



# Resettlement External Monitoring Report

Project Number: 44022-023  
August 2017

## PRC: Guangxi Baise Integrated Urban Environment Improvement Project – Resettlement External Monitoring & Evaluation Report (No.2)

Prepared by Guangxi Guoye Project Management Consultation Company Ltd for the Baise Municipal Government and Baise Development & Investment Group Co., Ltd

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**Guangxi Baise Integrated Urban Environment Improvement Project**

# **Resettlement External Monitoring & Evaluation Report**

**(No.2)**

**Guangxi Guoye Project Management Consultation Company Ltd.**

**Nanning . Guangxi . China**

**August 2017**

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# **1. Introduction**

## **1.1 Brief Introduction of Project**

Guangxi Baise Integrated Urban Environment Improvement Project is located in Dongsun Area in the downtown of Baise City. The planned area is approximately 3 km<sup>2</sup>. The Project targets to control the environmental pollution, improve the environmental condition, upgrade the flood control capacity and improve the traffic and transportation system of Dongsun Area. It will substantially improve the living environment of the local people and facilitate the local social and economic development in a healthy way. The Project consists of three subprojects, respectively river rehabilitation subproject, road network and urban infrastructure construction subproject and community development and rehabilitation subproject.

The total estimated investment is RMB1,007,620,000, including the fund sources from: (i) RMB 403,048,000 of ADB loan; (ii) RMB403,048,000 from domestic bank; and (iii) RMB 201,524,000 of self-mobilized funds of Baise Development Investment Group Company Ltd. (GBDIGC).

GBDIGC is the implementing agency of the Project that is to be implemented in different stages, commencing from June 2014 and completing in June 2019, totally 5 years of construction period.

### **1.1.1 Summary of resettlement plan<sup>1</sup>**

The RP of the Project was completed in January 2013. In July 2016, the external resettlement monitoring institution was scheduled to conduct the resettlement baseline investigation of the Project but failed to submit the Resettlement Baseline Investigation Report. The major reasons were that the land administration departments had not started the detail measurement of the project scope because their working methodology was changed to “Confirm land acquisition --- Site measurement --- Immediate compensation”. So, the external resettlement monitoring report of the Project adopts data in the original RP as the baseline data, then compares with the data of actual measurement to reflect the actual situation of compensation and resettlement, and further analyzes the status of production and livelihood restoration of the affected people.

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<sup>1</sup>Extracted from RP

Table 1-1 Subprojects &amp; Resettlement Impacts

Sl.	Subproject	Construction Scope			Major Resettlement Impacts
1	River rehabilitation subproject	Left-bank rehabilitation Youjiang River	Earthworks	Excavation: 252,000m³; Back-filling: 504,000m³	(1) Land acquisition 312.61 mu, affecting 187 households with 650 persons. (2) Affected trees: Misc. trees: 1450 pcs; Mango tree: 258 pcs; Papaya tree: 86 pcs; Wampee tree: 57 pcs. (3) Temporary land occupation: 21.87 mu of collective land
			Bank protection	4200m in length	
			Flood release channel	27300m in length	
			Landscaping	108607.61 m²	
		Restoration of Dongsun River	Earthworks	Excavation: 120,000m³; Back-filling: 80,000m³; Dredging: m³	
			Bank protection	4068m in length	
			Water gate	Width: 18m , 2 nos	
			Sludge drying site	(100*60) m	
			Landscaping	46,800 m²	
2	Road network and urban infrastructure construction subproject	Road	Urban trunk road	Boundary width:40m; Length: 2596m	(1) Land acquisition 183.83mu, affecting 32 households with 108 people; occupying 315.1mu of state-owned land. (2) Totally 22,020.89 m² of residential houses on collective land will be demolished, affecting 136 households with 468 people; Totally 24,604.32 m² of residential houses on state-owned land will be demolished, affecting 211 households with 660 people. (3) Totally 29,494.18 m² of non-residential houses of 11 institutions will be demolished, affecting 192 persons; totally 2,795.4 m² of 15 stores will be demolished. (4) Totally 274.78 mu of state-owned land will be occupied. (5) Totally 8,450 landscaping trees, 20.1km of 220V power line and communication cables will be affected.
			Urban trunk road	Boundary width:28 m; Length: 2100 m	
			Urban Class-II road	Boundary width: 24 m; Length: 5770 m	
			Urban branch road	Boundary width: 16 m; Length: 1094 m	
		Water supply % drainage	Totally 11,450 m of water-supply pipeline; 11,100 m of storm water pipeline; 9,200 m of sewage pipeline; 2 pumping stations.		
		Bridges	Dongsun road bridge; Beihe nan bridge of No.2 highway; Bridge of No.20 highway; Dadao bridge.		
		Bus terminal station	2, total area 3,000 m², each 1,500 m².		
3	Community development and upgrading subproject	Community services center		Land occupation: 500 m²; construction area is 850 m².	(1) Totally 4.5 mu of collective land will be acquired, affecting 2 households with 8 persons; 3.52 mu of state-owned land will be occupied. (2) Totally 3.18 mu of land will be occupied on temporary basis.
		Agricultural products market		Total land occupation: 3,000 m²	
		Solid waste transfer station		Land occupation: 1,500 m²; construction area is 582 m² ; parking site: 500 m².	

The major construction contents of the Project are shown in Table 1-2.

**Table 1- 2 Construction Contents and Identification of Resettlement Impacts**

Project Name	Construction contents	Major resettlement impacts
Dongsun Rd., Dongsun Bridge (T-C01)	Road grade: urban trunk road; designed speed: 50km/h; boundary line width, 40m, two-board layout; road length: 2560m.	<p>(1) Acquire 173.02 mu of collective land, respectively 116.2 mu of forest land and 56.83 mu of construction land, no persons are directly involved;</p> <p>(2) Acquire 112.06 mu of state-owned land;</p> <p>(3) Demolish 8117.73 m<sup>2</sup> of houses on collective land, respectively 5490.04 m<sup>2</sup> of brick concrete structure, 1244.22 m<sup>2</sup> of brick-wood structure, 1383.47 m<sup>2</sup> of simple structure, Affecting 33 households with 119 people.</p> <p>(4) Demolish 18534.62 m<sup>2</sup> of houses of enterprises or institutional units, respectively 6114.72 m<sup>2</sup> of brick concrete structure, 2994.55 m<sup>2</sup> of brick-wood structure, 7727.2 m<sup>2</sup> of steel structure and 1698.15 m<sup>2</sup> of simple structure, Affecting 17 households of 58 persons.</p> <p>(5) Demolish 33235.2 m<sup>2</sup> of houses of stores, respectively 2365.2 m<sup>2</sup> of brick concrete structure, 590 m<sup>2</sup> of brick-wood structure and 280 m<sup>2</sup> of simple structure, Affecting 32 households of 96 persons, of which, 12 households live and do business in the same places.</p>

### 1.1.2 Overall Project Construction Progress

According to the site survey by the external monitor, as of 31 August 2017, the progress of construction, land acquisition and resettlement for all subprojects are shown in Table 1-3.

**Table 1-3 Progress of Construction, Land Acquisition and Resettlement**

SL.	Contract No.	Name of Subproject	Construction progress	Progress of land acquisition and demolition
1	T-C01	Dongsun Rd., Dongsun Bridge	<p>Contract T-C01 (Dongsun Rd.) was started in June 2016.</p> <p>By now, site management office was completed, and 14 piles of Dongsun bridge were accomplished.</p> <p>September 2016: construction</p>	<p>(1) On November 2016, the IA informed Qinzhou Prison (previous Baise Prison) in written requesting the prison to remove the land attachments within the construction boundary alignments (including demolishing the temporary structures).</p> <p>(2)As for Guangxi Jiayi Paper Mill, the land acquisition (116.18 mu) and demolition of buildings within the construction alignments have been</p>



			suspended due to land acquisition; August 2017: construction retrieved, mainly preparatory works for bridge and road subgrade construction.	completed. (3)As for Group No.2, No.4, No.5 and No.6 of Dongsun Community, acquisition of 3.24 mu of Dongsun No.4 Group, 26.695 mu of Dongsun No.5 Group that are within the construction control red line have signed the agreements, and compensation have been made. (4)The rest works of land acquisition and house demolition are under the procedure of property evaluation.
2	T-C02	No.2 planned Rd., No.2 planned bridge, No.7, 18, 19 planned roads.	As for Contract T-02, the bidding process for construction and construction supervision have been completed, and contracts have been signed.	1. The IA has already engaged the Baise Center for Land Surveying and Mapping to start the survey and mapping of the land and houses required by the Project. The evaluating agency shall be engaged by the IA after consulting the affected people and affected institutions by the Land Acquisition Coordinating Group. 2. The IA has requested in written the Land Acquisition and Resettlement Office of Youjiang District to start the process of land acquisition and house demolition. 3. The preliminary investigations on land acquisition and house demolition required by the Project have been completed. 4. The IA has again requested the Mapping Center to re-survey the boundary redline of land acquisition, and the LA Office of Youjiang District to start and process of land acquisition and house demolition. Currently, Youjiang District is conducting the land acquisition and house demolition of the collective land. 5. No progress for demolition and resettlement of the state-owned institutions are found.
3	T-C03	No.3, No.4, No.20 planned roads, planned bridge for No.3 road, planned bridge for No.20 road, Linyin bridge	For T-C03, the biddings for construction contractor and construction supervisor have been completed.	
4	T-C04	Bus terminal station	Preliminary design has been completed	Youjiang District is conducting the activities of land acquisition of collective land.
5	R-C01	Dyke	Bid invitation has	Currently, acquisition of totally

		rehabilitation of Youjiang River	been announced, and the bids will be opened in September.	35.5457 mu of collective land of No.2, No.3, No.4, No.5 and No.6 groups of Dongsun Community has been completed; within the construction redline, about 250 mu of collective land are needed to be acquired.
6	R-C02	Dongsun ditch rehabilitation	Construction detail drawings, construction budget and bidding documents have been completed, and currently the BOQ and bidding documents are under checking, and the tender invitation will be announced by mid-September.	<ol style="list-style-type: none"> <li>1. Currently, acquisition of totally 97.778 mu of collective land of No.2, No.3, No.4, No.5 and No.6 groups of Dongsun Community has been completed.</li> <li>2. Within the construction redline, about 179 mu of collective land of No.2, No.3, No.5 and No.6 groups of Dongsun Community are needed to be acquired.</li> <li>3. Within the construction redline, land acquisition about 121 mu of state-owned land used by Baise Mineral Group has not been started.</li> </ol>
7	C-C01	Community center, agricultural market	Approved by Baise Construction Commission, currently under the process of preliminary design.	<ol style="list-style-type: none"> <li>1. Youjiang District is conducting the activities of land acquisition of collective land.</li> <li>2. No activities for acquisition of state-owned land of Baise Nitrogenous Fertilizer Factory have been started.</li> </ol>
8	C-C02	Solid waste transfer station	Preliminary design has been completed	Youjiang District is conducting the activities of land acquisition.
9	C-E01	Equipment and goods for solid waste transfer station	Preliminary design has been completed	Not yet started

Under the Project, as of 31 August 2017, the road network and infrastructure construction subproject has already entered the construction stage, of which, Contract T-C01 Dongsun road has started the construction, Contract T-C02 and T-TC03 are under the process of signing contracts and building site management office and will start construction as soon as the construction sites are handed over after completion of land acquisition and house demolition. In the River Rehabilitation Subproject, the Contract for left-bank of Youjiang River has announced the bid notice, while the Contract of Dongsun ditch has completed the detail drawings and is now preparing the construction budget and bidding documents. As for the Community development

and upgrading subproject, the design schemes for the bus terminal and solid waste transfer station have been approved by the Construction Commission, and are currently under the preliminary design. The schemes for the agricultural market and community service center have been modified according to the comments of Construction Commission and will be re-submitted for inspection and approval.

As for land acquisition and house demolition, currently no construction Contracts have been provided with full and clean construction sites. As of 31 August 2017, for Guangxi Jiayi Paper Mill, land acquisition of 116.18 mu had been acquired, the buildings within the construction redline had been demolished; in Contract T-C01, signing of land acquisition agreements and making compensation have been completed for the 3.24 mu of Dongsun No.4 Group and 26.695 mu of Dongsun No.5 Group; in Contract R-C01, totally 35.5457 mu of collectively land for Dongsun No.2, No.3, No.4, No.5 and No.6 groups have been acquired; in R-C02 Contract, totally 97.778 mu of collective land of Dongsun No.2, No.3, No.4, No.5 and No.6 groups have been acquired. The rest activities of land acquisition and house demolition are under process.

### **1.3 Resettlement external monitoring & evaluation**

The resettlement external monitoring and evaluation of the Project is conducted by Guangxi Guoye Project Management Consultation Co. Ltd, and the activities will be arranged according to the progress of the Project.

According to the Project Agreement and MOUs, from February 2017, Guangxi Guoye Project Management Consultation Co. Ltd. is required to compile the external monitoring and evaluation report on semi-annual basis, and submit to the Baise PMO, the IA and ADB.

This report is the No.2 resettlement external monitoring report, which covers the resettlement activities of the reporting period from February 1 to August 31 of 2017, including the resettlement implementation, information disclosure, grievance redressing, existing problems and curative measures etc.

#### **1.3.1 Range of monitoring and evaluation**

From Table 1-3, it can be found that: (1) In the road network and infrastructure subproject, Contract T-C01 has retrieved the preparatory construction works for bridge and road subgrade from August 2017, and some construction sites have been handed over for construction activities due to the progress of land acquisition and house demolition; No actual construction activities for Contract T-C02, T-C03 and T-C04 have been made, while the activities of land acquisition and house demolition are undergoing, of which, the demolition and resettlement of state-owned institutions have no progress. (2) In the river rehabilitation subproject, Contract R-C01 and Contract R-C02 are under the bidding process, and by now within the construction redline, the acquisition of the collective land has been completed, while the acquisition of the approximately 121 mu land of Baise Mineral Group has not been completed. (3) In the community development subproject, the land acquisition and house demolition are undergoing, and so no construction activities for the three contracts have begun; no working group has started the acquisition of state-owned

land of Baise Nitrogenous Fertilizer Factory as required by Contract C-C01. Therefore, the monitoring and evaluation of this report only covers two subprojects, i.e. Contract T-C01 of Dongsun road, Dongsun road bridge and demolition of old bridge, as well Contract R-C01 and Contract R-C02 under river rehabilitation.

### **1.3.2 Contents of this report**

This report is the No.2 external monitoring report of the Project, which summarizes the resettlement activities as of 31 August 2017 for Contract T-C-1, R-C01 and R-C02 respectively under two subprojects (reporting period February 1 - August 31, 2017), including finding out the existing problems and propose necessary curative measures. Such resettlement activities include institutional arrangements, resettlement procedures, resettlement policies compensation standards, resettlement implementation progress, compensation payment, resettlement status, public participation, grievances redressing etc.

## 2 Institutional Structure

### 2.1 Relevant institutions for resettlement activities

In order to ensure the smooth implementation of Guangxi Baise Integrated Urban Environment Improvement Project, Baise Municipal Government has established a series of top-down resettlement implementation institutions, from the Municipal Government to the local government of project area, the land resources and construction departments, the IA and even the local communities etc., to be respectively responsible for the planning, management, implementation and monitoring of all resettlement activities of the Project. The resettlement institutions of the Project are:

- ***The Steering Group for ADB-Financed Project of Baise Municipal Government*** : To be responsible for the decision making and leadership relevant to the Project.
- ***The Project Management Office of Integrated Environment Improvement in Dongsun Area of Baise City (in GBDIGC)***
  - (1) Engage the resettlement consulting agency to prepare necessary activities for resettlement.
  - (2) To be responsible for coordination between the resettlement consulting agency and other relevant institutions.
  - (3) Coordinate the project construction and the progress of resettlement implementation.
  - (4) Report the resettlement funds utilization plan to the higher authorities and supervise the payment.
  - (5) Coordinate the daily activities of the relevant resettlement institutions.
  - (6) To be responsible for mobilizing funds for resettlement of the subproject.
  - (7) To be responsible for payment of resettlement funds.
  - (8) To be responsible for the implementation of resettlement of the subproject.
  - (9) To be responsible for monitor and supervise the payment of resettlement funds.
  - (10) To be responsible for handling with the grievance redress related to resettlement.
  - (11) To be responsible for cooperating with the resettlement external monitoring agency.
  - (12) To be responsible for collecting and sorting all documents and information necessary for the internal monitoring report.
  - (13) To be responsible for the management of resettlement archives.
  - (14) Provide with necessary trainings for the responsible resettlement persons.
- ***Project Resettlement Office*** (Members from GBDIGC, Land Resources Bureau of Youjiang District, LA Office of Youjiang District):

- (1) Work with the resettlement consulting agency to prepare necessary resettlement activities.
- (2) To be responsible for working out all necessary implementation policies for resettlement plan.
- (3) Report the resettlement progress to the Steering Group of the Municipal Government .
- (4) Report the resettlement progress to the Steering Group of the Municipal Government .
- (5) Report the resettlement funds utilization plan to the Steering Group of the Municipal Government and monitor the payment.
- (6) To be responsible for the management of resettlement archives.
- (7) To be responsible for resettlement internal monitoring.
- (8) Working with the ADB resettlement specialists during the preparation and implementation periods.
- (9) Handle with the grievance redress related to resettlement.
- (10) Coordinate with the external resettlement monitoring agency during implementation.
- (11) To be responsible for the construction of resettlement sites.
- (12) To be responsible for putting in place of the employment measures for the APs.

➤ ***Guangxi Baise Development Investment Group Company:***

It is the Project Implementing Agency (IA). The Company is responsible for implementing land acquisition, house demolition and resettlement according to the resettlement plan approved by ADB, mobilizing funds and all kinds of resources to make timely payment of the compensation for the APs, and assisting the concerned villages and groups in land acquisition. In addition, it is also responsible for undertaking the internal monitoring for resettlement activities, reporting the latest situation of land acquisition and resettlement to Baise PMO, and coordinating in resolving all problems arising from implementation.

➤ ***Guangxi Guoye Project Management Consultation Co. Ltd.:***

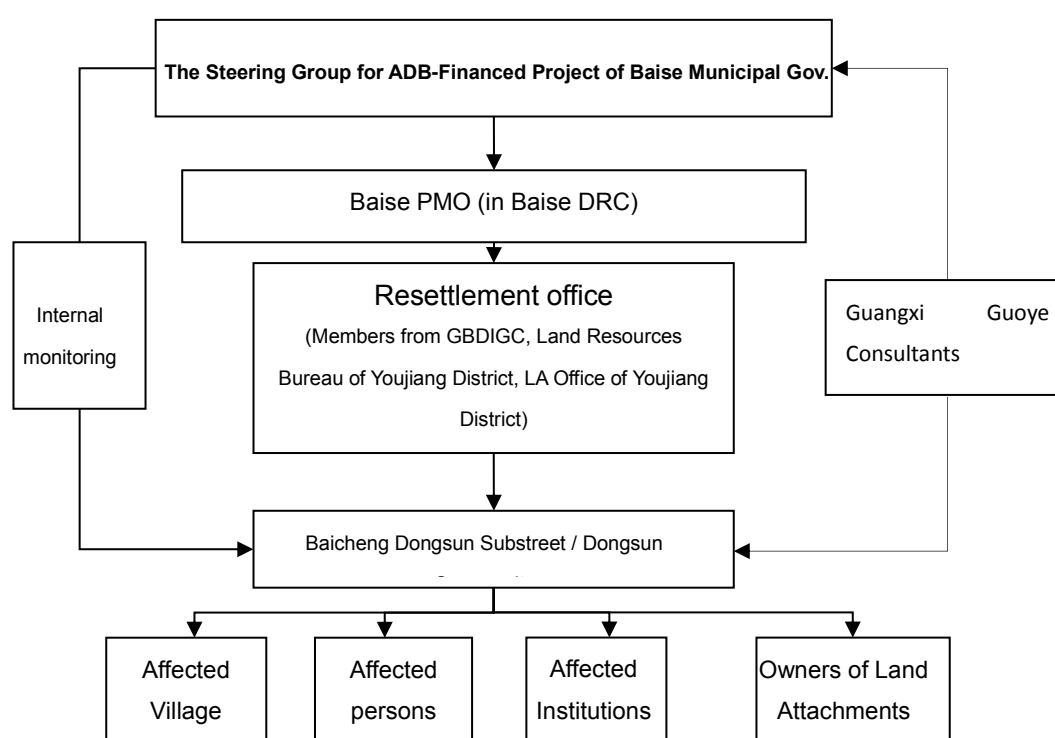
The external monitoring agency. The Company is responsible for providing consultation and technical guidance for resettlement implementation, conducting external monitoring and evaluation of the land acquisition and resettlement, and submitting monitoring reports regularly to Baise PMO, the IA and ADB.

## **2.2 Capacities of the implementing agencies**

According to the requirement of all resettlement activities, the resettlement implementing agencies at all levels have engaged necessary staff as shown in Table 2-1

**Table 2-1 Staffing Arrangement of Resettlement Institutions at All Levels**

Name of institutions	Persons (nos)	Staff Structure
The Steering Group for ADB-Financed Project of Baise Municipal Government	5	Government officials
The Steering Group for ADB-Financed Project of Baise Municipal Government	7	Government officials, technical staff
Guangxi Baise Development Investment Group Co.	5	Technical staff
Land Resources Bureau of Youjiang District, Baise	6	Government officials
Baise Land Acquisition and House Demolition Office (LA Office)	8	Government officials
Baicheng subdistrict office	4~6	Cadres
Dongsun community	4~6	Cadres



**Figure 2-1 Resettlement Institutional Arrangement**

## 2.3 Evaluation

The structure of resettlement institutions is comparatively effective where all the responsibilities of all levels are clearly defined and the supporting staff facilities are reasonable. All relevant personnel have participated in the trainings of the

resettlement policies and guidelines of ADB, the relevant laws and regulations of the State and the local governments, the methodology of resettlement administration etc., and the quality of the staff have been improved.

The capacities of the resettlement administration and implementing agencies are able to perform their obligations and responsibilities. Especially, the capacities of the IA in performing its obligations and responsibilities are relatively high. However, working efficiencies of the relevant resettlement institutions and agencies at all levels should be further improved, where the internal monitoring mechanism should be established to further facilitate the resettlement activities in the coming stages.



### **3 Monitoring and Evaluation on Resettlement Implementation**

#### **3.1 Construction progress**

The Project has obtained the following approvals for project identification, feasibility study, environmental protection, water and soil conservation, site selection, forest land use, land use pre-checking, land use etc.

Road network and infrastructure subproject: Contract T-C01 of Dongsun road has completed the bidding process for construction contractor and construction supervisor, i.e. The construction contractor is Jiangxi Geological Engineering (Group) Co., and the construction supervisor is Guangxi Bagui Engineering Consultants Co. Ltd. This Contract was started in June 2016, and by now in Dongsun bridge, the Contract has completed the foundation works of 14 piles, reinforcement preparation works of No.2 pile foundation. In terms of disbursement, the Contract has received the first payment (advance) of RMB18.54 million, including RMB14.83 million of ADB loan. Due to the slow progress of land acquisition, the construction of the Contract was suspended during the period from September 2016 to July 2017, and was retrieved recently due to the acquisition of the 116.18 mu of land from Jiayi Paper Mill. From early August 2017, the construction preparation of road subgrade and bridge construction were restarted.

In the River Rehabilitation Subproject, the Contract for left-bank of Youjiang River has announced the bid notice, while the Contract of Dongsun ditch has completed the detail drawings and is now preparing the construction budget and bidding documents.

#### **3.2 Resettlement progress**

##### **3.2.1 Occupation of state-owned land**

According to the RP, Dongsun road, Dongsun bridge and old bridge demolition contract (T-C01) will occupy 112.06 mu of state-owned land, of which, 26.95 mu of state-owned industrial land and 40.92 mu of residential land. The river rehabilitation subproject will not occupy state-owned land. Within the construction redline, about 121 mu of state-owned land of Baise Mineral Group has not been acquired, which requires a leading institution to coordinate the LA institutions or working group to launch the land acquisition process with the Company.

As of 31 August 2017, under the Contract T-C01, the land acquisition of 116.18 mu of Jiayi Paper Mill had been completed, and totally 29741.16 m<sup>2</sup> of houses (all belong to structures and collective dormitories of the Factory) had been demolished. The compensation money of RMB17,493,370.76 had been paid to the account of the Factory.



**Figure 3-1 House Demolition of Guangxi Jiayi Paper Mill**

### **3.2.2 Acquisition of collective land**

According to the RP, the Contract T-C01 will acquire 173.02 mu of collective land, of which, 116.20 mu of forest land and 56.83 mu of construction land. The collective land required by this subproject belongs to those collective lands of village groups, without direct impacts on APs. The river rehabilitation subproject will acquire totally 312.61 mu of collective land, including 17.56 mu of forest land, 23.27 mu of public construction land, 84.96 mu of non-irrigated land, 86.42 mu of vegetable land and 100.4 mu of idle land, directly affecting 187 households with 650 persons.

As of 31 August 2017, the land acquisition agreements for the 3.24 mu of Dongsun No.4 group and 26.695 mu of Dongsun No.5 group under Contract T-C01 had been signed, and the compensation had been paid to the bank account of the village collective. In Contract R-C02 of Dongsun ditch rehabilitation, the land acquisition agreements for the total 97.778 mu of collective land of Dongsun No.2, No.3, No.4, No.5 and No.6 groups had been signed, and the compensation had been paid to the bank account of the village collective. About 179 mu of collective land of Dongsun No.2, No.3, No.5 and No.6 groups have not been acquired but acquisition process is now on the way by the LA Working Group of Youjiang District. In Contract R-C01 of Youjiang dyke construction under the river rehabilitation subproject, totally 35.5457 mu of collective land of Dongsun No.2, No.3, No.4, NO.5 and No.6 groups had been acquired. However, there are about 250 mu of collective land that has not been acquired, for which, the IA will cooperate with the land administration bureau to set out the site alignments after the LA working group is ready.

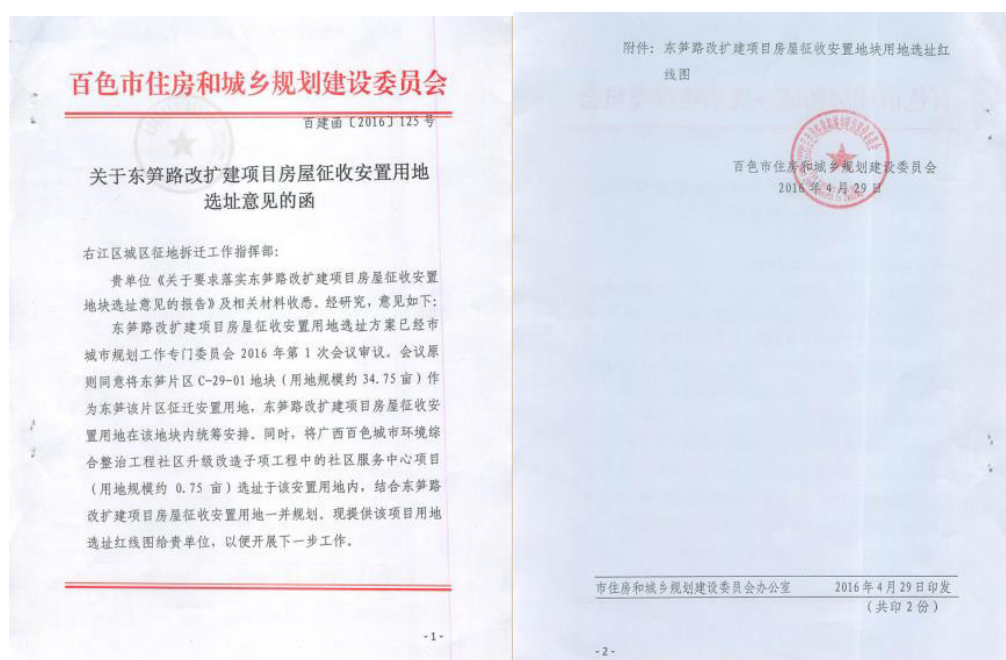
Compared with the last monitoring period, the land acquisition of the Project in this reporting period has made good progress. However, compared with the RP, the

land acquisition in T-C01 subproject has achieved 15.43%, and the river rehabilitation subproject has achieved 11.34%, showing slow progress in land acquisition.

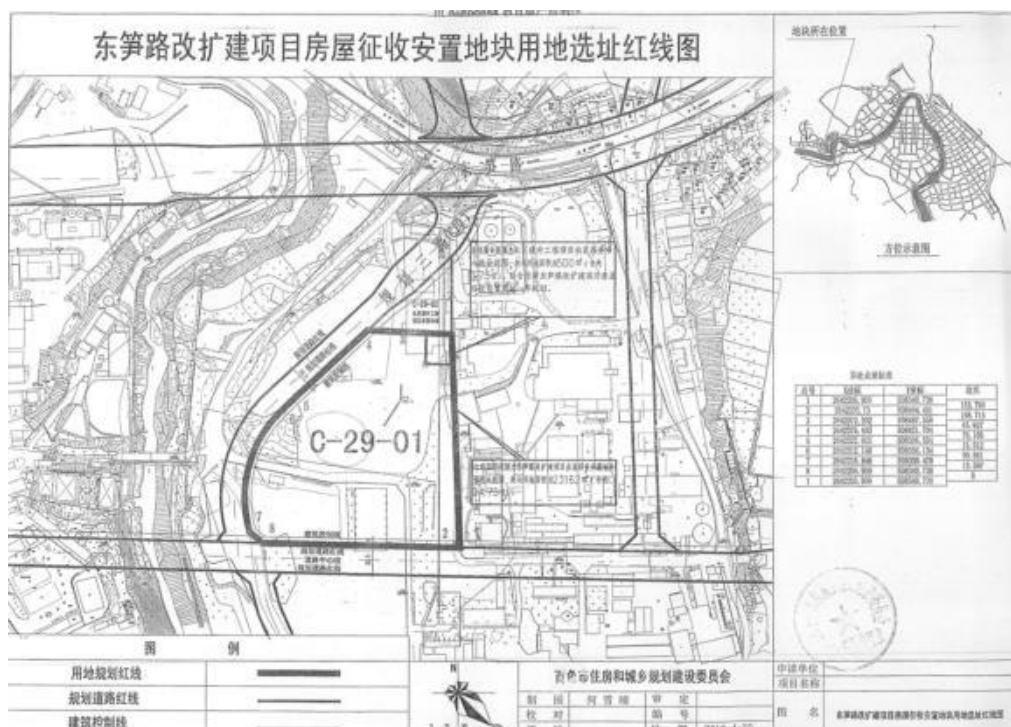
### 3.2.3 Demolition of citizens' residential houses and resettlement

According to the original RP, the displaced township citizens by the project will be relocated in the resettlement houses northern to Huaxin Power Plan. However, the Municipal Government has now made a new arrangement that these affected citizens will be relocated in C-29-01 land block in Dongsun area.

According to the site verification by the external monitoring agency, the Urban Planning Commission agreed via No.1 Meeting of 2016 that the land C-29-01 in Dongsun area will be used as the relocating site for the displaced people affected by land acquisition and house demolition in Dongsun area. The relocating site needed for Dongsun road improvement project shall be arranged in a unified way within this land block (as shown in Figure 3-2, Figure 3-3). Currently, the selection of relocating site for this subproject has been completed, and the red boundary lines have been identified and the total land area is about 34.75 mu.



**Figure 3-3 Comments on Selection of Relocating Sites for Dongsun Road Improvement Project**



**Figure 3-4 The Red Line Map of Relocating Sites for Dongsun Road Improvement Project**

According to the site investigation and measurement, as of 31 August 2017, the selected 34.75 mu of relocating site was found to be unable to resettle the displaced households, and thus additional relocating site is needed. Currently, the Construction Commission of Youjiang District has issued the general plan for the existing relocating site, and will be further submitted to the municipal Construction Commission for approval, and to the municipal land reserve center for land reservation.

### **3.2.4 Demolition of the houses built on collectively-own land and resettlement**

According to the RP, the T-C01 subproject of Dongsun road, Dongsun bridge and old bridge demolition will remove 8117.73 m<sup>2</sup> of houses on collective land, respectively 5490.04 m<sup>2</sup> of brick concrete structure, 1244.22 m<sup>2</sup> of brick-wood structure, 1383.47 m<sup>2</sup> of simple structure, directly affecting 33 households with 119 persons, of which 94 persons belong to Zhuang. According to the initial survey, there are no illegal houses amongst the houses involved for demolition. The river rehabilitation subproject has no demolition of residential houses on collective land.

It was found that, the IA has formulated two compensation options for resettlement based on the relevant policies and the urban planning of Baise City, respectively house-site reconstruction and monetary compensation. For such, the Municipal Government has issued Approval of Resettlement Schemes on House Demolition for Dongsun Road Improvement Project of Baise City (Ref. BZH[2015]229) to guide the process of relocating resettlement. The relocating resettlement site is located in the northwest of Dongsun area, adopting the method of "one household one building", unified planning and self-construction. Within the specified time, those APs who signed the demolition agreement first would have the

priority in choosing house site.

The demolition of the houses shall be compensated as per the evaluated replacement cost. The amount of compensation for the APs shall be determined based on the market evaluation (excluding house site compensation), which shall be used by the APs to build the new houses on the relocating site assigned by the government according to the unified planning.

The IA shall be responsible for providing infrastructure for the relocating sites such as power supply, water supply, road, land leveling, drainage and sewage etc. The APs are required build the houses by themselves within the specified period according to the unified planning and requirements.

Currently, the house demolition has not been started yet.

During June - July 2017, the external monitors re-interviewed the secretary of Dongsun Community and the representatives of relevant village groups. It is understood that, the majority people of Dongsun community hope to start the land acquisition and house demolition and are willing to cooperate if the compensation are fair and in a timely manner.

### **3.2.5 Demolition of township non-residential houses and resettlement**

According to the RP, T-C01 subproject will involve 17 enterprises and units, demolish 18534.62 m<sup>2</sup> of houses, respectively 6114.72 m<sup>2</sup> of brick concrete structure, 2994.55 m<sup>2</sup> of brick-wood structure, 7727.2 m<sup>2</sup> of steel structure and 1698.15 m<sup>2</sup> of simple structure, totally affecting 58 persons. The river rehabilitation subproject has no demolition of non-residential houses in towns.

According to the external monitoring, as of August 2017, the house demolition of the state-owned institutions was nearly halted, and no progress was found if compared with the last reporting period.

### **3.2.6 Temporary land occupation**

According to the RP, during the construction, stocking and mixing of construction materials, places for earth cutting and disposal, living area during construction period, temporary roads etc. will occupy land on temporary basis. The T-C01 subproject will occupy 128.73 mu of land on temporary basis, respectively 53.56 mu of collective farmland (mainly forestland), 26.2 mu of collective construction land and 48.97 mu of state-owned land. No APs are found for the temporary land occupation. The river rehabilitation subproject will occupy 21.87 mu of collective farmland on temporary basis, affecting 38 households with 130 persons.

As of 31 August 2017, the land acquisition has not yet been started.

### **3.2.7 Impacts on ground attachments**

According to the RP, the ground attachments affected by this subproject include crops, fruit trees, unknown trees, afforestation trees, power and telecommunications facilities etc. as shown in Table 3-1.

**Table 3-1 Summary of Ground Attachments Affected by the Project**

Category			Units	Quantity	Property holders
Crops	Economic crops		mu	34.39	Villagers
	Crops		mu	30.62	Villagers
	Vegetables		mu	11.38	Villagers
	Total		mu	76.39	Villagers
Fruit trees	Normal mango	Primary harvest period	pcs	95	Villagers
		Bumper harvest period	pcs	77	Villagers
	Pawpaw tree (with fruits)		pcs	38	Villagers
	Wampee	Primary harvest period	pcs	21	Villagers
		Bumper harvest period	pcs	17	Villagers
	Total		pcs	248	Villagers
	Unknown trees	Below 8cm		Pcs	262
8 - 14 cm		Pcs	226	Village Collective	
16 - 20 cm		Pcs	52	Village Collective	
20-28 cm		Pcs	25	Village Collective	
Total		Pcs	565	Village Collective	
Afforestation trees			pcs	2067	Gardening Depts.
Hafnium rod	Power hafnium rod		pcs	39	Power supply Dept.
	High-voltage hafnium rod		pcs	13	Power supply Dept.
	Telecommunication hafnium rod		pcs	27	Power supply Dept.
Underground cables			m	8800	Power supply Dept.
Telecommunication line			m	13860	Telecommunication Dept.
High-voltage powerline 10KV			m	900	Power supply Dept.
Low-voltage powerline			m	1900	Power supply Dept.
Transformer			Nos.	7	Power supply Dept.

*Notes: The crops and vegetables belong to those grown by the villagers on roadside / riverside unused forestland.*

As of 31 August 2017, the land acquisition has not yet been started.

### **3.2.8 Impacts on the vulnerable groups**

According to the RP, the disabled, the households enjoying the five guarantees, the female-headed households and the households of minimum living safeguard system (MLSS) are classified as the vulnerable groups. No vulnerable groups were found in Dongsun community at that time.

By 31 August 2017, the site survey conducted by the external monitoring agency found two households of vulnerable groups in Dongsun community, respectively He Jiefei and Wei Caiying who have lost the labor capacity due to physical disability and live in Dongsun No.5 group. The PMO, the IA and the local governments pay special attention to the resettlement of the vulnerable groups. In addition to the livelihood and production restoration as planned in the project implementation, these vulnerable groups shall be given more assistance. The resettlement budget of the project reserves RMB 987,000 of funds as the assistance to the vulnerable groups. The following measures shall be taken.

(1) The government and the IA will provide RMB 3000 to each vulnerable household as the financial difficulties subsidies to help them restore their livelihood and production.

(2) Two family members of each vulnerable household, at least one female member, will get the opportunities of technical training. These households will have the priority in getting jobs in project construction and be provided with relevant information of job opportunities.

(3) Those people who have lost their labor capacity will be guaranteed by the social security system and receive pension given by the government.

Because no actual land acquisition has been started, the resettlement measures for these two vulnerable households will be detailed in the next monitoring report.

## **3.3 Compensation Policies and Standards for Land Acquisition and House Demolition**

### **3.3.1 Occupation of state-owned land**

According to the RP, the occupation of state-owned land in this project belong to state-owned industrial land, residential land in industrial zone and the existing roads and rivers. According to Land Grading and Standard Land Price in the Urban Area of Baise City as attached to the document of Notice of the Municipal Government of Baise City on Implementing the New Results of Land Grading and Standard Land Price in Urban Area of Baise City (Ref. BZF[2011]34), the standard prices for state-owned industrial land and residential land are respectively RMB 123,300/mu and RMB 466,700/mu. The relevant departments of the Land Resources Administration Bureau of Youjiang District will make compensation to the land users. Details are shown in Table 3-2. The resettlement budget was compiled based on these prices, while the final prices of compensation shall be decided upon market assessment.

**Table 3-2 Standard Land Price for State-owned Land**

<b>Purpose</b>	<b>Land Grade</b>	<b>Standard Price (RMB 10,000/mu)</b>	<b>Remarks</b>
State-owned industrial land	Class III	12.33	Remain unchanged as the standard prices, subject to final market evaluated prices
State-owned residential land	Class IV	46.67	

According to the investigation, as of 31 August 2017, it was found that, the LA Office of Youjiang District had decided that, before retrieving the land-use rights of the state-owned land, the existing land users shall be compensated at the prices of no less than the standards stipulated in the RP.

### **3.3.2 Acquisition of Collective Land**

As of 31 August 2017, according to Notice of Land Resources Administration Department of Guangxi Zhuang Autonomous Region on Implementing A New-Round Unified Standards of Annual Average Output Values for Land Acquisition (Ref. GGTZF[2015]89), starting from January 1, 2016, the compensation standards for land acquisition in Dongsun community of Baise City shall be based on the unified regional AAOV multiplied by compensation multiples. The new-round unified AAOV standards are applicable to all the acquisition of collective land (except basic farmland and natural reserves) within the jurisdiction of Guangxi Zhuang Autonomous Region. For acquisition of basic farmland, the compensation standards shall be no less than 1.1 times of those for common agricultural land. For acquisition of collective construction land, the compensation standards shall be no less than 0.4 times of those for common agricultural land. For acquisition of un-used collective land, the compensations standards shall be made at 0.1 - 0.4 times of those for common agricultural land. In Dongsun community area, the AAOV standard for the collective agricultural land is RMB 4516 /mu, and the compensation multiple is 18.

The compensation for young crops shall be made according to Notice on Acquisition of Collective Land in Urban Area of Baise City (Ref. BZF[2005]64.

The compensations for ground attachments shall be evaluated by the qualified evaluating company which is engaged by the IA from the bank of qualified companies of the government procurement agency.



**Table 3-3 Compensation Standards for Requisition of Collective Land**

Community	Land Type	Unified AAOV Standards	Compensation Multiples	Latest Compensation Standards (RMB/mu), (A) From 2016 till now	Compensation Standards in original RP (RMB/mu) (B) 2013 - 2015	Difference (RMB/mu) (A-B)
Dongsun community	Collective agricultural land	4516	18	81288	79992	1296
	Collective construction land	/	/	32515.2	31996.8	518.4
	Collective unused land	/	/	8128.8 - 32515.2	7999.2 - 31996.8	129.6 - 518.4
	Crop compensation	/	/	1175	1175	0

Compared with the original plan, the compensation standards for land acquisition in Dongsun community have increased substantially. The compensation standards for acquisition of collective agricultural land and construction land have respectively increased RMB 1296/mu and RMB 518.4/mu.

### 3.3.3 House demolition

#### 1) Compensation standards for demolition of residential houses.

According to the RP, the house demolition of this project includes the demolitions of rural residential houses and the residential houses on state-owned land. The compensation standards for both shall be evaluated by the independent evaluating agency according to the market.

(1) According to Notice on Issuance of Cost Indices on First-half of 2016 for Building Construction in Baise City, the compensation standards shall be made based on the replacement cost of the house category and those of similar projects. The compensation standards for demolition of rural residential houses of this project are shown in Table 3-4. The house-sites of rural residential houses shall be compensated separately according to the prices of collective construction land, i.e. RMB 31996.8/mu (RMB48/m<sup>2</sup>).

(2) The compensations for demolition of the residential houses on state-owned land shall be determined according to the prices evaluated by the qualified independent evaluating company, but no less than the standard compensation price of RMB 2200 /m<sup>2</sup>.

**Table 3-4 Standard Compensation Prices for Demolition of Rural Residential Houses**

Types of Impacts		Type of Structure	Unit	Reference (RMB) (excl. for house site)	Remarks
Rural residential house demolition	Compensation for houses	Brick concrete	m <sup>2</sup>	630—820	The final compensation prices shall be evaluated by the independent evaluator. Compensation for house site adopt the price for rural construction land, i.e. RMB 31996.8/mu (RMB48/m <sup>2</sup> ).
		Brick-wood	m <sup>2</sup>	780	
		Simple	m <sup>2</sup>	140	
	Demolition subsidies	Fixed line telephone	Household	60	/
		Cable television	Household	50	/
		Electric meter	Household	85	/
		Watermeter	pcs	100	/
		Internet	Household	60	/
		Air conditioner	pcs	250	/
	Other compensations	Temporary transition subsidies	RMB/month/household	700	The displaced households choosing monetary compensation or property rights resettlement shall be given 12 months transition subsidies each household. Those choosing self-reconstruction, the transition period shall be counted from the date of signing demolition agreement, plus the time period till the relocating site is available for construction by the government, then plus one year for house construction.
		Moving subsidies	RMB/household	1000	Incl. moving out and in, two times
		Quick moving bonus	RMB/household, or RMB/unit	20000	The displaced units or individuals shall be given a bonus of RMB 10000 if they can sign the demolition agreements with the LA Office within the specified period, and shall be given another bonus of RMB 10000 if they can move and vacant the houses.

Notes: The Notice on Issuance of Cost Indices on First-half of 2016 for Building Construction in Baise City has not specified the prices for brick-wood structure and simple structure, and the prices in the table are from the interview with the independent evaluating company. Other compensation standards are based on Approval of Resettlement Schemes on House Demolition for Dongsun Road Improvement Project of Baise City (Ref. BZH[2015]229).

As of 31 August 2017, the compensation standards for demolition of residential houses in Dongsun community are in consistent with those in the original plan. According to the investigation, it is known that the independent evaluating company shall be selected from the government procurement bank of qualified evaluating companies by the IA to conduct the assessment.

## **2) Compensation standards for demolition of non-Residential houses**

According to the RP, this project will involve demolition of non-residential houses, i.e. enterprises, institutions and stores. The IA and the affected persons will jointly decide one qualified evaluating company to conduct the market assessment. The compensations will be directly paid to the affected persons. The losses of production, marketing and salaries shall be also covered by the evaluation.

According to the Notice on Issuance of Cost Indices on First-half of 2016 for Building Construction in Baise City and the interview with the independent evaluating company, the compensation price for demolition of houses of enterprises, institutions by the project will be at RMB 2200/m<sup>2</sup>.

The standard compensation price for demolition of stores will be RMB 3200/m<sup>2</sup>, and that for commercial-residential building shall be at RMB 2200/m<sup>2</sup>. The final compensation prices shall be subject to those evaluated by the independent company.

As of 31 August 2017, the compensation standards for demolition of non-residential houses in Dongsun community were in consistent with those in the original plan. According to the investigation, it is known that the independent evaluating company shall be selected from the government procurement bank of qualified evaluating companies by the IA.

### **3.3.4 Temporary land occupation**

According to the RP, the temporary land occupations of this project include collective agricultural land, collective idle land and state-owned idle land.

Based on Notice on Acquisition of Collective Land in Urban Area of Baise City (Ref. BZF[2005]64, the compensation standards for temporary occupation of collective agricultural land are shown in Table 3-5.

**Table 3-5 Compensation Standards for Temporary Land Occupation**

Community	Compensation Standards (RMB/mu)	
	Crop compensation	
Dongsun community	Dry land	1175
	Vegetable land	1175

As for the collective and state-owned idle land, the IA will not make any compensation because the temporary occupation will not lead to any production or business losses. However, the IA should restore the occupied land to the original status after completion. During the implementation period, the IA and the owners will negotiate, if necessary, to resolve some compensation for such temporary land occupation.

As of 31 August 2017, the compensation standards for temporary land occupation in Dongsun community were in consistent with those in the original plan.

### **3.3.5 Vulnerable groups**

According to the RP, in addition to the compensation policies for land acquisition, the vulnerable groups affected by the project will also enjoy additional assistance, i.e. RMB 3000/household, including other necessary assistances such as technical training, employment support and social security etc.

Based on the investigation, as of 31 August 2017, the affected vulnerable groups of the project, in addition to scheduled compensation policies for land acquisition and the necessary assistances of technical training, employment support and social security etc., the actual standards for other additional subsidies for the vulnerable groups shall be: RMB 80/person \* N (N: nos of family members). There are no big differences in the compensation standards if compared with the original plan.

### **3.6 Evaluation**

From the above analysis, the external monitoring agency has the following findings:

(1) Contract T-C01 (Dongsun Rd.) was started in June 2016. By now, site management office was completed, and 14 piles of Dongsun Bridge were accomplished. September 2016: construction was suspended due to land acquisition; August 2017: construction retrieved, mainly preparatory works for bridge and road subgrade construction.

(2) A leading institution is required to organize and coordinate the LA working group, affected enterprises and units to launch the activities of land acquisition, house demolition and compensation. Currently, such activities are suspended.

(3) Youjiang District Government should promptly complete the acquisition of the required collective land, the house demolition of the affected 35 rural households and hand over the sites for construction.

(4) A leading institution is required to coordinate the working group to launch the land acquisition process with Baise Mineral Group.

(5) The acquisition of the approved 34.75 mu of selected relocating land should be resolved.

(6) The selected 34.75 mu of relocating site is found to be unable to resettle the displaced households, and thus additional relocating site is needed.

## **4 Public Participation and Grievance Redress**

### **4.1 Public participation.**

According to the site survey by the monitoring agency, the resettlement agencies of Dongsun road and Dongsun bridge subproject are found to basically observe the relevant regulations and procedures of ADB and the government during land acquisition, house demolition and resettlement.

(1) Pre-examination of land use and approval are disclosed to the public on bulletin.

(2) The APs participate in the investigation, measurement and registration before land acquisition.

(3) The APs participate in the public hearings and in negotiating the compensation and resettlement schemes. The agreed compensation schemes for land acquisition and house demolition are submitted to the higher authorities for approval.

(4) After approval of the land use application, the Announcement of Land Acquisition is disclosed to the public. The medias of Internet and newspaper are used to introduce the construction contents of the project, publicize the laws and regulations relevant to land acquisition.

(5) Organize citizens' meeting in the community affected by land acquisition and house demolition, and introduce the relevant laws, regulations and policies for land acquisition and house demolition to the APs.

(6) Disclose the compensation schemes for land acquisition and house demolition, and further solicit the public opinions.

(7) After approval of the compensation schemes for land acquisition and house demolition, all kinds of compensations and resettlement are in place according to the schemes.

(8) The construction land is handed over for use, and the activates of land acquisition, house demolition and relocation are completed.

### **4.2 Complaints and grievances.**

It is found that the means for accepting complaints and grievance have been established in this Project. The relevant institutions shall accept the complaints and grievance lodged by APs free of charges. 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. The above means of grievance redress shall be announced in the public meetings and in the resettlement information booklet. The APs shall be informed of their rights for grievance and appeal. At the same time, the procedure for appeal and grievance shall be published through media among the APs. As shown in Table 4-1.

**Table 4-1 Resettlement Complaints and Grievances Channels**

<b>Unit</b>	<b>Name</b>	<b>Address</b>	<b>Tel.</b>
<b>Baise PMO</b>	Jiang Gong	DRC Building, No.2 Donghe Rd., Baise City, Guangxi	<b>15278695799</b>
Guangxi Baise Development Investment Group	Yang Junrong	No. 1-1, Dawang Rd., Youjiang District, Baise City, Guangxi	18907769000
Guangxi Baise Development Investment Group	Lang Gong	No. 1-1, Dawang Rd., Youjiang District, Baise City, Guangxi	18907769040
The LA Office of Youjiang District	Luo Pinhui	The LA Office of Youjiang District	13737698028
Land Resources Bureau of Youjiang District, Baise City	Huang Wanxiang	No.58, Taiping Xinlong Lane, Youjiang District, Baise City	13517763833
Dongsun community	Secretary Li	Youjiang District, Baise	13977685130

As of 31 August 2017, no petitions and grievances were received.

## 5 Findings and Suggestions

### 5.1 Findings

(1) **Resettlement institutions:** The IA has no changes in the major responsible persons and also enhances the full-time resettlement staff, showing high working efficiency.

(2) **Resettlement impacts and resettlement implementation:** By now, the land acquisition of 116.18 mu of land from Guangxi Jiayi Paper Mill have been completed, and the structures within the construction alignments have also been demolished, thus handing over the site for construction. In Contract T-C01, within the construction redline, the collective lands of 3.24 mu of Dongsun No.4 group and 26.695 mu of Dongsun No.5 group have been acquired and paid. In Contract R-C01, a total 97.778 mu of collective land of Dongsun No.2, No.3, No.4, No.5 and No.6 groups have been acquired. The rest land acquisition and house demolition activities are undergoing actively. In addition, the existing selected relocating site is found to be unable to satisfy the requirement of the whole Project, and so re-selection of relocating site is needed. Compared with the last monitoring reporting period, the progress of land acquisition has been improved, but in general, the whole resettlement progress is still very slow.

(3) **Construction Progress:** Contract T-C01 (Dongsun Rd.) was started in June 2016. By now, site management office was completed, and 14 piles of Dongsun bridge were accomplished. The construction was suspended in September 2016 due to land acquisition. In August 2017, the construction was retrieved, mainly preparatory works for bridge and road subgrade construction. No construction works are found in other contracts which are still in the stages of bidding or preliminary design.

(4) **Compensation standards.** The compensation standards for collective land in this reporting period are obviously higher than those in the original RP. The major reason is the promulgation of the Document No.89 by the provincial land resources administration department where the unified AOVs for land acquisition are increased, and thus the compensation standards are also increased in this Project. The initiatives have given good consideration to the actual economic development and would benefit the APs and comply with the ADB's policies substantially.

(5) **Public participation and grievance redress.** During the process of resettlement, the APs have adequate right to know about and participate in the resettlement activities. According to the policies of the ADB and the local government, the resettlement implementation agency published the announcement, conducted adequate consultation with the APs, measured land with APs and publicized policies through public medias such as bulletin and newspapers etc. The Project has established an effective grievance readdressing channel. No grievances are received.

### 5.2 Suggestions

(1) **Institutional capacities.** The resettlement implementing agencies at all levels are still required to enhance the understanding of the resettlement policies of

the ADB, be more familiar the legal documents of the Project such as RP, the Project Agreement, the Loan Agreement etc. At the same time, they still need to be more familiar with working procedures in well coordinating the relationship among the resettlement implementing agencies. We, the external monitoring agency, have designed a mechanism for resettlement internal monitoring, and would suggest these institutions following and enhancing the feedback of information and data, as well as the sharing and archiving of the documents and information of the Project. The staff of the resettlement implementing agencies should be stable, and if any person is moved, handing over project documents should be especially attended to.

(2) **Staffing of institutions.** The land acquisition and house demolition offices should enhance the management and improve the working efficiencies of land acquisition and house demolition. At the same time, all relevant departments shall enhance the mobilization of manpower and materials to accelerate the progress of land acquisition and house demolition for the Project, so as to ensure the smooth implementation.

(3) **Coordination between resettlement implementing agencies.** Because the LA Office of Youjiang District is only responsible for acquisition of collective land, while the acquisition of state-owned and other types of lands and house demolition shall be charged by the Construction Bureau, so, the PMO should enhance the coordination between these two institutions to avoid any possible wrangling or delay that may negatively affect the resettlement implementation of the whole project.