoods.

(1) Monetary compensation

All affected farmers of land acquisition will obtain monetary compensation. In the process of land acquisition, the affected village and residents confirmed the affected physical properties and attachments, and then signed the land acquisition agreement. The compensation is calculated in this way: the average output value of orchard in the first three years in Bage'er village, Dongmen village of New City and Gobi village is 3600 Yuan/Mu. The land compensation fee is 9 times of that and the resettlement fee is 20 times of that. Thus, the total of these two fees are 104,400 Yuan; the average output value of orchard in the first three years in Dongmen village of old city (grape orchard) is 3600 Yuan/Mu. The land compensation fee is 10 times of that and the resettlement fee is 20 times of that. Thus, the total of these two fees are 108,000 Yuan; the average output value of arable land in the first three years in Bage'er village, Dongmen village of New City, Gobi village and Dongmen village of old city is 3600 Yuan/Mu. The land compensation fee is 10 times of that and the resettlement fee is 20 times of that. Thus, the total of these two fees are 108,000 Yuan. Up to this monitoring, the affected farmers have obtained the compensation at the same time of signing the agreement, and they are satisfied with the compensation standard.

(2) Reclaiming the Gobi desert to new land

According to the interviews in this monitoring, reclaiming the Gobi to new land

is a common way to compensate the lost land of farmers. Grape is the main production of local farmers, and the heat and water conditions of the land in Gobi desert meets the requirements of planting grapes. So the production and quality of the grapes will not be affected. Since 1994, the production brigades of Bage'er village, Dongmen village of New City, Gobi village and Dongmen village of old city have reclaimed large amount of Gobi land as the supplementary for arable land. The farmers provide the labor and the village committees provide the machines and tools. The reclaimed land is divided averagely to each household based on its registered population. The farmers only need to pay for 30% of the irrigation fee, and the rest of 70% will be paid by the village committee. According to the result of the survey, the irrigation fee per Mu is 80 Yuan, which means the farmers take care of 24 Yuan and the village committees take care of the rest of 56 Yuan. The newly reclaimed land belongs to state-owned land. The farmers can use the land for 30 years without any payment. After the duration, farmers need to consult with the land and resource bureau and may get another extension for land use.

5.2 Resettlement for House Demolishment

Refers to the resettlement of house demolition, the affected people can choose monetary compensation, asset for asset, or choose the combination of both resettlement approaches. If the APs choose monetary compensation, the Real estate appraisal institutions with the corresponding qualifications should evaluate the affected properties based on the market price in day of announcement. If the APs choose asset for asset, they can obtain an identical area of the affected houses. If the replacement area is less than the original ones, the APs will get extra compensation of 1700Yuan/m²; on the contrary, if the replacement area exceeds the original area, APs need to pay for the area at the price of 3030 Yuan/m².

The total area of house demolition of Xinluzhou Road and Huoyanshan

Road is 3237 m². The resettlement site is Fumin'an resettlement district of Putao village, located in the south side of Xinluzhou Road. The residential district provides three types of relocation houses with different areas of 85 m², 92 m², 105 m². Up to this monitoring, the main work of Fumin'an resettlement district has been completed and will be checked and accepted in August 2012. After that, the residents can receive the keys and move to new houses.

The total area of house demolition that involved with three households in Gaochang Road is 433.6 m². The resettlement site is Putaogou resettlement district. Up to this monitoring, the affected 3 households have moved to the new residential area and received the monetary compensation. They are quite satisfied with this resettlement approach.

The demolition of 13 households in Wenhua Road has been finished, involving total area of 1784.44 m². The resettlement site is Wenhua Road resettlement district. The resettlement house is a five-floor concrete structure building. There are 4 types of resettlement houses with different areas, including 85 m², 90 m², 100 m² and 115 m².

5.3 Resettlement for Market Demolish

A "Amy-Mass cooperation" farmers market located in Wenhua Road was demolished with affected area of 1552.22 m² and affected population of 137. There are 34 shops and 37 stalls in the market. Up to this monitoring, the demolition has been finished, and Dongmen village of old city have received a compensation of 840,000 Yuan. A basement in Wenhua Road was provided by the government as a temporary transition market. All the commercial tenants have moved to this basement.

A new closed market will be built in the collective land 500 m away from the original one according to the land. The area of the new market is 10 Mu, which is two times of the original one. The fund will be raised by the villagers and the

market will be managed by the village committee. The new market will contain more commercial tenants but with the similar rent. All the old commercial tenants have the privilege of entering the new market. The next monitoring will pay attention to this part.

5.4 Cemetery Relocation

In order to ensure the work of cemetery relocation, a working team was organized by Turpan city for the cemetery in demonstration area and Luzhou East Road. The director team leader is taken by Parhat Abal who is a member of the Standing Committee, and the vice director is Barry Khahar who is the director of Civil Affairs Bureau. The team is united by Turpan National People's Congress, Civil Affairs Bureau, Ya'er village, Putao Village, United Front Work Department, Ethnic Affairs Commission, Personal Bureau, Public Security Bureau, Gao Chang street agency, land resource management bureau, including three sub-team in charge of promotion, planning and logistics. The cemetery relocation has three stages:

1) Preparation stage: The leading group was established, staffs were transferred, cemetery relocation policy was determined, detailed grave cemetery compensation and other work plans were formulated. The site selection, planning, construction opinion has been concerned the advice from a wide range of religious, social funeral and interment service to perfect the public offering construction scheme.

2) Promotion Stage: Public the relocation announcement, organize the ideological work to AHs, fully use radio, television, the news media to popularize the funeral and interment reform policy. The united front, civil affairs, and ethnic affairs commission united together to organize patriotic religious people visit the funeral and interment management and services in Hami area, so that earn the trust of them. According to the Uighur custom, purchasing

calico meters, making bone bag, indentifying the number of tombs, and registering the grave master.

3) Implementation Stage: The leading group office take care of the compensation allocation, coordinate and guide the graveyard excavation work. 800 Yuan of compensation for self-relocation (18+ adult tombs), 400 Yuan compensation for Juvenile tombs, and civil affair bureau voluntary move the ownerless tombs. When conducting reburial grave, four Turpan big Imams host the murder, chant, and fete ceremony. The relocation address is located in Turpan newly-built green cemetery, covers an area of 2340 mu. It is proposed to construct a mosque, a funeral home, parks and other supporting facilities in the new cemetery. The public offering is still in the process of construction. When the construction work is completed, the cemetery will be equipped with corresponding hardware facilities, standardized burial service agencies, and professional funeral and interment service team, providing a green funeral Parlour to integrate burial, festivals, and memorial for Turpan's citizens.

The Turpan Department of Civil Affairs Citizens visited Kruger Cemetery of Putao village in Feb 1st, 2011, release public announcement, mobilize religious people and related departments to promote relocation work, and registered the number of grave masters. The preparation work successfully completed in March 2011. Up to now, grave searching grave work has been completed; the roads have been completed and opened to traffic. There is no petition in the process.

6. Household Livelihood Analysis

5.5 Family Population

The sample for this survey is 256 agricultural people of 60 households, in which there are 172 Uyghur people of 40 households, accounting for 67.18% of the total interviewed population; 56 Hui people of 12 households, accounting for 21.88% of the total interviewed population and 28 Han people of 8 households, accounting for 10.94% of the total interviewed population. There are 136 male interviewees, accounting for 53.12% of the total interviewed population, and 120 female interviewees, accounting for 46.88% of the total interviewed population. The labor forces are 144, accounting for 56.25% of the total interviewed population. The female labor forces is 72, accounting for 28.12% of the total interviewed population. The married people are 184, accounting for 71.88% of the total interviewed population, and the single people is 72, accounting for 28.12% of the total interviewed population. The detailed information can be seen in Table 6-1.

Table 5-1 The population of interviewed households

Item	Nature of household		Nationality			Sex		Labor force		Marriage status	
	Agricultural	Non-agricultural	Uyghur	Hui	Han	Male	Female	Total	In that: Female	Married	Single
population (people)	256	0	172	56	28	136	120	144	72	184	72
Percentage (%)	100%	0%	67.18%	21.88%	10.94%	53.12%	46.88%	56.25%	28.15%	71.88%	28.12%

5.6 Age Distribution

There are a total of 256 people in the 60 interviewed households, in which the pre-school children (younger than 7 years old) are 28, accounting for 11% of the total interviewed population; students (8~16 years old) are 36, accounting for 14% of the total interviewed population; young labor forces (17~50) are 96 people, accounting for 37% of the total interviewed population; middle-age people (51~60) are 64, accounting for 25% of the total interviewed population; and people over 60 years old are 32, accounting for 13% of the total interviewed population. The age distribution of interviewees can be seen in chart 6-1.

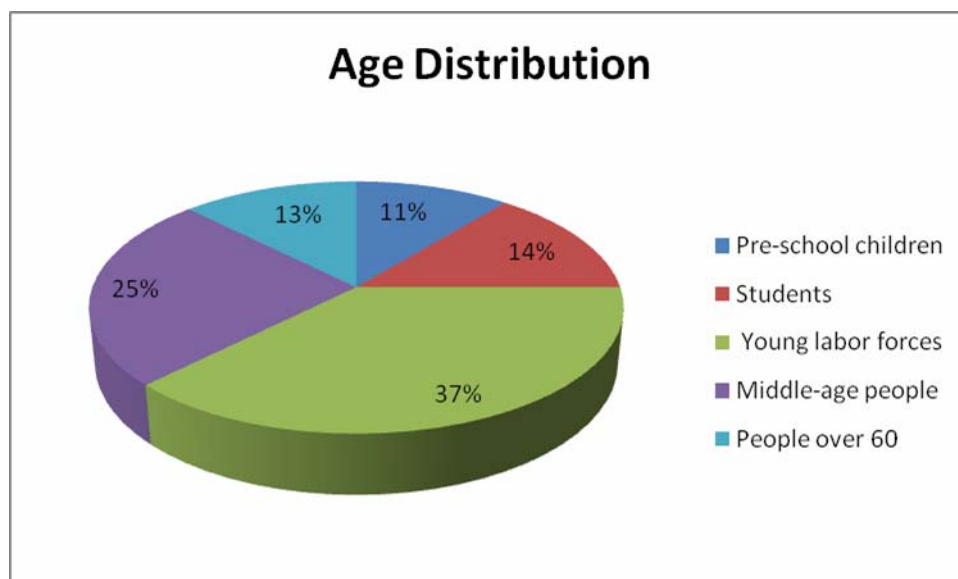


Chart 5-1 The age distribution of interviewees

5.7 Education Level

Among 256 people of 60 households, there are 28 pre-school children, 16 illiteracies, 60 primary school graduates, 100 junior higher school graduates, 28 senior higher school graduates, and 24 junior college graduates or with higher education. The distribution of education level can be seen in Chart 6-2.

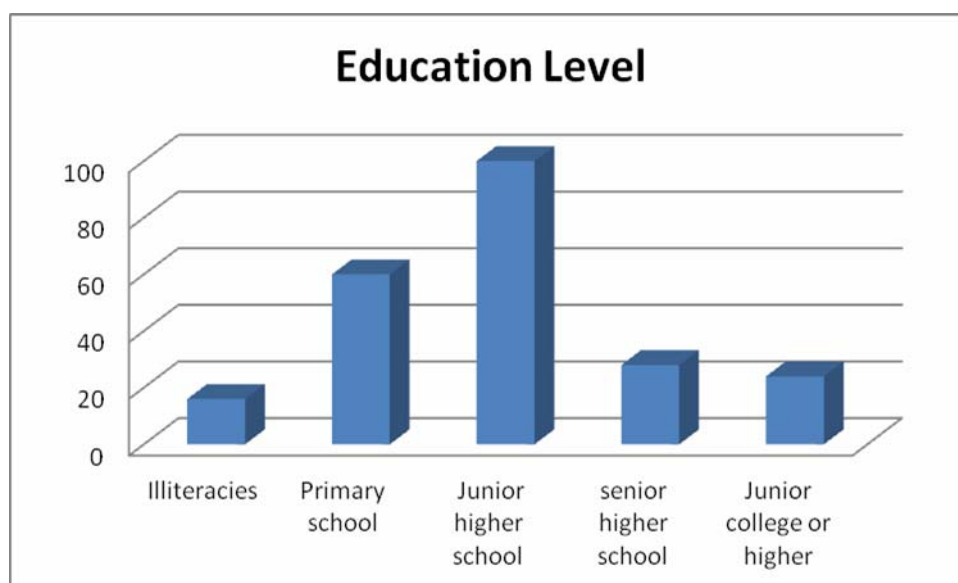


Chart 5-2 The distribution of education level

5.8 Family Properties

It has been found in this monitoring that the popularizing rate of mobile phone, TV, motorbike, electric fan, and fridge is quite high, while the popularizing rate of computer and car is comparatively low, which match the local productive status. The total properties and the owning rate of the surveyed households can be seen in Table 6-2.

Table 5-2 The total properties and the owning rate of the surveyed households

Item	Total amount	Owning rate per household
Electric fan	72	120%
Radio	52	86.67%
Washing machine	40	66.67%
TV	64	106.67%
Computer	20	33.33%
Fridge	36	60%
Tractor	20	33.33%
Motorbike	36	60%
Car	8	13.33%
DVD/VCD	28	46.67%
Telephone	52	86.67%
Mobile phone	92	153.33%

5.9 Household Income Structure

Based on the analysis on income resources of the 15 surveyed households, the annual per capital income of surveyed households is 8,500 Yuan. In the total income, per capital agricultural income is 4000 Yuan, accounting for 47.06% of the total income. Per capital animal husbandry income is 800 Yuan, accounting for 9.41% of the total income. Per capital enterprises and wage income is 1,000 Yuan, accounting for 11.76% of the total income. Per capital migrant workers income is 1,200 Yuan, accounting for 14.21% of the total income. Per capital tourism income is 300 Yuan, accounting for 3.53% of the total income. Per capital transportation income is 0 Yuan and per capital rent income is 0 Yuan. Per capital business income is 1,000 Yuan, accounting for 11.76% of the total income. Other per capital income is 200 Yuan, accounting for 2.53% of the total income. The income of the surveyed household can be seen in Table 6-3 and Chart 6-3.

Table 5-3 The average per capital income of the surveyed household

Item	General household income (Yuan/year)	Per capital income (Yuan/year)	Percentage (%)
Agricultural income	256000	4000	47.06%
Animal husbandry income	51200	800	9.41%
Enterprises and wage income	64000	1000	11.76%
Migrant workers income	76800	1200	14.12%
Tourism income	19200	300	3.53%
Transportation income	0	0	0%
Rent income	0	0	0%
Business income	64000	1000	11.76%
Other income	12800	200	2.35%
Total	544000	8500	100%

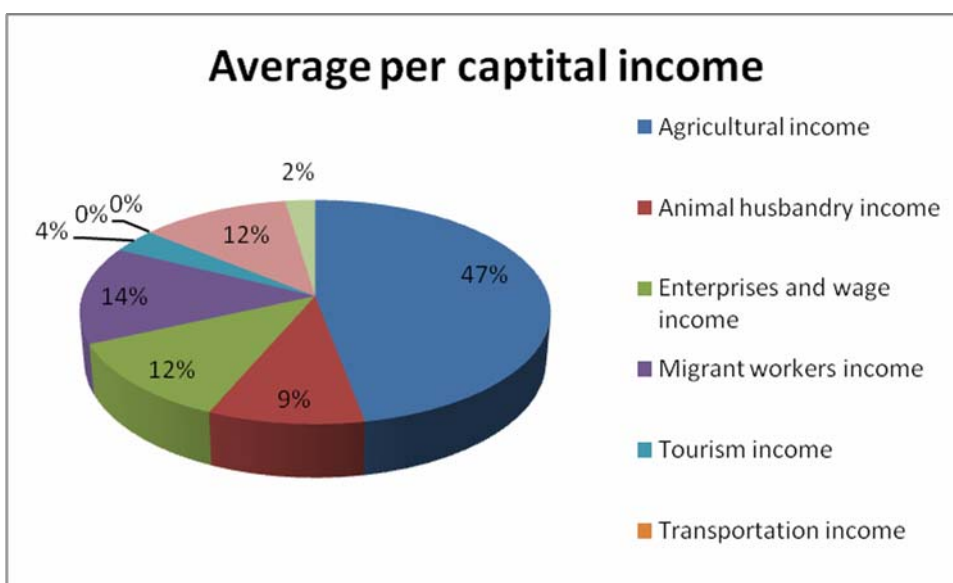


Chart 5-3The average per capital income of the surveyed household

5.10 Household Expenditure Structure

Based on the analysis on income resources of the 15 surveyed households, the annual per capital expenditure of surveyed households is 5,560 Yuan. In the productive expenditure, per capital agricultural input is 1200 Yuan, accounting for 21.58% of the total expenditure. Per capital animal husbandry input is 100 Yuan, accounting for 1.80% of the total expenditure. Per capital tax cost is 0 Yuan. Per capital business cost is 200 Yuan, accounting for 3.6% of the total expenditure.

While in the living expenditure, per capital water bill is 60 Yuan, accounting for 1.08% of the total expenditure. Per capital electricity bill is 150 Yuan, accounting for 2.7% of the total expenditure. Per capital supplies cost is 2,000 Yuan, accounting for 35.97% of the total expenditure. Per capital cloth cost is 300 Yuan, accounting for 5.4% of the total expenditure. Per capital communication fee is 150 Yuan, accounting for 2.7% of the total expenditure. Per capital education cost is 300 Yuan, accounting for 5.4% of the total expenditure. Per capital medication cost is 200 Yuan, accounting for 3.6% of the total expenditure. Per capital transportation cost is 200 Yuan, accounting for 3.6% of the total expenditure. Per capital presents cost is 400 Yuan,

accounting for 7.19% of the total expenditure. Per capital other cost is 300 Yuan, accounting for 5.4% of the total expenditure. The average per capital expenditure of interviewed households can be seen in Table 6-4 and Chart 6-4.

Table 5-4 The average per capital expenditure of interviewed households

Items		General household expenditure (Yuan/year)	Per capital expenditure (Yuan/year)	Percentage (%)
Productive expenditure	Agricultural input	76800	1200	21.58%
	animal husbandry input	6400	100	1.80%
	Tax	0	0	0.00%
	Business input	12800	200	3.60%
	Sub-total	96000	1500	26.98%
Living expenditure	Water bill	3840	60	1.08%
	Electricity	9600	150	2.70%
	Supplies	128000	2000	35.97%
	Cloth	19200	300	5.40%
	Communication	9600	150	2.70%
	Education	19200	300	5.40%
	Medication	12800	200	3.60%
	Transportation	12800	200	3.60%
	Presents	25600	400	7.19%
	Others	19200	300	5.40%
	Sub-total	259840	4060	73.02%
Total			5560	100%

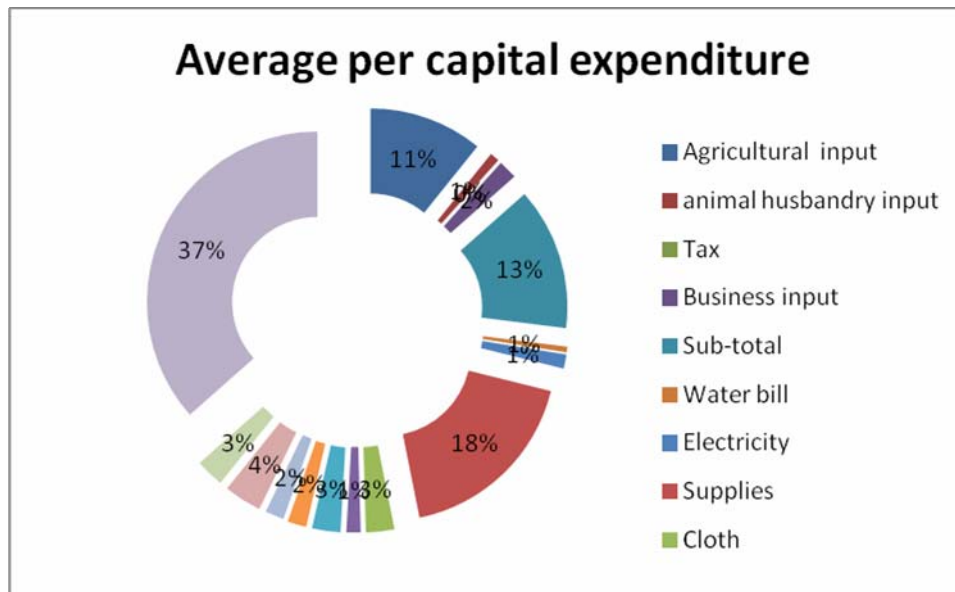


Chart 5-4The average per capital expenditure of interviewed households

5.11 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 income of the surveyed households is 8,500 Yuan and the annual productive expenditure is 1,500 Yuan, so the annual per capital net income is 7,000 Yuan. The agricultural income is the main income resource for the resettlements, accounting for 47.06% of the total income, followed by the migrant worker income that accounts for 14.12% of the total income. Towards the expenditures, suppliers expenditure occupies the biggest percentage of the total expenditure, accounting for 35.97%, followed by agricultural input of 21.58%.

5.12 Typical interview

Time: July 2012

Location: Dongmen Village of old city

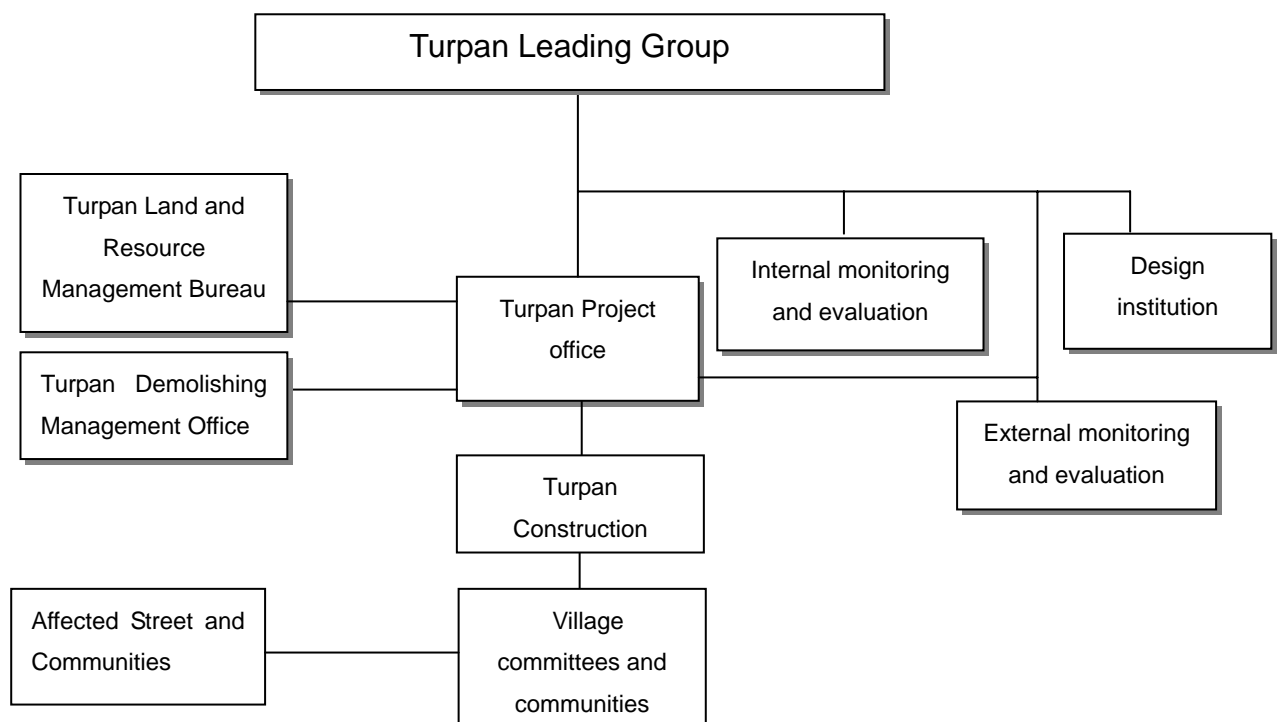
Interviewee: villager-Abu Dukelimu

One Mu of our arable land was collected. After putting an inked thumbprint in the village committee, we obtained 108,000 Yuan of compensation for land acquisition. I used this money to buy a 'Jieda" car for my son. He is a taxi driver now. He can earn 100 Yuan per day, which is higher than before. The production brigade also reclaimed new Gobi land for us. We only need to pay for a little amount of water fee. We plant grapes in the new land. The net income is 6000 Yuan/Mu. Therefore, I think the land acquisition has little influence on my family.

6. Organization and Institution

The departments responsible for planning, implementation, management, and monitoring for the resettlement of Turpan Urban Transportation and Public Infrastructure Project are:

- Leading Group for accelerating ADB financed Road Extend Project; Executive Office of Turpan ADB Loan Project (Turpan Leading Group);
- Executive Office for ADB financed Project (Project Implementation Agencies, Turpan project office);
- Turpan Construction Bureau (Project Implementation Agencies);
- Turpan Land and Resource Management Bureau;
- Turpan Demolishing Management Office
- Putao Village, and Ya'er Village;
- Bage'er Village, Dongmen village of New city, Gobi village and Dongmen village of old city.



Picture 6-1 The Organizations and Institution for Resettlement in Turpan City

Table 6-1 Staff of Turpan City for the Project

No	Agencies	Name	Position	Contact information
1	Turpan Construction Bureau	Sha Dike	Deputy director	0995-8532193
2	Turpan Construction Bureau	Li guofu	Director	13899301925
3	Turpan Construction Bureau	Aimaiheti	Deputy director	0995-8532193
4	Turpan Demolishing Management Office	Maimaiti	Director	13909955608
5	Turpan Demolishing Management Office	Guli	Staff	13565595580
6	urpan Land and Resource Management Bureau	Liu Jinxi	Deputy director	13565590316
7	Bage'er village committee	Nazhake	Village Officer	0995-8570045
8	Gobi village committee	Mutelipu	Village Office r	0995-8552001

7. Conclusion and Suggestions

7.1 Conclusion

(1) Up to this monitoring, the feasibility report and preliminary design have been approved, as well as the project location selection opinion book, planning permit of construction and land use permit. The tender offer of working drawing has been finished. The project is in the process of construction, and the 90% of the civil contract package has been completed. According to current progress, the project can be finished on time or even be ahead of schedule.

(2) Up to this monitoring, the land for this project has been in place. The collective land acquisition has been finished, and the compensation has been paid to the APs. The procedures of allocation of state-owned land have been finished. The work of house demolition and resettlement goes well in Xiluzhou Road, Huoyanshan Road, Xingaochang Road. The demolition of Wenhuxi Road is still in process.

(3) Project organizations and institutions are completed. The set of project leader group and project staffs is quite reasonable since the staffs involved all have rich experiences on resettlement. The ADB loan project office is set up in Turpan Construction Bureau, cooperating with Turpan People's Government, Development and reform commission, land and resources bureau, the community/village committee. The work is carried out smoothly.

(4) Public participation has been involved in the design process of resettlement plan. The channel for grievance redress is smooth. The AHs realize their right and grievance redress process when their rights are violated. They do not have any complains up to this monitoring since they are satisfied with the

compensation standard.

7.2 Suggestions

(1) The project agencies should finish the house demolition of Wenhuxi Road as soon as possible, and properly resettle the APs to ensure the entire project goes smoothly.

(2) Conducting a follow-up survey on the APs' production and livelihood to make sure their living standards remain the same level. The project office should support the APs who have difficulties.

(3) 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.

(4) 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.

(5) 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, providing the basic documents for project completion acceptance, as well as for monitoring and evaluation.

Annex

葡萄乡巴格日村 2011 年度绿州东路修路补偿款发放表

填表单位: 巴格日村 队 2-105

姓名	身份证号	亩地	补偿款	姓名	备注
1 阿不都拉	65260119480604813	0.541	87600	47391.-	2-105
2 尼亚孜	65260119480604813	0.575	87600	6570.-	2-105
3 阿不都拉	65260119480604813	0.009	87600	788.-	2-105
4 阿不都拉	65260119480604813	1.70	72600	123420.-	2-105
5 阿不都拉	65260119480604813	1.45	87600	127020.-	2-105
6 阿不都拉	65260119480604813	4.895	87600	428802.-	2-105
7 阿不都拉	65260119480604813	2.36	87600	206736.-	2-105
合计		11.03	-	940727.-	

Annex Picture 1 Compensation payment list for Luzhoudong Road construction of Bageri village of Putao Township in 2011

房屋征收补偿安置协议书

(合同)

征收人：_____（以下简称甲方）

被征收人：葡萄乡人民政府（以下简称乙方）

身份证号：_____

甲方因城市总体规划建设需要，需征收乙方使用的房屋及附属设施等。根据《中华人民共和国城乡规划法》、《中华人民共和国土地管理法》和国务院令 590 号《国有土地上房屋征收与补偿条例》有关法律规定，在平等、自愿、协商一致的基础上，甲、乙双方就房屋征收补偿安置事宜达成如下协议：

第一条 建设工程名称、地点

建设工程名称：火焰山路

建设地点：木纳尔村

第二条 被征收房屋及附属设施现状

土地使用证号 ，用地面积 m²。

房屋产权证号 ；房屋建筑面积 186 m²，其中砖混房建筑面积 m²，砖木房建筑面积 m²，土木房建筑面积 186 m²，窑洞房建筑面积 m²。其它

第三条 房屋补偿费

1、房屋补偿费 88990.0 元。

2、附属设施补偿费 19010.0 元。

3、树木补偿费 元。

~~4、临时安置过渡费每月 700 元，过渡期限为 6 个月，
共计 4200 元。~~

~~5、搬迁补助费 1200 元。~~

房屋征收总补偿费 108000.0 元，大写 壹拾万捌仟元正。

第四条 货币补偿

乙方选择货币补偿的方式进行补偿的，房屋征收总补偿费 108000.0 元，大写 壹拾万捌仟元正。

~~第五条 产权调换~~

1、产权调换房屋地点 ，楼层 楼，
建筑面积 m²，安置房 元/m² 计，楼层差价
为 %。

2、安置房总价 元，大写 。

甲方（或乙方）需结算产权调换差价 元，
大写 。

第六条 乙方在自 2011 年 8 月 28 日前完成搬迁，并
将房屋交付甲方统一拆除。被征收户自行拆除的，发生意外

或其他安全事故的，所有责任由乙方自行承担，甲方不承担任何责任。

第七条 双方签订本协议后，乙方应当将土地使用证、房屋产权证等原件交由甲方依法收回。

第八条 本协议书自甲、乙双方签订之日起生效。

第九条 本协议书一式三份，甲、乙双方各执一份，房屋征收主管部门备案一份。

甲方(盖章):



法人代表签字:

乙方(盖章):



[Handwritten signature]

乙方(被征收户):

[Handwritten signature]

签约时间: 2011年 8月 23日 12时 35分

Annex Picture 2 Compensation agreement for house demolition