

Resettlement Plan

June 2014

PRC: Jiangxi Ji'an Sustainable Urban Transport Project

Prepared by Ji'an Urban Construction Investment and Development Company for the Asian Development Bank.

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Technical Assistance Consultant's Report

**PPTA 7965-PRC:
Jiangxi Ji'an Sustainable Urban
Transport
Project Preparatory Technical
Assistance**

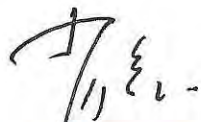
Draft Resettlement Plan

ENDORSEMENT LETTER OF RESETTLEMENT PLAN

The Resettlement Plan (hereinafter referred to as RP) of the Ji' an Sustainable Urban Transportation Project to utilize loan of ADB (the Project) is prepared by Ji' an Municipal Government (JMG) and Ji' an Urban Construction Investment and Development Company (JUCIDC) in accordance with relevant resettlement regulations of ADB Safeguard Policy Statement (2009), Safeguards Requirements II, Involuntary Resettlement, and relevant laws and legislation of the Peoples Republic of China. During implementation of the Project, the project EA (JMG) and the project implementation agency (JUCIDC) will strictly abide by this RP.

Date: July 2014

Signature:



Ji' an Urban Construction Investment and Development Company (JUCIDC)

Project Implementation Agency

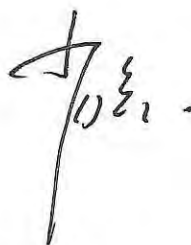


移民安置计划承诺函

亚洲开发银行贷款江西省吉安城市交通项目《移民安置计划》由吉安市政府和吉安市城市建设投资开发公司参照亚洲开发银行的保障政策声明相关移民安置规定（2009）和中国政府的相关法律法规编制。项目执行机构（吉安市政府）和项目实施机构（吉安市城市建设投资开发公司）在项目实施过程中将严格按照此《移民安置计划》执行移民安置。

特此致函

签字：



时间：2014 年 7 月

吉安市城市建设投资开发公司
项目实施机构



Abbreviations

| | | |
|--------|---|---|
| AAOV | – | average annual output value |
| ADB | – | Asian Development Bank |
| APs | – | affected persons |
| CNY | – | Chinese yuan |
| DRO | – | demolition and resettlement office |
| EA | – | executing agency |
| FB | – | finance bureau |
| GDP | – | Gross domestic product |
| HH | – | household |
| IA | – | implementing agency |
| JUCIDC | – | Ji'an Urban Construction Investment and Development Company |
| JDO | – | Ji'an Demolition Office |
| JMG | – | Ji'an Municipal Government |
| JPMO | – | Ji'an Project Management Office |
| JPCB | – | Ji'an Planning and Construction Bureau |
| JPO | – | Jiangxi Project Office |
| JPMO | – | Jiangxi Project Management Office |
| LAR | – | land acquisition and resettlement |
| LRB | – | Land and Resources Bureau |
| M&E | – | monitoring and evaluation |
| PMO | – | project management office |
| PRC | – | People's Republic of China |
| PRMO | – | Project Resettlement Management Office |
| RC | – | resettlement community |
| RO | – | resettlement office |
| RP | – | resettlement plan |
| SIA | – | Survey Implementation Agency |
| VG | – | vulnerable group |

Weights and Measures

| | | |
|-----------------|---|------------------|
| Mu | — | 0.033 ha |
| Ha | — | hectare |
| Km | — | kilometer |
| km ² | — | square kilometer |
| M | — | meter |
| m ² | — | square meter |
| m ³ | — | cubic meter |
| T | — | ton |

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Key Terminology

1. The Resettlement Plan (RP) was prepared according to the relevant laws and regulations of the People's Republic of China (PRC), Jiangxi Provincial Government, and the Asian Development Bank (ADB) SPS 2009 (SR II) concerning involuntary resettlement. The purpose of the RP is to present a resettlement and rehabilitation action plan for the project affected persons (APs) so as to ensure that the APs will benefit from the proposed project and improve their standard of living or at least rehabilitate their standard of living after the completion of the project. The resettlement plan is a legally binding agreement on land acquisition and resettlement implemented by the Ji'an municipal government and the Ji'an Urban Construction Investment and Development Company (JUCIDC) as the project implementing agency. The company will be responsible to implement the RP by providing adequate funding and ensuring accurate execution by relevant agencies of Ji'an municipal government.
2. **Definition of "Affected Persons".** "Affected Persons" refers to persons who may be affected by the project, e.g., in terms of their standard of living; ownership, right, or benefit regarding any real or movable property; effect on business, profession, and work.
3. "Affected persons" include not only individuals but also legal entities such as enterprises and public institutes. The definition of "affected persons" is not limited to impacts on legal registration, income, or property. It takes into account the affected persons' legal rights whether or not they are present when their property is expropriated, and whether or not they have residence permits in a specific area.
4. Affected persons should be compensated for improving or rehabilitating their standard of living, and be compensated for their loss of property. The latter should be compensated based on replacement price, with no reduction or discount due to depreciation or other cause. Affected persons with no property, legal rights, or legal residence permits be treated the same as those with legal status and be able to receive compensation and rehabilitation assistance for their losses.
5. **Definition of "Resettlement".** "Resettlement" refers to a re-arrangement so that APs can benefit from the project. It includes: (i) relocation of living sites; (ii) creation of new jobs for the persons whose employment is affected; (iii) rehabilitation of or compensation for affected land, working space, trees, and infrastructures (iv) rehabilitation of the APs whose living standard of living or quality of life is affected due to land acquisition and resettlement; (v) rehabilitation or compensation provided to affected individuals or public enterprises; and (vi) rehabilitation of affected cultures or common properties.
6. **Definition of Rehabilitation.** "Rehabilitation" refers measure to assist APs in continuing their production activities and/or improve or at least maintain their standard of living (relative to the level before the project). The purpose of a "resettlement plan" is to ensure a proper resettlement and rehabilitation of the APs, compensate for their losses, and maintain or improve their standard of living. In order to achieve this purpose, the plan provides measures to restore APs' incomes and maintain their standard of living. Affected productive resources including shops and enterprises, public properties, infrastructure, and cultural properties will be improved or at least rehabilitated to at least maintain the original level before the project.
7. **Cut-off Date.** The cut-off date refers to the date when detailed measurement survey is conducted, and all those whose assets were affected within the scope of impacts will be entitled

for compensation and rehabilitation in accordance with the RP. Any construction beyond the cut-off date will not be eligible for compensation.

8. **Definition of Replacement Cost.** Replacement Cost refers to a method of asset evaluation that uses market price to replace lost property or uses its closest equivalent, adding any transaction cost, for example, administration cost, tax, registry fee and the cost for gaining (owning or using) qualification. If the standard is not stipulated in any national law, a replacement cost is necessary to be complemented to it. The replacement cost is determined on the basis of the higher one of the current market price and the market price prior to property lost. In the absence of the functional market, a compensation structure shall be used to make the living level of APs recover at least to the level when losing property, moving or limiting use (of the property). The replacement cost for most of the properties to be lost can be determined; however, under a system of collective land ownership where market price does not exist, Chinese government has adopted complementary means besides the compensation for land to be lost—resettlement subsidies can be increased (as JMG did, not limited to the stipulated times of average annual output value of land to be acquired), and reemployment training is provided for APs. In short, the key objective is to ensure that land loser's livelihood and income level at least main the same level as that before the project or improved.

Executive Summary

E1. Description of the Project and Land Acquisition and Resettlement Impacts

1. Jiangxi Ji'an Sustainable Urban Transportation Project consists of four components: (i) Public Transport, (ii) River Rehabilitation, (iii) Traffic Management and Urban Roads, and Capacity Development. Associated with the Project, Global Environment Fund (GEF) funded activities include purchasing fuel efficiency bus operation hybrid buses, evaluating and monitoring of hybrid bus performance, and integrated transport and land use system planning. Among these four components and GEF activities, only river rehabilitation and urban road components will involve land acquisition and resettlement. For public transport component which includes construction of BRT and station square improvement, since both these two activities will be carried out within the existing urban roads and square area, they will not involve any land acquisition and resettlement. Similarly, the GEF component will not have any LAR impacts. The project will be implemented by Ji'an Urban Construction Investment and Development Company (JUCIDC). With the assistance of ADB PPTA consultants and Jiangxi Academy of Social Sciences, a resettlement plan (RP) has been prepared by JUCIDC in order to address land acquisition and resettlement impacts caused by the two components.

2. For these two components, based on the impact survey, a total 2,991 mu of land will be acquired, including 2,434 mu of rural land areas and 557 mu of state owned land areas. The acquisition will affect a total 1,742 households and 6,789 persons from 48 village groups, 12 villages in 4 towns in Ji'an City. Among total acquired rural lands, 1,548 mu is paddy land, 198 mu dry-land, 4 mu of garden land, and 303 mu of woodland. Along with land acquisition, a total of 70,682 m² of rural houses will be demolished causing relocation of 184 households with 806 persons from 26 village groups of 8 villages. In addition, 9,178 m² of urban houses will be demolished causing relocation of 90 households with 360 persons. The land acquisition will also affect 14 work units with acquisition of 458 mu of land areas and demolition of 14,795 m² of buildings, affecting 188 employees in these work units. The overall impact includes 1832 households and 7337 persons.

E2. Resettlement Principles and Entitlements

3. For such LAR impacts, adequate compensations and rehabilitation will be provided based on related national and local resettlement policies and ADB's Safeguard Policy Statement (2009). As a result, their income and livelihood will be rehabilitated and improved.

4. The RP was prepared in accordance with national laws, and provincial and municipal levels regulations and ADB's Safeguard Policy Statement (2009). The principles for resettlement included: (i) minimizing LAR impacts wherever possible; (ii) providing adequate compensation and entitlements to APs in order to improve their income and livelihood; (iii) providing adequate assistance during transition period; (iv) providing cash compensation and re-employment assistance to make up income loss due to land acquisition; (v) keeping all APs informed of their eligibility, compensation rates, implementation schedule, and livelihood restoration plans to ensure that they could participate in the RP planning and implementation process; (vi) delivering all compensations to APs before land acquisition and house demolition; (vi) conducting internal and external monitoring during the RP implementation; (vii) providing special assistance to vulnerable to ensure they can live a better life and benefit from the project; (viii) integrating the

RP with the overall municipal development plan;¹ and (ix) allocating sufficient budget to cover all aspects of compensation and rehabilitation assistance.

E3. Compensation Standards

5. Based on adequate consultations, the resettlement policy is formulated in accordance with ADB policy requirement, national laws, and provincial and municipal regulations. The objective is to ensure income rehabilitation and improvement of affected people could be achieved within a short period after resettlement. The compensation provided is based on meeting the 'replacement cost' for the losses incurred by the affected peoples.

(1) Compensation for Land Acquisition

6. The land compensation is formulated on the base of national laws, regulations, and provincial and municipal policies and ADB's Safeguards Policy Statement (SPS, 2009), Safeguards Requirements (II). According to Notice of Adjusting the Standard of Compensation for Land Acquisition in Certain Areas of Central City of Ji'an (Jizhou District) (General Office of Jian Municipal Government No.62 Decree on 2011), different compensation standards are set for permanent land acquisition among different towns and villages. The adopted land compensation including land compensations, resettlement subsidy and green crop for the villages in Baitang Town, Hebu Town, Xingqiao Town, and Changtang Town will be set at CNY 33,000 to CNY 56,800 per mu for paddy, fishpond and orchard; CNY 23,000 to CNY 43,000 per mu for garden land, dryland and housing plots, and CNY16,000 to CNY 37,000 per mu for woodland and other lands. The compensation for attachments on land was set at CNY 1,500 per mu, and for state-owned land was set at CNY 115,000 per mu. They rates will be updated when new local decrees are available and will not be lower than the rates in this RP.

(2) Compensation for Housing and Attached Facilities

7. Compensation for housing and related facilities are mainly based on replacement cost following the ADB's SPS (2009) requirements, national law and local regulations as well as consultations with affected people. While the specific compensation for each affected house will be based on appraisal value, the indicative compensation rates for rural houses are set at CNY520 to CNY 820/m², and additional CNY400/m² will be paid for the principal room areas. For relocated urban households, compensation will be based on assessed market value of affected houses and properties.

8. In addition to affected main houses, auxiliary houses, attachments, and decorations will all be compensated based on assessment value following replacement principle. In addition, each relocated household will also be entitled to bonus incentive for relocation within required time frame and moving allowance, which is set at CNY260 per m² and 5 per m² respectively. For those choosing rehabilitation housing option, two times of moving allowances will be provided. In terms of rehabilitation, relocated household could choose either monetary compensation or exchange of properties for rehabilitation. For monetary compensation, in addition to above mentioned items, cash subsidy of CNY600 per square meter for the main house will be provided. For those residents who want housing rehabilitation, each household will be provided with resettlement housing up to 60 square meter per capita based on price set by

¹ For example, all relocated households will be resettled into newly developed urban communities to avoid second time relocation during development process in the area. All land loss farmers are provided various rehabilitation packages including skill training, non-farm job introduction and pension program so that they could be integrated into urban population.

local government. The price for resettlement housing is set at CNY1430 per square meter, which is less than one half of market value. For most relocated households, total compensation received for houses and attachments and various allowances will be adequate to purchase resettlement housing without additional funds. For relocated urban households, the rehabilitation housing will be provided based on one 1 for 1 principle, and assessed market value is always higher than the price of replacement housing.

9. The Ji'an City Government has made arrangements to relocate the people affected by house demolition at four resettlement housing communities which are being developed as part of overall urban planning. They are all located within one to two kilometers from current locations. One of them had already under construction, and the other three project applications had been approved and will begin construction after middle of 2014. These resettlement housing communities will be equipped with complete service, facilities and convenient transportation. The principle of houses distribution combines "first demolition first selection" and lottery.

E4. Resettlement and Livelihood Rehabilitation

10. To ensure successful resettlement of APs and restore their living standards, a detailed rehabilitation plan is developed and included in the RP. For land loss impacts, rehabilitation measures include distribution of cash compensation among village groups, redistributing remaining land holdings among village groups, offering various skill training and job introduction for APs, including priority employment in nearby industrial districts; providing preferential policies to APs who are self-employed; and offering pension program for APs who have no land or per capita farmland below 0.3 mu. During project construction, efforts will be made to provide temporary employment opportunity to APs in order to increase their income. The affected villages will be provided with 8% of construction land after land acquisition which could be used for commercial development. The increased collective economy will allow the affected villages to offer various subsidies to the village members, including those vulnerable ones. The APs are thus being provided a substantial compensation and rehabilitation package to ensure that their livelihoods are adequately restored.

E5. Resettlement and Rehabilitation for Affected Work Units

11. A total of 14 work units will be affected by the project. Most of them will not have impact on their normal operations. According to consultations with the affected work units, all of them agreed to accept land compensation in cash and solve the resettlement and rehabilitation by themselves. The employees of these work units will not lose their jobs.

E6. Vulnerable Groups

12. Vulnerable groups are defined as poor families, disabled people, the elderly, and woman headed household. In the project, there are 303 vulnerable persons, including 150 women, 62 old persons, 105 disabled persons and 56 persons with chronic disease. They account for 4.46% of the total APs. During the course of resettlement implementation, the project proponent will give priority support and help in training, job seeking, and social security to rehabilitate and improve the lives of these vulnerable persons, including giving priority of introduction of employment and jobs related to the project; provision of loan help to those self-employed; provision of elderly home for the rural elderly persons living alone and who do not meet the requirement of public elderly center; provision for free relocation; priority of arrangement of public rental housing; provision for lowest living guarantee for the vulnerable groups who meet

the standard of lowest living guarantee support; and provision of public health, social security and other public services help whenever necessary. For project affected vulnerable groups, additional financial support of CNY 2,400 per person will be provided in addition to compensation for lost land and assets.

E7. Public Participation and Grievance

13. From June to December 2013, a series of consultation activities were carried out with the APs, resettlement communities (RCs), and other project stakeholders. The APs participated in the preparation of the RP through measurement and socioeconomic surveys and community consultation meetings. During such consultations, the key contents of the resettlement plan were introduced; questions and concerns of affected people were answered, and suggestions from the affected communities were collected. Their concerns and comments are integrated into the RP. Further consultations will be held during the implementation of the RP. A grievance redress procedure has been established for the APs to redress land acquisition and resettlement (LAR) issues which include the following channels: (i) village communities or local resettlement offices (ROs), (ii) ROs of the IA, and (iii) legal action(s) in the people's court. The approved RP will be disclosed to the affected people and on the ADB website. Resettlement Information Booklets (RIB) will be distributed to each affected households.

E8. Institutional Arrangements

14. The Ji'an Urban Construction Investment and Development Company (JUCIDC) is Implementation Agency (IA) for the Project, while Project's Executive Agency (EA) is Ji'an Municipal Government. JUCIDC will assume overall responsibility on behalf of Ji'an Municipal Government for the implementation of LAR, including planning, implementation, financing, and reporting. Working closely with Ji'an Land and Resources Bureau and Jizhou District Resettlement Office, JUCIDC will also take the primary responsibility for resettlement consultation, implementation, and timely delivery of entitlements JUCIDC has over 10 years of experience in implementing projects involving land acquisition and relocation, though this will be the first time it will be involved in dealing with a multilateral funding agency. The IA also has excellent coordination with other local government agencies involved in the LAR and the project EA, Ji'an Municipal Government will provide the necessary oversight. In the PRC there are established mechanisms for LAR and the local agencies responsible are well versed in these. To ensure that the IA and other staff are trained in the ADB's social safeguards requirements, during PPTA, ADB's social safeguards specialist has provided training to the relevant staff. Additionally, a safeguards capacity building expert will be procured under the ADB's consultancy services to build the IA and other relevant agencies' capacity to effectively implement the resettlement plan. The resettlement implementation schedule is prepared based on the preparation and construction timetable. The final RP based on the final design and detail measurement survey will be submitted to ADB for review and approval prior to the award of civil works contracts.

E9. Cost and Schedule

15. The total budget for LAR of the project is about CNY 504.23 million, which accounts for 31.9% of total project cost. It is anticipated that the LAR related activities including census of affected people and inventory preparation for lost assets will start in July 2014 and be completed by the end of June 2019.

1. Project Introduction

1.1 Background

1. Jiangxi Province, called Gan for short, is situated in south-eastern People's Republic of China (PRC) and south of the middle and lower reaches of the Yangtze River. To the east are Zhejiang Province and Fujian Province, to the south is Guangdong Province, to the west is Hunan Province, and to the north are Hubei Province and Anhui province. It is located in the hinterland of the Yangtze River Delta and the Zhujiang Delta. The Gan River, Fu River, Xin River, Xiu River, and Rao River are located in Jiangxi. The total area of Jiangxi Province is 166,900 km², and the total population was 44.88 million in 2011. Jiangxi province has 11 cities; Nanchang is the capital city.

2. Ji'an city lies in the midwest Jiangxi Province. It is located at latitude 25°58'32" ~27°57'50" north, longitude 113°46' ~ 115°56' east. It borders Chongren county and Lean city of Fuzhou city, Ningdu county and Xingguo county of Ganzhou city to the east, Gan county, Nankang city and Shangyou county of Ganzhou city to the south, Guidong county, Yanling county and Chaling county of Hunan Province to the west, Fengcheng city of Yichun city, Zhangshu city, Xinyu city and Pingxiang city to the north. It is an important channel of linking Yangtze River delta, Pearl River delta and southeast Fujian. It is at a distance of 219 km from Jizhou district (the seat of the municipal government) to Nanchang. The total area of Ji'an is 25,283 km² with 218 km in length and 208 km in width. It governs 10 counties, 2 districts and 1 city, including Jizhou district, Qingyuan district, Ji'an county, Xingan county, Yongfeng county, Xiajiang county, Jishui county, Taihe county, Wanan county, Shuichuan county, Anfu county, Yongxing county and Jinggangshan city. It has 225 villages and towns (subdistricts) with 2,512 village committees and 292 neighborhood committees, including 99 villages (3 minority nationality villages), 115 townships, and 11 subdistricts. By the end of 2011, the total population was about 4.84 million, which includes a non-farming population of 1.12 million. The total area of Ji'an was 63.72 km and the total population of urban population was nearly 0.56 million in 2012. The total output value of Ji'an was CNY 100.6 billion, per capita income of urban residents was CNY20,150, net income of farmers was CNY7,100 in 2012.

3. Jiangxi Ji'an Sustainable Urban Transportation Project consists of four components: (i) Public Transport, (ii) River Rehabilitation, (iii) Traffic Management and Urban Roads, and Capacity Development. Associated with the Project, GEF funded activities include purchasing fuel efficiency bus operation hybrid buses, evaluating and monitoring of hybrid bus performance, and integrated transport and land use system planning. For these components, Ji'an city will benefit from a rapid, safe and convenient traffic network and improved urban integrated public transport. The improvement and reconstruction implementation of Yudai River will improve the system of flood control and drainage, and improve the capability to guard against flood disaster. It also benefits to improve the ecological environment of the west area of Ji'an, and beautify the urban environment. A total population of 0.4 million will get direct or indirect benefits from the project. Among these four components and GEF activities, only river rehabilitation and urban road components will involve land acquisition and resettlement. For the construction of BRT and station square improvement under public transport component, since both these two activities will be carried out within the existing urban roads and square area, they will not involve any land acquisition and resettlement. The GEF funded activities will also not have any LAR impacts.

4. Ji'an Sustainable Urban Transportation Project will be implemented by the local government, and it is an important urban infrastructure project.

1.2 Project Description

1.2.1 Geographic Location

5. The four components, including urban road, public transportation, transportation management and safety, and river rehabilitation, lie in the west area of Ji'an central district. They border North Ji'an Avenue to the north, South Ji'an Avenue to the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. The Bus Rapid Transit (BRT) construction involves North Ji'an Avenue - Development Zone (including one tender is from North Ji'an Avenue to South Ji'an Avenue).

1.2.2 Works Content and Scale

6. Table 1.1 presents more details on these six components.

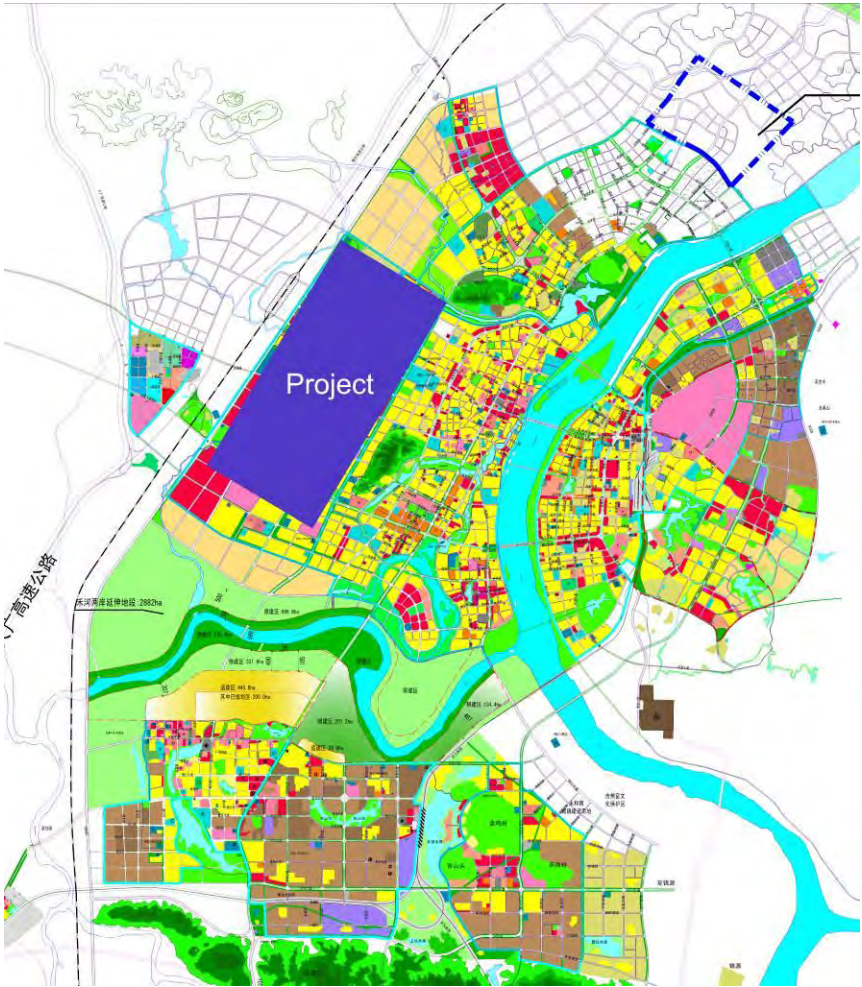
Table 1.1: Works Content and Scale

| No. | Name | Scope | Scale | | | Grade | Content |
|-----|-----------------------|---|-----------|------------|----------------|----------------|--|
| | | | Width (m) | Length (m) | Land Area (mu) | | |
| 1 | Urban Road | | | 19,318 | 1368.964 | | |
| 1.1 | Junhua Avenue | South Ji'an Avenue – North Ji'an Avenue | 55 | 7,795 | 646.199 | Main road | Road works and support for sidewalks, lighting, bridge works |
| 1.2 | Boan Avenue | Jifu Road – West Shaoshan Road | 40 | 3,147 | 191.332 | Secondary road | Road works and support for sidewalks, lighting, bridge works |
| 1.3 | West Shaoshan Road | Jizhou Avenue – Boan Avenue | 40 | 2,988 | 172.192 | Secondary road | Road works and support for sidewalks, lighting, bridge works |
| 1.4 | West Yangming Road | Junhua Avenue – Junhua Avenue | 55 | 2,049 | 165.06 | Main road | Road works and support for sidewalks, lighting, bridge works |
| 1.5 | West Zhongshan Road | Jizhou Avenue – Boan Avenue | 40 | 3,339 | 194.181 | Secondary road | Road works and support for sidewalks, lighting, bridge works |
| 2 | Public Transportation | Project Area | | | | | Rapid bus lane improvement, BRT platform construction and equipment installation, BRT vehicle equipment, old railway station |

| No. | Name | Scope | Scale | | | Grade | Content |
|-------|--------------------------------------|--------------|--------------|---------------|----------------------|-------|---|
| | | | Width (m) | Length (m) | Land Area (mu) | | |
| 3 | Transportation Management and Safety | Project Area | | | | | multimodal transportation Improvement of traffic control system, traffic monitoring facilities |
| 4 | Environmental Protection | Project Area | | | 1,622.002 | | Planting, Yudai River control, landscape works, lighting |
| 5 | Institutional Capacity Construction | Project Area | | | | | Project training and subject study |
| Total | | | | | 2,990.966 | | |

7. Figure 1.1 provides a geographical map of the project, and Figure 1.2 provides a general layout of five components involved with land acquisition and resettlement, with no.1–5 referring to the 5 roads, no.6 referring to environmental protection project (Yudai River), and no. 7 referring to public transportation project. Except for Public Transport Component, all urban road and river improvement component will be located within the West City Plan Area. A more detail description of current status and plan detail of West City Plan Area is provided in Annex 3.

Figure 1.1: Location of the Project



**Figure 1.2: Locations of the Project Components:
Urban Roads, Environmental Protection, and Public Transportation**



1.2.3 Project Implementation Schedule

8. The project will be implemented from third quarter 2014 to second quarter 2019. Table 1.2 presents more details on the project implementation schedule.

Table 1.2: Project Implementation Schedule

| Year & Quarter Activity | 2014 | | 2015 | | | | 2016 | | | | 2017 | | | | 2018 | | | | 2019 | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 3 rd | 4 th | 1 st | 2 nd | 3 rd | 4 th | 1 st | 2 nd | 3 rd | 4 th | 1 st | 2 nd | 3 rd | 4 th | 1 st | 2 nd | 3 rd | 4 th | 1 st | 2 nd |
| BRT Construction | | | | | | | | | | | | | | | | | | | | |
| Station Square improvement ⁽¹⁾ | | | | | | | | | | | | | | | | | | | | |
| Rehabilitation of Yudai River | | | | | | | | | | | | | | | | | | | | |
| Landscaping of Yudai River | | | | | | | | | | | | | | | | | | | | |
| Junhua Road | | | | | | | | | | | | | | | | | | | | |
| Bo'an Road | | | | | | | | | | | | | | | | | | | | |
| Yangming West Road | | | | | | | | | | | | | | | | | | | | |
| Shaoshan West Road | | | | | | | | | | | | | | | | | | | | |
| Zhongshan West Road | | | | | | | | | | | | | | | | | | | | |
| Traffic Management | | | | | | | | | | | | | | | | | | | | |
| Land acquisition and resettlement | | | | | | | | | | | | | | | | | | | | |

Note: Since all work will be done within the current state square, no land acquisition and resettlement is required.

1.2.4 Social and Economic Benefits of the Project

9. The project will have the following positive impacts in the project area(s):

- 1) The project creates good infrastructure condition for the construction of Nanchang-Ji'an-Ganzhou intercity high-speed railway line, since Ji'an Station is located in the middle of the project area. The Project with development of Ji'an Station Area will have great effects on Ji'an urban development.
- 2) The project will contribute to promote the development of Ji'an urban infrastructure, improve urban public transit, and also effectively improve road traffic jam problems of Yangming Road and Jinggangshan Avenue in Ji'an central district.
- 3) With construction of the project, the infrastructure in the west area of Ji'an city will be developed. The roads construction in the project will contribute forming a rapid, safe and convenient transportation network between the west area and the central district in Ji'an and nearby counties and cities. It can also improve efficiency of transportation, save trip time, and improve Ji'an urban traffic conditions and investment environment.
- 4) The implementation of Yudai River reconstruction will improve the system of flood control and drainage, improve the capability to guard against flood disaster, effectively reduce the frequency of flood threats. It also benefits to improve ecological environment of the west area of Ji'an, beautify the urban environment, and conserve the water and soil of the areas surrounding Yudai River.

1.3 Scope of Impact

10. According to the ***Detailed Planning Control Plan in West District of Ji'an Central City*** (2011–2030), the project lies in the west area of Ji'an central district, it borders North Ji'an Avenue to the north, South Ji'an Avenue to the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. The total land acquisition for the Project is 2991 mu. Five urban roads (including Junhua Avenue, Boan Avenue, West Shaoshan Road, West Yangming Road and West Zhongshan Road) of 19318 m in length requiring 1369 mu of land. The public transportation component includes BRT (Jinggangshan Avenue) and railway multimodal transportation. They will be constructed on the existing roads with no land acquisition and resettlement. Similarly, the GEF related activities will not result in any LAR impacts. The environmental protection project includes Yudai River renovation, flood protection, and greening, which acquires 1,622 mu of land areas.

11. According to the impact measurement survey conducted by JUCIDC,² the project would acquire 2,991 mu of land, including 2434 mu of rural land and 557 mu of state land. The project will affect 1548 mu farmland, 198 mu dry land, 4 mu garden, and 303 mu woodland, 140 mu pond, 65 mu ditch, 3 mu grave, 135 mu house site, and 38 mu road. A total of 70681.5 m² of rural housing will be demolished, which directly affect 8 villages and 26 village groups from 12 villages in 4 towns with 184 households and 806 persons; and 9,177.54 m² urban housing will be demolished, which directly affect 90 households and 360 persons. A total of 14 work units will be affected, which directly affect 457.742 mu land, 14,794.95 m² building and 188 employees.

² The impact survey is based on red line set in the preliminary design even though the FSR has not yet been approved. There are unlikely to be any changes in the design and the red lines will remain unchanged. The survey was conducted by a team organized by EA with participation of all affected townships and villages. It is detailed and comprehensive. If the red line will not change after detail design, the survey outcome could be used as detail measurement survey.

Table 1.3 presents more details on the APs. The overall 1832 households and 7337 persons will be impacted by the project.

Table 1.3: Summary of the APs

| | | Unit | Quantity |
|---|-------|--------------------|-----------------|
| Land Acquisition | | | |
| State land | | Mu | 557.42 |
| Collective land | | Mu | 2433.546 |
| Total | | Mu | 2990.966 |
| House Demolition | | | |
| Resident house | urban | m ² | 9177.54 |
| | rural | m ² | 70681.5 |
| Work Units | | m ² | 14794.95 |
| Total | | m ² | 94653.99 |
| Households and APs | | | |
| Land acquisition (Rural) | | Household | 1,558 |
| | | Person | 5,983 |
| Rural house demolition and land acquisition | | Household | 184 |
| | | Person | 806 |
| Total (Rural LAR) | | Household | 1,742 |
| | | Persons | 6,789 |
| Urban house demolition | | Household | 90 |
| | | Person | 360 |
| Total | | Households | 1832 |
| | | Persons | 7149 |
| Work Units | | number of units | 14 |
| | | employees (person) | 188 |

1.4 Preparation of the Resettlement Plan

1.4.1 Basis and Objectives of the Resettlement Plan

12. The project design and the RP preparation were based on the following documents:
 1. Ji'an Urban General Plan (2007–2020)
 2. Detailed Control Plan in West District of Ji'an Central City (2011–2030)
 3. “The Twelfth Five-year” Plan of Ji'an Municipality National Economic and Social Development; “The Twelfth Five-year” Plan of Ji'an Municipality Transportation(2011–2015); “The Special Urban Public Transportation Plan of Ji'an City” (2010–2020)
 4. Feasibility Study Report on Ji'an Urban Infrastructure Improvement Project (Jiangxi Zhongchang Company)
13. The policies to prepare the RP included the following (see details in Section 4):
 - 1) The Land Administration Law of PRC 2004;
 - 2) Regulation on the Expropriation of Buildings on State-owned Land and Compensation (2011)
 - 3) Regulations and Decrees Issued by Jiangxi Province; (2010-2012)
 - 4) Regulations and Policies Issued by Ji'an Municipality; (2010-2012)

- 5) ADB's Safeguard Policy Statement (June 2009), Safeguards Requirements 2 for Involuntary Resettlement

14. The policy objectives for the RP have been taken into consideration and incorporated as follows:

- 1) Wherever possible, adopt the engineering, technical, and economic measures necessary to avoid or minimize the scope of land acquisition and resettlement. If land acquisition and resettlement is unavoidable, effective measures should be adopted as much as possible to minimize the impact of LAR on local residents.
- 2) In the project preparation phase, conduct a social impact assessment and prepare the RP.
- 3) The resettlement plan shall be based on a detailed inventory of physical impacts and compensation standards based on replacement costs in order to ensure that the incomes and livelihoods of affected persons will be improved compared to their levels prior to displacement.
- 4) Rehabilitation shall be based on social impact assessment and will address the issues of livelihood restoration and maintaining the community character and cohesiveness.
- 5) The development resettlement model should be promoted. The resettlement plan in the peri-urban areas shall be developed on the basis of integrating the APs into urban development plan.
- 6) The APs and original residents in the resettlement sites are encouraged to participate in the resettlement planning.
- 7) The relocated people will be resettled within their original or planned new communities.
- 8) The APs and the existing residents in resettlement sites shall all benefit from the project.

1.5 Measures to Reduce Project Effect

15. According to the principle of siting project and policy guidance of ADB's (SPS 2009) involuntary resettlement policy, JUCIDC and FSR preparation agency have undertaken necessary measures to reduce the project effect on APs, and have tried to minimize the negative impact. These include measures such as reducing land acquisition and houses demolition, reducing temporary occupation as possible, using reasonable measures to reduce the negative impact on people's trip and travel during the project implementation, reasonably arranging project construction period and time frame to minimize the implementation effect, etc.

Table 1.4: Project Adjustment to minimize LAR Impacts

| Subproject | | Scope | Site select and mitigation measures | Before optimization | | After optimization | | D-value | |
|--------------------------|---------------------|---------------------------------------|---|----------------------------|------------------|----------------------------|------------------|----------------------------|------------------|
| | | | | permanent land acquisition | temporary ground | permanent land acquisition | temporary ground | permanent land acquisition | temporary ground |
| | | | | mu | Mu | mu | mu | mu | mu |
| Urban Road | Junhua Avenue | South Ji'an Avenue-North Ji'an Avenue | shorten road length 1000 m, use expropriated land as temporary ground | 730.963 | 70 | 646.199 | 0 | —84.764 | —70 |
| | Bo'an Avenue | Jifu Road-West Shaoshan Road | revise plan to reduce road width, use expropriated land as temporary ground | 259.6275 | 26 | 191.332 | 0 | —68.2955 | —26 |
| | West Shaoshan Road | Jizhou Avenue-Bo'an Avenue | use expropriated land as temporary ground | 172.192 | 15 | 172.192 | 0 | 0 | —15 |
| | West Yangming Road | Junhua Avenue-Bo'an Avenue | revise plan to reduce road width, use expropriated land as temporary ground | 184.41 | 16 | 165.06 | 0 | —19.35 | —16 |
| | West Zhongshan Road | Jizhou Avenue-Bo'an Avenue | use expropriated land as temporary ground | 194.181 | 20 | 194.181 | 0 | 0 | —20 |
| Environmental Protection | Yudai River | | Use original river course, as possible, use expropriated land as temporary ground | 1622.002 | 145 | 1622.002 | 0 | 0 | —145 |
| Total | | | | 3163.376 | 292 | 2990.966 | 0 | —172.4095 | —292 |

2. Resettlement Impact

2.1 Project Impact Survey

2.1.1 Contents of the Survey

16. Between June and August 2013, an impact survey team was organized by JUCIDC including the staff of JUCIDC, the Social Investigation Office of Jiangxi Academy of Social Sciences, Ji'an Demolition and Resettlement Office, Ji'an Land and Resources Bureau, Ji'an Planning and Construction Bureau, and representatives from local agencies such as township governments, affected towns and villages. The team conducted impact surveys in areas affected by the project based on the design of the proposed project components and topographic maps of the local area. The contents of surveys included the scope of land acquisition, the number of households affected by land acquisition, the amount of houses and auxiliary facilities to be demolished, the number of relocated households, the volume of scattered trees and other properties, public service facilities, and special infrastructure to be affected.³

2.1.2 Survey Methodology

(1) Land Acquisition

17. The team visited the sites with a topographic map of 1:1,000 in hand to determine out the land area required for the project and the ownership and land use rights of affected land parcels, for affected villages to assess types of cultivated land, orchard land, fish ponds, and wood land.

(2) Project Affected Persons

18. During the course of the LAR demographic census, APs were classified into two categories: those affected by land acquisition, and those affected by housing demolition and relocation. For rural relocated households, all of them are affected by both house demolition and land acquisitions. The affected population was further surveyed to record registration, nationality, age structure, education, and employment status as part of the social economic survey. Detailed analysis of the survey is presented in the next chapter of this report. The population was checked on site according to the household register card, and the results of surveys were registered in the record books as a population census.

(3) Houses and Auxiliary Facilities

19. The measurement surveys were conducted based on house structures. In accordance with certified property rights and the construction years of the affected houses, the floor area of every house and the quantities of auxiliary facilities were measured and counted for every affected household, and registered in the record book.

³ Even though the survey is based on red line set during FRS stage, the survey is detail and comprehensive similar as detailed measurement survey. If red line is not changed during detail design, the survey result could be used as DMS.

2.2 Land Acquisition and Scope of Resettlement

2.2.1 Land Acquisition

(1) General Condition

20. The project involves land acquisition of 2,990.966 mu, including rural collective land 2,433.546 mu accounting for 81.36% of total expropriated land, state-owned land 557.42 mu accounting for 18.64% of total expropriated land. The affected rural collective land include 1,547.549 mu of paddies, 197.581 mu of dry land, 4.074 mu of garden plots, 303.026 mu of woodland, 140.057 mu of pond, 64.549 mu of ditches, 2.963 mu of graves, 135.332 mu of house sites, and 38.415 mu of road, which account for 63.59%, 8.12%, 0.17%, 12.45%, 5.76%, 2.65%, 0.12%, 5.56%, and 1.58% of collective land respectively. The details of collective land acquisition are shown in Table 2.1.

Table 2.1: Land Acquisition

| No. | Item | Content | Paddy (mu) | Dry Land (mu) | Garden Plot (mu) | Wood-land (mu) | Pond (mu) | Ditch (mu) | Grave (mu) | Residential Area (mu) | Road (mu) | Collective Land (mu) | State-owned Land (mu) | Subtotal (mu) |
|-----|-------------------------------|--|------------|---------------|------------------|----------------|-----------|------------|------------|-----------------------|-----------|----------------------|-----------------------|---------------|
| A | Road | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 1-9 | 10 | 1-10 |
| 1 | Junhua Avenue | South Ji'an Avenue—North Ji'an Avenue | 154.479 | 32.753 | 0.789 | 43.206 | 29.098 | 2.142 | 0 | 40.929 | 4.041 | 307.41 | 338.789 | 646.199 |
| 2 | Boan Avenue | Jifu Road—West Shaoshan Road | 95.338 | 12.577 | 0 | 30.606 | 16.689 | 1.311 | | 28.919 | 3.182 | 188.622 | 2.71 | 191.332 |
| 3 | West Shaoshan Road | Jizhou Avenue—Boan Avenue | 84.882 | 13.913 | 0 | 13.157 | 8.628 | 2.693 | 0 | 20.207 | 0.565 | 144.045 | 28.147 | 172.192 |
| 4.1 | West Yangming Road | Jizhou Avenue—Junhua Avenue | | | | | | | | | | 0 | 80.779 | 80.779 |
| 4.2 | West Yangming Road | Junhua Avenue—Boan Avenue | 69.927 | 45.701 | 0 | 20.324 | 11.544 | 1.603 | 0 | 7.423 | 2.467 | 158.989 | 6.071 | 165.06 |
| 5 | West Zhongshan Road | Jizhou Avenue—Boan Avenue | 33.985 | 16.559 | 0 | 38.492 | 6.276 | 0.047 | 0 | 18.998 | 1.376 | 115.733 | 78.448 | 194.181 |
| B | Public Traffic | Jinggangshan Avenue (North city roundabout—Junshan Avenue) | | | | | | | | | | 0 | | |
| C | Traffic Management and Safety | Project Area | | | | | | | | | | 0 | | |
| D | Environmental | Project | 1108.938 | 76.078 | 3.285 | 157.241 | 67.822 | 56.753 | 2.963 | 18.856 | 26.811 | 1,518.747 | 103.255 | 1,622.002 |

| No. | Item | Content | Paddy (mu) | Dry Land (mu) | Garden Plot (mu) | Wood- land (mu) | Pond (mu) | Ditch (mu) | Grave (mu) | Residential Area (mu) | Road (mu) | Collective Land (mu) | State- owned Land (mu) | Subtotal (mu) |
|-----|------------|---------|---------------|---------------------|------------------------|-----------------------|--------------|---------------|---------------|-----------------------------|--------------|----------------------------|---------------------------------|------------------|
| | Protection | Area | | | | | | | | | | | | |
| | Total | | 1547.549 | 197.581 | 4.074 | 303.026 | 140.057 | 64.549 | 2.963 | 135.332 | 38.415 | 2,433.546 | 557.42 | 2,990.966 |

(2) Rural Collective Land Acquisition

21. The project involves rural collective land acquisition of 2,433.546 mu, including paddy 1,547.549 mu, dry land 197.581 mu, garden plot 4.074 mu, woodland 303.026 mu, pond 140.057 mu, ditch 64.549 mu, grave 2.963 mu, house site 135.332 mu, and road 38.415 mu. A total 4 towns (sub-districts), 12 village committees, and 48 village groups with 1742 households shall be affected by the project. Because the rehabilitation in affected villages for the project is based on the method of distributing compensation equally among all members in village group and redistributing remaining farmland equally among all village group members, the affected households are all the households of affected village groups. According to a survey, a total 1,742 household and 6,789 persons will be affected by land acquisition of the project. The details of affected land area, households and population are shown in Table 2.2.

Table 2.2: Affected Land Area, Households and Population of Village Groups

| Township/ Subdistrict | Village Committee | Village Group | Subproject | Acquired Land Areas (mu) | House- holds (HH) | Population (person) |
|--------------------------|----------------------|------------------|--|-----------------------------------|-------------------------|------------------------|
| Changtang | Miaobei | Zhenxiquiao | Yudai River, Junhua Avenue | 36.656 | 176 | 563 |
| | | Luoja | Junhua Avenue | 0.187 | 70 | 278 |
| | | Lukou | Junhua Avenue | 63.548 | 31 | 150 |
| | Subtotal | | | 100.391 | 277 | 991 |
| Baitang | Chengshang | Group 1 | Yudai River, Bo'an Avenue, West Yangming Road | 76.756 | 32 | 122 |
| | | Group 2 | Yudai River, Bo'an Avenue, West Yangming Road | 68.472 | 39 | 168 |
| | | Group 3 | Bo'an Avenue, West Yangming Road | 36.702 | 32 | 105 |
| | | Group 4 | Yudai River | 155.554 | 45 | 196 |
| | Jinan | Group 2 | Junhua Avenue, West Yangming Road | 15.034 | 16 | 67 |
| | | Group 3 | Junhua Avenue, West Yangming Road | 10.945 | 25 | 110 |
| | | Group 4 | Yudai River, West Shaoshan Road | 101.304 | 47 | 220 |
| | | Group 5 | Yudai River, West Shaoshan Road | 94.604 | 16 | 76 |
| | | Group 6 | Yudai River, West Yangming Road | 61.018 | 25 | 100 |
| | | Group 7 | Yudai River, West Yangming Road | 22.943 | 28 | 110 |
| | | Group 8 | Yudai River, West Yangming Road | 95.997 | 38 | 157 |
| | | Group 9 | Yudai River, West Shaoshan Road | 41.725 | 19 | 92 |
| | Wuli | Group 2 | West Shaoshan Road | 4.736 | 52 | 150 |
| | | Group 3 | West Shaoshan Road | 6.423 | 45 | 143 |
| | | Group 4 | Junhua Avenue, West Shaoshan Road, Yudai River | 23.796 | 42 | 156 |
| | | Group 5 | Junhua Avenue, Yudai | 20.54 | 35 | 99 |

| Township/ Subdistrict | Village Committee | Village Group | Subproject | Acquired Land Areas (mu) | House- holds (HH) | Population (person) | |
|--------------------------|----------------------|------------------|--|------------------------------------|-------------------------|------------------------|-----|
| | | | River, West Shaoshan Road | | | | |
| | | Group 6 | Yudai River, Junhua Avenue, West Shaoshan Road | 38.925 | 42 | 141 | |
| | | Group 7 | Yudai River, Junhua Avenue, West Shaoshan Road | 46.454 | 45 | 164 | |
| | | Group 8 | Yudai River, Junhua Avenue | 68.249 | 27 | 107 | |
| | | Group 9 | Yudai River, Junhua Avenue | 36.904 | 27 | 100 | |
| | | Baitang | Group 1 | West Zhongshan Road | 7.471 | 63 | 296 |
| | | | Group 2 | Junhua Avenue,West Yangming Road | 52.988 | 47 | 168 |
| | | | Group 3 | Junhua Avenue, West Zhongshan Road | 26.503 | 34 | 111 |
| | | | Group 4 | Junhua Avenue, West Zhongshan Road | 12.761 | 51 | 203 |
| | | | Group 5 | West Yangming Road | 9.817 | 25 | 114 |
| | Nianfeng | Group 5 | Junhua Avenue | 3.73 | 51 | 194 | |
| | Subtotal | | | 1,140.351 | 948 | 3,669 | |
| | Hebu | Zeingjia | Group 1 | Junhua Avenue | 3.564 | 48 | 181 |
| | | | Group 3 | Junhua Avenue | 44.021 | 35 | 152 |
| Jifeng | | Group 6 | Junhua Avenue | 18.455 | 25 | 85 | |
| subtotal | | | 66.04 | 108 | 418 | | |
| Xingqiao | Jiangbian | Group 2 | Yudai River | 0.839 | 24 | 100 | |
| | | Group 4 | Yudai River, West Shaoshan Road | 214.66 | 12 | 51 | |
| | | Group 5 | Yudai River | 0.029 | 21 | 92 | |
| | | Group 6 | Yudai River | 113.013 | 24 | 98 | |
| | | Group 7 | Yudai River, Bo'an Avenue, West Shaoshan Road | 201.14 | 31 | 143 | |
| | | Group 8 | Yudai River | 67.386 | 31 | 131 | |
| | | Renjia | Yudai River, Bo'an Avenue, West Shaoshan Road | 78.088 | 26 | 113 | |
| | Liangyuan | Group 5 | Yudai River | 20.592 | 12 | 49 | |
| | | Group 6 | Yudai River | 19.402 | 16 | 60 | |
| | | Group 7 | Yudai River | 21.417 | 34 | 129 | |
| | | Group 9 | Yudai River | 1.208 | 12 | 60 | |
| | Luotang | Group 4 | West Zhongshan Road | 64.869 | 34 | 140 | |
| | | Group 5 | West Zhongshan Road | 8.276 | 16 | 85 | |
| | | Group 6 | River, Bo'an Avenue, West Zhongshan Road | 145.42 | 56 | 236 | |

| Township/ Subdistrict | Village Committee | Village Group | Subproject | Acquired Land Areas (mu) | House- holds (HH) | Population (person) |
|--------------------------|----------------------|------------------|---|-----------------------------------|-------------------------|------------------------|
| | | Group 7 | Yudai River, Bo'an Avenue, West Yangming Road | 161.226 | 25 | 102 |
| | | Group 8 | Yudai River | 9.199 | 35 | 122 |
| | | Subtotal | | 1,126.764 | 409 | 1,711 |
| Total | | | | 2,433.546 | 1,742 | 6,789 |

Note: The acquired land areas are total rural land areas. Among them, about two thirds are farmland.

(3) Attached Facilities of Collective Land

22. The affected attached facilities of collective land are shown in Table 2.3.

Table 2.3: Attached Facilities of Collective Land

| Village | Road | Low Tension Wire (KM) | Telephone Line (KM) | Cable (m) | Well (m) | Scatter Tree (tree) ⁴ | High Tension Wire (KM) |
|------------|---------------------------|--------------------------------|---------------------------|--------------|-------------|--|---------------------------------|
| Jinan | Junhua Avenue | 0.3 | 0.4 | 850 | | 200 | |
| | West Yangming Road | 4 | 2 | 800 | | 8,000 | |
| | West Shaoshan Road | 3 | 2 | 700 | 1,200 | 50 | |
| Chengshang | West Yangming Road | 0.2 | 0.15 | | | | |
| | Bo'an Avenue | 0.2 | 0.1 | | | 3,000 | |
| | Yudai Riever | 1.5 | | | | | |
| Wuli | West Shaoshan Road | 10 | 4 | 5,000 | 2,000 | 100 | |
| | Junhua Avenue | | | 3,000 | | 20 | |
| | Yudai River | 3 | 1 | | | | |
| Baitang | West Zhongshan Road | 3 | | | 580 | 10 | |
| | Junhua Avenue | 2 | | 2,000 | | 20 | |
| Miaobei | | | | | | 5,200 | |
| Lukou | Junhua Avenue | 0.7 | 0.33 | 330 | | 580 | 0.44 |
| Total | | 27.9 | 9.98 | 12,680 | 3,780 | 17,180 | 0.44 |

(4) Permanent State-owned Land Acquisition

23. The state-owned land acquisition is 557.42 mu in the project. Total of 99.678 mu land of river and road in the affected state-owned land will be compensated, including 43.749 mu of river and 55.929 mu road. A total of 457.742 mu state-owned land acquired from affected work units need to be compensated. The details of state-owned land acquisition are shown in Table 2.4.

⁴ The trees are not economic trees.

Table 2.4: State-owned Land Acquisition

| Subproject | Organization | State-owned and others |
|----------------------------------|--|-------------------------------|
| Extension of West Yangming Road | River (state-owned) | 6.071 |
| | Subtotal | 6.071 |
| Extension of Shaoshan Road | Ji'an Forestry Bureau (Luohu Bay Wetland Park) | 2.366 |
| | Ji'an Wanjia Real Estate Company | 13.678 |
| | Present road | 12.103 |
| | Subtotal | 28.147 |
| Extension of West Zhongshan Road | Jizhou District Commerce Bureau | 24.649 |
| | Ji'an Department of Housing Management | 16.753 |
| | Ji'an Wanjia Real Estate Company | 16.518 |
| | Present road | 20.528 |
| | Subtotal | 78.448 |
| Junhua Avenue | Xiyanghong Welfare House | 4.705 |
| | Ji'an Welfare House | 19.939 |
| | Ji'an Wanjia Real Estate Company | 33.418 |
| | Ji'an New No.1 Middle School ⁵ | 16.924 |
| | Jizhou District Commerce Bureau | 25.245 |
| | Ji'an Forestry Bureau (Luohu Bay Wetland Park) | 18.178 |
| | Ji'an Bureau of Public Security, Ji'an Prison, and Ji'an Special Police Detachment | 73.990 |
| | Vocational and Technical College of Jinggangshan University ⁶ | 10.932 |
| | Jinggang Road and Bridge Leasing Company | 3.297 |
| | Warehouse of Ji'an Post Office | 2.429 |
| | Ji'an Construction Investment and Development Company | 59.18 |
| | Present road | 22.666 |
| | New Luling District Administration Committee | 31.431 |
| | Ji'an Municipal Party Committee Party School ⁷ | 16.455 |
| | Subtotal | 338.789 |
| Boan Avenue | Road | 0.632 |
| | River (state-owned) | 2.078 |
| | Subtotal | 2.710 |
| Yudan River | River (state-owned) | 35.600 |
| | Ji'an Forestry Bureau (Luohu Bay Wetland Park) | 67.655 |
| | Subtotal | 103.255 |
| Total | | 557.42 |

⁵ No impact will have on school operation since land acquisition will not affect main buildings of the school. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

⁶ The road will pass through Jinggangshan University. Following consultation with university management, the land acquisition and resettlement will not have impact on university operation. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

⁷ The road will pass through Party School. Following consultation with school management, the land acquisition and resettlement will not have impact on university operation. During construction disturbances such as noise and dust will be managed under the provisions of EMP.

2.2.2 Housing Demolition

(1) Rural Housing Demolition

24. The project involves a total rural housing demolition of 70,681.5 m², including brick-concrete structure 60,751 m², brick-wood structure 9,334.5 m², and simple structure 596 m². Total area of principal residential room demolition is 58,965 m².⁸ A total of 4 townships, 8 villages and 26 village groups with 184 households and 806 persons will be affected by the project in terms of house demolition. For the affected village groups, the affected households account for 16.91% of total households. The details of general affected rural housing and affected households rate are shown in Table 2.5, Table 2.6, respectively.

25. The rural housing demolition involves 6 subprojects, including Bo'an Avenue with house demolition of 16,549.5 m² (23.41%), west extension of West Yangting Road with house demolition of 16,660 m² (23.57%), west extension of West Zhongshan Road with house demolition of 7,920 m² (11.21%), west extension of West Shaoshan Road with house demolition of 8,435 m² (11.93%), Junhua Avenue with house demolition of 15,974 m² (22.6%), and Yudai River environmental protection with house demolition of 5,143 m² (7.28%). The details of affected rural housing are shown in Table 2.7.

⁸ In rural area, principal residential rooms refer to houses for living, and other houses such as kitchen, toilet, pigsty and storage are considered as auxiliary houses. The amount of replacement housing will be based on amount of principal house area.

Table 2.5: General Rural Housing Demolition

| Town/ Subdistrict | Village | Village Group | Affected House- hold (HH) | Affected Population (person) | Principal Room | | Kitchen | | House | | Pigsty | | Toilet | | Others | | | Subtotal (m ²) |
|------------------------|-----------------|------------------|------------------------------------|------------------------------------|---|-------------------------------------|---|-------------------------------------|---|-------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|-----------------------------|---|-------------------------------------|-----------------------------|-------------------------------|
| | | | | | Brick- Concrete (m ²) | Brick- wood (m ²) | Brick- Concrete (m ²) | Brick- Wood (m ²) | Brick- Concrete (m ²) | Brick- Wood (m ²) | Brick- Wood (m ²) | Simple (m ²) | Brick- Wood (m ²) | Simple (m ²) | Brick- Concrete (m ²) | Brick- Wood (m ²) | Simple (m ²) | |
| Xingqiao Town | Jiang- bian | Group 4 | 1 | 6 | 300 | | | | 30 | | | | 3 | | | | | 333 |
| | | Renjia | 1 | 4 | 300 | | | | 40 | | | | 3 | | | | | 343 |
| | Luotang | Group 4 | 6 | 20 | 735 | | 70 | | 280 | | | | 21 | | | | | 1,106 |
| | | Group 6 | 4 | 18 | 540 | | 330 | | 500 | | | | 17 | 11 | | | | 1,398 |
| | | Group 7 | 12 | 57 | 4,910 | | 48 | | 1,058 | | 100 | | 43.5 | | | | 45 | 6,204.5 |
| Baitang Subdistrict | Cheng- shang | Group 1 | 14 | 64 | 3,620 | 900 | 780 | 0 | 100 | 0 | 100 | 0 | 0 | 0 | | 250 | 50 | 5,800 |
| | | Group 2 | 24 | 108 | 6,990 | 1,650 | 1,080 | 210 | 280 | 200 | 0 | 0 | 0 | 50 | | 300 | 100 | 10,860 |
| | | Group 3 | 24 | 85 | 6,100 | 240 | 410 | 348 | 260 | 40 | 100 | | | | | | | 7,498 |
| | | Group 4 | 6 | 33 | 1,770 | 0 | 310 | 0 | 240 | 100 | 50 | 0 | 0 | 0 | | 0 | 0 | 2,470 |
| | Baitang | Group 1 | 19 | 90 | 5,650 | | | | | | | | | | | | | 5,650 |
| | | Group 2 | 1 | 4 | | | | | | | 280 | | | | | | | 280 |
| | | Group 3 | 8 | 36 | 2,270 | | | | | | | | | | | | | 2,270 |
| | Wuli | Group 2 | 2 | 8 | 900 | | 30 | | | | | | | | | | | 930 |
| | | Group 3 | 4 | 23 | 1,400 | 200 | 80 | 25 | | | | | | | | | | 1,705 |
| | | Group 4 | 9 | 44 | 3,090 | 890 | | | | | | | | | | | | 3,980 |
| | | Group 5 | 5 | 25 | 1,420 | | | | | | | | | | | | | 1,420 |
| | | Group 6 | | | | | | | | | | | | | 15* | | | 15 |
| | | Group 7 | 1 | 6 | 400 | | | | | | | | | | | | | 400 |
| | | Group 9 | 1 | 4 | | 1,400 | | | | | | | | | 75 | | | 1,475 |
| | Jinan | Group 3 | 7 | 38 | 2,000 | | 360 | | | | 200 | | 30 | | | | 340 | 2,930 |
| | | Group 4 | 1 | 5 | 220 | | | | | | | | | | | | | 220 |
| | | Group 5 | 1 | 9 | 350 | | | | | | | | | | | | | 350 |
| | | Group 7 | 3 | 14 | 1,200 | | 60 | | | | | | | | | | | 1,260 |
| | | Group 8 | 4 | 16 | 1,200 | | | | | | | | | | | | | 1,200 |
| Hebu | Jifeng | Group 6 | 25 | 85 | 8,230 | 0 | 720 | 250 | 0 | 640 | 450 | 0 | 54 | 0 | | 0 | 0 | 10,344 |
| Changtang | Miaobei | Zhenxiqiao | 1 | 4 | | 90 | | 15 | | | 130 | | 5 | | | | | 240 |
| Total | | | 184 | 806 | 53595 | 5370 | 4278 | 848 | 2788 | 980 | 1410 | 0 | 176.5 | 61 | 75 | 550 | 535 | 70681.5 |

Note: the houses that belong to Group 6 of Wuli village are pumping room and are collective ownership.

Table 2.6: Rate of Affected Households in Village with Rural Housing Demolition

| Town/ Subdistrict | Village | Village Group | Total Households (HH) | Population (person) | Area (m ²) | Affected Households (HH) | Affected Population (person) | Share of Total HH (%) |
|----------------------|-----------------|------------------|-----------------------------|------------------------|---------------------------|--------------------------------|------------------------------------|-----------------------------|
| Xingqiao Town | Jiangbian | Group 4 | 12 | 51 | 333 | 1 | 6 | 8.33 |
| | | Renjia | 26 | 113 | 343 | 1 | 4 | 3.85 |
| | Luotang | Group 4 | 34 | 140 | 1,106 | 6 | 20 | 17.65 |
| | | Group 6 | 56 | 236 | 1,398 | 4 | 18 | 7.14 |
| | | Group 7 | 25 | 102 | 6,204.5 | 12 | 57 | 48.00 |
| Baitang District | Cheng- shang | Group 1 | 32 | 122 | 5,800 | 14 | 64 | 43.75 |
| | | Group 2 | 39 | 168 | 10,860 | 24 | 108 | 61.54 |
| | | Group 3 | 32 | 105 | 7,498 | 24 | 85 | 75.00 |
| | | Group 4 | 45 | 196 | 2,470 | 6 | 33 | 13.33 |
| | | Group 4 | 45 | 196 | 2,470 | 6 | 33 | 13.33 |
| | Baitang | Group 1 | 63 | 296 | 5,650 | 19 | 90 | 30.16 |
| | | Group 2 | 47 | 168 | 280 | 1 | 4 | 2.13 |
| | | Group 3 | 34 | 111 | 2,270 | 8 | 36 | 23.53 |
| | Wuli | Group 2 | 52 | 150 | 930 | 2 | 8 | 3.85 |
| | | Group 3 | 45 | 143 | 1,705 | 4 | 23 | 8.89 |
| | | Group 4 | 42 | 156 | 3,980 | 9 | 44 | 21.43 |
| | | Group 5 | 35 | 99 | 1,420 | 5 | 25 | 14.29 |
| | | Group 6 | 42 | 141 | 15 | | | 0.00 |
| | | Group 7 | 45 | 164 | 400 | 1 | 6 | 2.22 |
| | | Group 9 | 27 | 100 | 1,475 | 1 | 4 | 3.70 |
| | | Group 9 | 27 | 100 | 1,475 | 1 | 4 | 3.70 |
| | Jinan | Group 3 | 25 | 110 | 2,930 | 7 | 38 | 28.00 |
| | | Group 4 | 47 | 220 | 220 | 1 | 5 | 2.13 |
| | | Group 5 | 16 | 76 | 350 | 1 | 9 | 6.25 |
| | | Group 7 | 28 | 110 | 1,260 | 3 | 14 | 10.71 |
| | | Group 8 | 38 | 157 | 1,200 | 4 | 16 | 10.53 |
| Hebu | Jifeng | Group 6 | 25 | 85 | 10,344 | 25 | 85 | 100 |
| Changtang | Miaobei | Zhenxiqiao | 176 | 563 | 240 | 1 | 4 | 0.57 |
| Total | | | 1088 | 4082 | 70681.5 | 184 | 806 | 16.91 |

Note: For Wuli Village Group 6, the affected structure is collectively owned structure.

Table 2.7: Rural Housing Demolition and Relocated Households of Subprojects

| Subproject | Town/ Subdistrict | Village | Village Group | Affected Household (HH) | Affected Population (person) | Area (m ²) | |
|---|--|------------|------------------|-------------------------------|------------------------------------|---------------------------|-------|
| Boan Avenue | Baitang | Chengshang | Group 3 | 24 | 85 | 7,498 | |
| | Xingqiao | Jiangbian | Renjia | 1 | 4 | 343 | |
| | | Luotang | Group 4 | 6 | 20 | 1,106 | |
| | | | Group 6 | 4 | 18 | 1,398 | |
| | | | Group 7 | 12 | 57 | 6,204.5 | |
| | Subtotal | | | 47 | 184 | 16,549.5 | |
| | West Extension of West Yangming Road | Baitang | Chengshang | Group 1 | 14 | 64 | 5,800 |
| | | | Group 2 | 24 | 108 | 10,860 | |
| Subtotal | | | 38 | 172 | 16,660 | | |
| West Extension of West Zhongshan Road | Baitang | Baitang | Group 1 | 19 | 90 | 5,650 | |
| | | | Group 3 | 8 | 36 | 2,270 | |
| | Subtotal | | | 27 | 126 | 7,920 | |
| West Extension of West Shaoshan Road | Baibang | Wuli | Group 2 | 2 | 8 | 930 | |
| | | | Group 3 | 4 | 23 | 1,705 | |
| | | | Group 4 | 9 | 44 | 3,980 | |
| | | | Group 5 | 5 | 25 | 1,420 | |
| | | | Group 7 | 1 | 6 | 400 | |
| | Subtotal | | | 21 | 106 | 8,435 | |
| Junhua Avenue | Baitang | Jinan | Group 3 | 7 | 38 | 2,930 | |
| | | | Group 7 | 3 | 14 | 1,260 | |
| | | | Group 8 | 4 | 16 | 1,200 | |
| | Hebu | Jifeng | Group 6 | 25 | 85 | 10,344 | |
| | Changtang | Miaobei | Zhenxiqiao | 1 | 4 | 240 | |
| | Subtotal | | | 79 | 293 | 29,032 | |
| Yudai River | Baitang | Chengshang | Group 4 | 6 | 33 | 2,470 | |
| | | Baitang | Group 2 | 1 | 4 | 280 | |
| | | Wuli | Group 6 | | | 15 | |
| | | | Group 9 | 1 | 4 | 1,475 | |
| | | Jinan | Group 4 | 1 | 5 | 220 | |
| | | | Group 5 | 1 | 9 | 350 | |
| | | Xingqiao | Jiangbian | Group 4 | 1 | 6 | 333 |
| | | Subtotal | | | 11 | 61 | 5,143 |
| | | Total | | | | 184 | 806 |

(2) Attached Facilities Demolition of Rural Housing

26. The details of attached facilities demolitions are shown in Table 2.8.

Table 2.8: Attached Facilities of Rural Housing

| Item | Category | Unit | Number |
|-------------------------|--|-------|--------|
| Well | Concrete Deep Wells (Above 2 Meters in Diameter) | well | 5 |
| | Concrete Deep Wells (Below 2 Meters in Diameter) | well | 36 |
| | Pressure Tunnel Well | well | 40 |
| | Pressure Well | well | 67 |
| Marsh Fas Tank | Concrete Structure | well | 31 |
| Water | | | 183 |
| Electric | | | 183 |
| Wire Television | | | 192 |
| Telephone | | | 93 |
| Broadband | | | 123 |
| Air Conditioner | Hanging Air Conditioner | set | 176 |
| | Vertical Air Conditioner | set | 8 |
| Iron Gate | | set | 159 |
| Wall | Level 1 | meter | 3,780 |
| Manure Storage (Pond) | Complete Concrete Structure | well | 75 |
| | Incomplete Concrete Structure or Soil Structure | well | 2 |
| Foundation | Ring Beam Foundation | | |
| | Brick (Stone) Foundation | | |
| Fruit Tree ⁹ | Above 4 Years and Bearing Fruits | tree | 234 |
| | Below 4 Years and Unbearing Fruits | tree | 201 |
| Miscellaneous Tree | Above 5 years | tree | 275 |
| | Below 5 years | tree | 21 |
| Rare Tree | Tree | | |
| Grave | Gravestone ¹⁰ | piece | 165 |
| | No Gravestone | piece | |

(3) Urban Housing Demolition

27. Total area of urban housing demolition is 9,177.54 m² of concrete structure. The project will affect 90 households and 360 persons. The details of urban housing demolition are shown in Table 2.9.

Table 2.9: Summary of Urban Housing Demolition

| Name | Location | Affected Household (HH) | Affected Population (person) | Area (m ²) |
|--------------|---------------|-------------------------|------------------------------|------------------------|
| Junan Avenue | South of Jian | 1 | 4 | 500.54 |
| | Jifu Road | 89 | 356 | 8,677 |
| Total | | 90 | 360 | 9,177.54 |

⁹ The fruit trees are for household consumption not for commercial purpose.

¹⁰ The Project will make efforts to cause minimum disturbance and if such avoidance is not possible these will be compensated and relocation site will be provided by the village, and consultation will be carried out prior to implementation. PMO will ensure that any related grievance will be dealt with by responsible agency.

2.2.3 Affected Organizations or Work Units

28. A total of 14 organizations will be affected by the project, including an unused warehouse of the Ji'an Post Bureau, Jizhou District Welfare House, Vocational and Technical College of Jinggangshan University, Jinggang Road and Bridge Leasing Company, and Ji'an Bureau of Public Security. There are 10 organizations which only involve land acquisition including Ji'an Welfare House, Ji'an Bureau of Public Security, Ji'an Forestry Bureau, Jizhou District Commerce Bureau, Ji'an Department of Housing Management, Ji'an New No.1 Middle School, etc. The land areas are state owned and the land acquisition alone is not expected to have an impact on regular work of the affected organizations.

29. The details of affected organizations are shown in Table 2.10.

Table 2.10: Affected Organizations

| Organization | Land Acquisition (mu) | Total Area of Building (m ²) | Demolition Area (m ²) | | Staff (person) |
|---|-----------------------|--|-----------------------------------|-------------|----------------|
| | | | licensed | Un-licensed | |
| Disused Warehouse of Ji'an Post Bureau | 2.429 | 216.25 | 216.25 | 0 | 1 |
| Xiyanghong Welfare House | 4.705 | | 2,978.5 | | 9 |
| Vocational and Technical College of Jinggangshan University | 10.932 | 39,000 | 8,703.2 | | 174 |
| Jinggang Road and Bridge Leasing Company | 3.297 | 4.950 | 2,897 | | 20 |
| Ji'an Bureau of Public Security | 73.99 | | | | |
| Ji'an Forestry Bureau (Luohu Bay Wetland Park) | 88.199 | | | | |
| Ji'an Wanjia Real Estate Company | 63.614 | | | | |
| Jizhou District Commerce Bureau | 49.894 | | | | |
| Ji'an Department of Housing Management | 16.753 | | | | |
| Ji'an New No.1 Middle School | 16.924 | | | | |
| Ji'an Urban Construction Investment and Development Company | 59.18 | | | | |
| New Luling District Administration Committee | 31.431 | | | | |
| Ji'an Municipal Party Committee Party School | 16.455 | | | | |
| Ji'an Welfare House | 19.939 | | | | |
| Total | 457.742 | 44,165.25 | 14,794.95 | 0 | 188 |

2.2.4 Vulnerable Groups

30. According to the surveys, a total of 6,789 persons within 1,742 households of collective land shall be affected by the project, including 184 rural households and 806 persons who will be affected by both land acquisition and housing demolition. There are 90 urban households and 360 persons whose houses on state-owned land that will be affected by the project. Because there are no vulnerable groups (VGs) in state-owned land acquisition, the VGs include the rural poor persons resulting from deformity, disease, and old age. According to the surveys, among total affected households, 303 persons are considered as vulnerable and shall be given special help during the course of resettlement. All of them are low income people, including 150 women, 62 elderly, 102 disabled and 56 with health problems. There is only one ethnic minority

household among total affected and it does not belong to low income or vulnerable category. The details of VGs are shown in Table 2.11.

Table 2.11: Affected Vulnerable Groups

| Town/ Subdistrict | Village Committee | Village Group | VGs Population (person) |
|-------------------|-------------------|---------------|-------------------------|
| Changtang | Miaobei | Zhenxiqiao | 29 |
| | | Luoja | 10 |
| | Lukou | Shihuling | 6 |
| Baitang | Chengshang | Group 1 | 6 |
| | | Group 2 | 9 |
| | | Group 3 | 5 |
| | | Group 4 | 7 |
| | Jinan | Group 2 | 2 |
| | | Group 3 | 6 |
| | | Group 4 | 4 |
| | | Group 5 | 4 |
| | | Group 6 | 3 |
| | | Group 7 | 7 |
| | | Group 8 | 8 |
| | | Group 9 | 3 |
| | | Wuli | Group 2 |
| | Group 3 | | 16 |
| | Group 4 | | 6 |
| | Group 5 | | 4 |
| | Group 6 | | 4 |
| | Group 7 | | 7 |
| | Group 8 | | 2 |
| | Group 9 | | 2 |
| | Baitang | | Group 1 |
| | | Group 2 | 4 |
| | | Group 3 | 4 |
| | | Group 4 | 9 |
| | | Group 5 | 2 |
| | Nianfeng | Group 5 | 6 |
| Hebu | Zengjia | Group 1 | 6 |
| | | Group 3 | 10 |
| | Jifeng | Group 6 | 10 |
| Xingqiao | Jiangbian | Group 2 | 6 |
| | | Group 4 | 3 |
| | | Group 5 | 5 |
| | | Group 6 | 3 |
| | | Group 7 | 4 |
| | | Group 8 | 3 |
| | | Renjia | 8 |
| | | Liangyuan | Group 5 |
| | Group 6 | | 2 |
| | Group 7 | | 11 |
| | Group 9 | | 4 |
| | Luotang | Group 4 | 2 |
| | | Group 5 | 1 |
| | | Group 6 | 10 |
| | | Group 7 | 1 |
| | | Group 8 | 8 |
| Total | | | 303 |

2.2.5 Impact on Collective Land Acquisition

31. From Table 2.2, the project will affect 48 village groups with 1,742 households and 6789 persons. Among them, 45 village groups will lose farmland, affecting 1,646 households and 6,403 persons. The remaining 3 village groups will not lose any farmland. On average, the per capita land will be reduced from 1.26 mu to 0.99 mu after land acquisition. The details of village group acquisition are shown in Table 2.12.

- 1) A total of 340 households and 1,216 persons in 8 village groups have per capita land below 0.3 mu before land acquisition. There is only one village group with 63 households and 296 persons where the affected rate is less than 10%; 2 village groups with 97 households and 293 persons fall within affected rates between 10% to 30%; 2 village groups with 58 household and 223 persons fall within affected rates between 30% to 50%; one village group with 35 households and 99 persons has an affected rate between 50% to 70%; one village group with 42 households and 141 persons has an affected rate between 70% to 90%; and one village group with 45 households and 164 persons has an affected rate between 90% to 100%. The details of affected households are shown in Table 2.13.
- 2) Total 474 households and 1,872 persons in 12 village groups have per capita land from 0.3 mu to 1mu before land acquisition. There are 5 village groups with 230 households and 864 persons with an affected rate less than 10%; 2 village groups with 69 households and 263 persons with an affected rate from 10% to 30%; 3 village groups with 121 households and 488 persons with an affected rate from 30% to 50%; one village group with 38 households and 157 persons with an affected rate from 50% to 70%; and one village group with 27 households and 107 persons with a rate from 90% to 100%. The details are shown in Table 2.14.
- 3) A total 533 households and 2,146 persons in 14 village groups have per capita land above 1 mu before land acquisition. There are 4 village groups with 245 households and 872 persons where the affected rate is less than 10%; 3 village groups with 118 households and 532 persons where the affected rates are from 10% to 30%; 4 village groups with 152 households and 645 persons where the affected rate is from 30% to 50%; only one village group with 31 households and 143 persons with an affected rate from 50% to 70%; and one village group with 16 households and 76 persons with an affected rate from 70% to 90%. The details are shown in Table 2.15.
- 4) A total 299 households and 1,169 persons in 12 village groups have per capita land above 2 mu before land acquisition. There is 7 village groups with 175 households and 665 persons where the affected rate is less than 10%; 3 village groups with 87 households and 351 persons where the affected rate is from 10% to 30%; 2 village groups with 37 households and 153 persons with an affected rate between 50% to 70%. There are no farmers who will suffer from entire loss of land. The details are shown in Table 2.16.
- 5) Among total affected households and persons, there are 1029 households and 4092 persons will lose more than 10% of their currently land holding, which account for 59% of total households. Based on ADB definition, all of them could be considered as severely affected people.

Table 2.12: Impact on Land Acquisition of Village Groups

| Town/ Sub- district | Village Commit- tee | Village Group | Area of Acquired Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Population (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
|---------------------------|---------------------------|------------------|-------------------------------------|--------------------------------|--|--|---|------------------------------------|------------------------------------|---|
| Chang- Tang | Miaobei | Zhenxi-qiao | 10.038 | 885 | 1.134 | 1.57 | 874.962 | 176 | 563 | 1.55 |
| | | Luoja | 0.187 | 193 | 0.097 | 0.69 | 192.813 | 70 | 278 | 0.69 |
| | Lukou | Shihu-ling | 48.957 | 220 | 22.253 | 1.47 | 171.043 | 31 | 150 | 1.14 |
| Bai- Tang | Cheng- Shang | Group 1 | 66.044 | 300 | 22.015 | 2.46 | 233.956 | 32 | 122 | 1.92 |
| | | Group 2 | 57.94 | 300 | 19.313 | 1.79 | 242.06 | 39 | 168 | 1.44 |
| | | Group 3 | 19.143 | 275 | 6.961 | 2.62 | 255.857 | 32 | 105 | 2.44 |
| | | Group 4 | 124.046 | 300 | 41.349 | 1.53 | 175.954 | 45 | 196 | 0.90 |
| | Jinan | Group 2 | 5.185 | 15 | 34.567 | 0.22 | 9.815 | 16 | 67 | 0.15 |
| | | Group 3 | 5.22 | 78 | 6.692 | 0.71 | 72.78 | 25 | 110 | 0.66 |
| | | Group 4 | 60.128 | 200 | 30.064 | 0.91 | 139.872 | 47 | 220 | 0.64 |
| | | Group 5 | 79.078 | 109 | 72.549 | 1.43 | 29.922 | 16 | 76 | 0.39 |
| | | Group 6 | 59.164 | 119.7 | 49.427 | 1.20 | 60.536 | 25 | 100 | 0.61 |
| | | Group 7 | 11.63 | 123 | 9.455 | 1.12 | 111.37 | 28 | 110 | 1.01 |
| | | Group 8 | 82.044 | 156.7 | 52.357 | 1.00 | 74.656 | 38 | 157 | 0.48 |
| | | Group 9 | 30.781 | 109 | 28.239 | 1.18 | 78.219 | 19 | 92 | 0.85 |
| | Wuli | Group 2 | 2.515 | 10.36 | 24.276 | 0.07 | 7.845 | 52 | 150 | 0.05 |
| | | Group 3 | 2.775 | 15 | 18.500 | 0.10 | 12.225 | 45 | 143 | 0.09 |
| | | Group 4 | 18.167 | 41.72 | 43.545 | 0.27 | 23.553 | 42 | 156 | 0.15 |
| | | Group 5 | 14.981 | 24.3 | 61.650 | 0.25 | 9.319 | 35 | 99 | 0.09 |
| | | Group 6 | 32.98 | 37.1 | 88.895 | 0.26 | 4.12 | 42 | 141 | 0.03 |
| | | Group 7 | 39.259 | 42.85 | 91.620 | 0.26 | 3.591 | 45 | 164 | 0.02 |
| | | Group 8 | 50.618 | 52.1 | 97.155 | 0.49 | 1.482 | 27 | 107 | 0.01 |
| | | Group | 31.547 | 93.66 | 33.682 | 0.94 | 62.113 | 27 | 100 | 0.62 |

| Town/ Sub-district | Village Commit- tee | Village Group | Area of Acquired Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Population (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
|-----------------------|---------------------------|------------------|-------------------------------------|--------------------------------|--|--|---|------------------------------------|------------------------------------|---|
| 9 | | | | | | | | | | |
| | Baitang | Group 1 | 0.817 | 65 | 1.257 | 0.22 | 64.183 | 63 | 296 | 0.22 |
| | | Group 2 | 39.024 | 100 | 39.024 | 0.60 | 60.976 | 47 | 168 | 0.36 |
| | | Group 3 | 19.544 | 88 | 22.209 | 0.79 | 68.456 | 34 | 111 | 0.62 |
| | | Group 4 | 5.425 | 116 | 4.677 | 0.57 | 110.575 | 51 | 203 | 0.54 |
| | | Group 5 | 8.573 | 205 | 4.182 | 1.80 | 196.427 | 25 | 114 | 1.72 |
| | | Hebu | Zengjia | Group 1 | 2.709 | 181 | 1.497 | 1.00 | 178.291 | 48 |
| Group 3 | 14.457 | | | 89.03 | 16.238 | 0.59 | 74.573 | 35 | 152 | 0.49 |
| Jifeng | Group 6 | | 2.084 | 64.1 | 3.251 | 0.75 | 62.016 | 25 | 85 | 0.73 |
| Xing-qiao | Jiang-bian | Group 4 | 131.171 | 194 | 67.614 | 3.80 | 62.829 | 12 | 51 | 1.23 |
| | | Group 6 | 87.345 | 332 | 26.309 | 3.39 | 244.655 | 24 | 98 | 2.50 |
| | | Group 7 | 179.129 | 269 | 66.591 | 1.88 | 89.871 | 31 | 143 | 0.63 |
| | | Group 8 | 45.698 | 264 | 17.310 | 2.02 | 218.302 | 31 | 131 | 1.67 |
| | | Renjia | 63.918 | 182 | 35.120 | 1.61 | 118.082 | 26 | 113 | 1.04 |
| | Liang-Yuan | Group 5 | 7.426 | 170.1 | 4.366 | 3.47 | 162.674 | 12 | 49 | 3.32 |
| | | Group 6 | 14.302 | 166.8 | 8.574 | 2.78 | 152.498 | 16 | 60 | 2.54 |
| | | Group 7 | 14.351 | 334.7 | 4.288 | 2.59 | 320.349 | 34 | 129 | 2.48 |
| | | Group 9 | 0.221 | 177.5 | 0.125 | 2.96 | 177.279 | 12 | 60 | 2.95 |
| | | Luotang | Group 4 | 17.266 | 305 | 5.661 | 2.18 | 287.734 | 34 | 140 |
| | Group 5 | | 8.276 | 121 | 6.840 | 1.42 | 112.724 | 16 | 85 | 1.33 |
| | Group 6 | | 109.709 | 350 | 31.345 | 1.48 | 240.291 | 56 | 236 | 1.02 |
| | Group 7 | | 111.776 | 211 | 52.974 | 2.07 | 99.224 | 25 | 102 | 0.97 |
| | Group 8 | | 9.199 | 372 | 2.473 | 3.05 | 362.801 | 35 | 122 | 2.97 |
| | Total | | 45 | 1744.847 | 8057.72 | 21.65 | 1.26 | 6312..873 | 1646 | 6403 |

Table 2.13: Affected Household

(per capita area of land below 0.3 mu before land acquisition)

| Town/ Sub-district | Village Commit- tee | Village Group | Area of Acquir- ed Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Popula- tion (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
|-----------------------|---------------------------|------------------|---------------------------------------|--------------------------------|--|--|--|------------------------------------|---|---|
| Baitang | Jinan | Group 2 | 5.185 | 15 | 34.567 | 0.22 | 9.815 | 16 | 67 | 0.15 |
| | Wuli | Group 2 | 2.515 | 10.36 | 24.276 | 0.07 | 7.845 | 52 | 150 | 0.05 |
| | | Group 3 | 2.775 | 15 | 18.500 | 0.10 | 12.225 | 45 | 143 | 0.09 |
| | | Group 4 | 18.167 | 41.72 | 43.545 | 0.27 | 23.553 | 42 | 156 | 0.15 |
| | | Group 5 | 14.981 | 24.3 | 61.650 | 0.25 | 9.319 | 35 | 99 | 0.09 |
| | | Group 6 | 32.98 | 37.1 | 88.895 | 0.26 | 4.12 | 42 | 141 | 0.03 |
| | | Group 7 | 39.259 | 42.85 | 91.620 | 0.26 | 3.591 | 45 | 164 | 0.02 |
| | Baitang | Group 1 | 0.817 | 65 | 1.257 | 0.22 | 64.183 | 63 | 296 | 0.22 |
| Total | | 8 | 116.679 | 251.33 | 46.42 | 0.21 | 134.651 | 340 | 1,216 | 0.111 |

Table 2.14: Affected Household

(per capita area of land 0.3-1 mu before land acquisition)

| Town/ Sub-district | Village Committee | Village Group | Area of Acquired Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Popula- tion (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
|-----------------------|----------------------|------------------|-------------------------------------|--------------------------------|--|---|--|------------------------------------|---|---|
| Chang-tang | Miaobei | Luojia | 0.187 | 193 | 0.097 | 0.69 | 192.813 | 70 | 278 | 0.69 |
| Baitang | Jinan | Group 3 | 5.22 | 78 | 6.692 | 0.71 | 72.78 | 25 | 110 | 0.66 |
| | | Group 4 | 60.128 | 200 | 30.064 | 0.91 | 139.872 | 47 | 220 | 0.64 |
| | | Group 8 | 82.044 | 156.7 | 52.357 | 1 | 74.656 | 38 | 157 | 0.48 |
| | Wuli | Group 8 | 50.618 | 52.1 | 97.155 | 0.49 | 1.482 | 27 | 107 | 0.01 |
| | | Group 9 | 31.547 | 93.66 | 33.682 | 0.94 | 62.113 | 27 | 100 | 0.62 |
| | Baitang | Group 2 | 39.024 | 100 | 39.024 | 0.60 | 60.976 | 47 | 168 | 0.36 |
| | | Group 3 | 19.544 | 88 | 22.209 | 0.79 | 68.456 | 34 | 111 | 0.62 |
| | | Group 4 | 5.425 | 116 | 4.677 | 0.57 | 110.575 | 51 | 203 | 0.54 |
| Hebu | Zengjia | Group 1 | 2.709 | 181 | 1.497 | 1.00 | 178.291 | 48 | 181 | 0.99 |
| | | Group 3 | 14.457 | 89.03 | 16.238 | 0.59 | 74.573 | 35 | 152 | 0.49 |
| | Jifeng | Group 6 | 2.084 | 64.1 | 3.251 | 0.75 | 62.016 | 25 | 85 | 0.73 |
| Total | | 12 | 312.987 | 1411.59 | 22.17 | 0.75 | 1098.603 | 474 | 1872 | 0.59 |

Table 2.15: Affected Household

(per capita area of land 1-2 mu before land acquisition)

| Town/ Sub- district | Village Commit- tee | Village Group | Area of Acquired Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Popula- tion (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
|---------------------------|---------------------------|------------------|-------------------------------------|--------------------------------|--|--|--|------------------------------------|---|---|
| Chang- tang | Miaobei | Zhenxiquiao | 10.038 | 885 | 1.134 | 1.57 | 874.962 | 176 | 563 | 1.55 |
| | Lukou | Shihuling | 48.957 | 220 | 22.253 | 1.47 | 171.043 | 31 | 150 | 1.14 |
| | Cheng- Shang | Group 2 | 57.94 | 300 | 19.313 | 1.79 | 242.06 | 39 | 168 | 1.44 |
| Baitang | | Group 4 | 124.046 | 300 | 41.349 | 1.53 | 175.954 | 45 | 196 | 0.9 |
| | | Group 5 | 79.078 | 109 | 72.549 | 1.43 | 29.922 | 16 | 76 | 0.39 |
| | | Group 6 | 59.164 | 119.7 | 49.427 | 1.2 | 60.536 | 25 | 100 | 0.61 |
| | | Group 7 | 11.63 | 123 | 9.455 | 1.12 | 111.37 | 28 | 110 | 1.01 |
| | | Group 9 | 30.781 | 109 | 28.239 | 1.18 | 78.219 | 19 | 92 | 0.85 |
| | Baitang | Group 5 | 8.573 | 205 | 4.182 | 1.80 | 196.427 | 25 | 114 | 1.72 |
| Xingqiao | Jiangbian | Group 7 | 179.129 | 269 | 66.591 | 1.88 | 89.871 | 31 | 143 | 0.63 |
| | | Renjia | 63.918 | 182 | 35.12 | 1.61 | 118.082 | 26 | 113 | 1.04 |
| | Luotang | Group 5 | 8.276 | 121 | 6.84 | 1.42 | 112.724 | 16 | 85 | 1.33 |
| | | Group 6 | 109.709 | 350 | 31.345 | 1.48 | 240.291 | 56 | 236 | 1.02 |
| Total | | 13 | 791.239 | 3292.7 | 24.03 | 1.53 | 2501.461 | 533 | 2146 | 1.17 |

Table 2.16: Affected Household

(per capita area of land above 2 mu before land acquisition)

| (per capita area of land above 2 mu before land acquisition) | | | | | | | | | | |
|--|---------------------------|------------------|-------------------------------------|--------------------------------|--|--|--|------------------------------------|---|---|
| Town/ Sub- district | Village Commit- tee | Village Group | Area of Acquired Land (mu) | Actual Land Area (mu) | Rate of Land Acquisi- tion (%) | Per Capita Area of Land before Land Acquisi- tion (mu) | Area of Land after Land Acquisi- tion (mu) | Affected House- hold (HH) | Affected Popula- tion (person) | Per Capita Area of Land after Land Acquisi- tion (mu) |
| Baitang | Cheng- shang | Group 1 | 66.044 | 300 | 22.015 | 2.46 | 233.956 | 32 | 122 | 1.92 |
| | | Group 3 | 19.143 | 275 | 6.961 | 2.62 | 255.857 | 32 | 105 | 2.44 |
| | Jiangbian | Group 4 | 131.171 | 194 | 67.614 | 3.8 | 62.829 | 12 | 51 | 1.23 |
| Group 6 | | 87.345 | 332 | 26.309 | 3.39 | 244.655 | 24 | 98 | 2.5 | |
| Group 8 | | 45.698 | 264 | 17.31 | 2.02 | 218.302 | 31 | 131 | 1.67 | |
| Xingqiao | | Group 5 | 7.426 | 170.1 | 4.366 | 3.47 | 162.674 | 12 | 49 | 3.32 |
| | | Lianyuan | Group 6 | 14.302 | 166.8 | 8.574 | 2.78 | 152.498 | 16 | 60 |
| | Group 7 | | 14.351 | 334.7 | 4.288 | 2.59 | 320.349 | 34 | 129 | 2.48 |
| | Group 9 | | 0.221 | 177.5 | 0.125 | 2.96 | 177.279 | 12 | 60 | 2.95 |
| | Luotang | | Group 4 | 17.266 | 305 | 5.661 | 2.18 | 287.734 | 34 | 140 |
| Group 7 | | 111.776 | 211 | 52.974 | 2.07 | 99.224 | 25 | 102 | 0.97 | |
| Group 8 | | 9.199 | 372 | 2.473 | 3.05 | 362.801 | 35 | 122 | 2.97 | |
| Total | | 12 | 523.942 | 3,102.1 | 16.89 | 2.654 | 2,578.158 | 299 | 1,169 | 2.21 |

32. The project is located in the suburb of Ji'an city, and the Wuli village committee and Nianfeng village committee, Baitang village committee and Jinan village committee of Baitang sub-district have been involved with land acquisition in the recent past. The per capita area of land in village Group 2, Group 3, Group 4, Group 5, Group 6 and Group 7 of Wuli village committee, village Group 1 of Baitang village committee, and village Group 2 of Jinan village committee are below 0.3 mu before land acquisition for the project, the farmers in these village groups are considered as "land loss farmers".¹¹ Located near the center of Ji'an city and with convenient traffic, the farmers in these villages are engaging in various non-farm activities and non-farm income account for larger share of their income sources. In some village groups, such as those in Baitang, Chengshang and Jinan villages in Baitang sub-district, Zengjia and Jifeng villages in Hebu Town, and Jiangbian in Xingqiao Town, due to planting vegetables and rice, the agriculture income is their important family income. In a few village groups, agriculture income even reached 50% of their total income, such as those in Chengshang Village in Baitang Sub-district. In terms of percentage of land loss, it ranges from only 0.01% as lowest to 29% as highest. The details of loss are shown in Table 2.17.

Table 2.17: Loss of Land Acquisition of Village Groups

| Town/ Subdistrict | Village Committee | Village Group | Rate of Land Acquisition (%) | Rate of Agriculture Income as Total Income (%) | Rate of Income Loss (%) |
|----------------------|----------------------|------------------|------------------------------------|--|-------------------------------|
| Changtang | Miaobei | Zhenxiqiao | 1.134 | 5 | 0.057 |
| | | Luoja | 0.097 | 10 | 0.010 |
| | | Lukou | 22.253 | 40 | 8.901 |
| Baitang | Chengshang | Group 1 | 22.015 | 50 | 11.008 |
| | | Group 2 | 19.313 | 50 | 9.657 |
| | | Group 3 | 6.961 | 50 | 3.481 |
| | | Group 4 | 41.349 | 40 | 16.540 |
| | Jinan | Group 2 | 34.567 | 40 | 13.827 |
| | | Group 3 | 6.692 | 40 | 2.677 |
| | | Group 4 | 30.064 | 40 | 12.026 |
| | | Group 5 | 72.549 | 40 | 29.020 |
| | | Group 6 | 49.427 | 40 | 19.771 |
| | | Group 7 | 9.455 | 40 | 3.782 |
| | | Group 8 | 52.357 | 40 | 20.943 |
| | | Group 9 | 28.239 | 40 | 11.296 |
| | Wuli | Group 2 | 24.131 | 5 | 1.207 |
| | | Group 3 | 18.6 | 10 | 1.860 |
| | | Group 4 | 43.548 | 10 | 4.355 |
| | | Group 5 | 61.647 | 10 | 6.165 |
| | | Group 6 | 88.896 | 10 | 8.890 |
| | | Group 7 | 91.618 | 10 | 9.162 |
| | | Group 8 | 97.155 | 10 | 9.716 |
| | | Group 9 | 33.682 | 25 | 8.421 |
| | Baitang | Group 1 | 1.257 | 30 | 0.377 |
| | | Group 2 | 39.024 | 30 | 11.707 |
| | | Group 3 | 22.209 | 40 | 8.884 |
| | | Group 4 | 4.677 | 40 | 1.871 |

¹¹ The conversion of DPs to urban residents will follow relevant local regulation and in consultation with the DPs. Often they want to keep their rural status as it allows them having share from future land acquisition or other developments. Since all relocated households will be resettled into urban apartment buildings according to the master plan of the district, there will be no further displacement as a result of other project impacts.

| Town/ Subdistrict | Village Committee | Village Group | Rate of Land Acquisition (%) | Rate of Agriculture Income as Total Income (%) | Rate of Income Loss (%) |
|----------------------|----------------------|------------------|------------------------------------|--|-------------------------------|
| Hebu | Zengjia | Group 5 | 4.182 | 40 | 1.673 |
| | | Group 1 | 1.497 | 40 | 0.599 |
| | | Group 3 | 16.238 | 40 | 6.495 |
| Xingqiao | Jifeng | Group 6 | 3.251 | 30 | 0.975 |
| | Jiangbian | Group 4 | 67.614 | 30 | 20.284 |
| | | Group 6 | 26.309 | 40 | 10.524 |
| | | Group 7 | 66.591 | 30 | 19.977 |
| | | Group 8 | 17.31 | 40 | 6.924 |
| | | Renjia | 35.12 | 40 | 14.048 |
| | Liangyuan | Group 5 | 4.366 | 20 | 0.873 |
| | | Group 6 | 8.574 | 20 | 1.715 |
| | | Group 7 | 4.288 | 20 | 0.858 |
| | | Group 9 | 0.125 | 20 | 0.025 |
| | Luotang | Group 4 | 5.661 | 20 | 1.132 |
| | | Group 5 | 6.84 | 20 | 1.368 |
| | | Group 6 | 31.345 | 20 | 6.269 |
| | | Group 7 | 52.974 | 20 | 10.595 |
| | | Group 8 | 2.473 | 20 | 0.495 |

3 Socioeconomic Profiles of the Impacted Areas

3.1 Social and Economic Status of the Impacted Areas

33. Ji'an city lies in the mid-west of Jiangxi Province. The total area of Ji'an is 25,271 km² with 218 km in length and 208 km in width. This region is mainly mountains and hills. The hills account for 51% of total area of Ji'an, plain and lowland 23%, mountains 23%, and water 4%. It governs 10 counties, 2 districts and 1 city, including Jizhou district, Qingyuan district, Jian county, Xingan county, Yongfeng county, Xiajiang county, Jishui county, Taihe county, Wanan county, Shuichuan county, Anfu county, Yongxing county and Jinggangshan city. Jizhou district is the center of politics, economy and culture in Ji'an Municipality, its population is 0.346 million.

34. The population of Jiangxi province was 45.03 million in 2011, including 52.5% rural population and 47.5% urban population. The ratio of men to women is 51.5:48.5. Jiangxi province had 166,900 km² of land areas, and its average population density is 270 persons/km². The poverty population was 4.38 million by the end of 2011. The details are shown in Table 3-0.

Table 3-0 : Jiangxi Population Profile

| Item | Jiangxi | China | Jiangxi as (%) |
|-----------------------------------|---------|---------|-----------------|
| Total population(million) | 45.039 | 1354.04 | 3.33 |
| Male(million) | 23.186 | 693.95 | 3.34 |
| Female(million) | 21.853 | 660.09 | 3.31 |
| Rural(million) | 23.641 | 642.22 | 3.68 |
| Urban(million) | 21.398 | 711.82 | 3.01 |
| Urban population percentage | 47.5 | 52.6 | 90.30 |
| Area(1,000 km ²) | 166.9 | 9600 | 1.74 |
| Density (person/km ²) | 270 | 141 | 191.49 |

Source: Jiangxi statistical yearbook, 2012.

35. The GDP of Ji'an was CNY100.626 billion in 2012, increasing by 11.3% than 2011. Among sectors, the added value of agriculture sector was CNY18.073 billion, increasing by 4.7%. The added value of industry was CNY52.044 billion, increasing by 15%. And that of the third industry was CNY30.508 billion, increasing by 9.2%. The proportions of three industries were 17.96%, 51.72%, and 30.32%. The per capita GDP was CNY20,755, increasing by 10.9%. The added value of non-public sectors of the economy was CNY60.678 billion, increasing 13.3%, it accounted for 60.3% of GDP.

36. In 2012, the per capita net income of farmers in Ji'an reached CNY7,102.86, increasing by 12.6%, and per capita disposable income of urban residents reached CNY20,133.68, increasing by 13.8%. The Engel coefficient of rural family was 44.2% and that of urban family was 40.6%. The per capita floor space of rural and urban residents in Ji'an reached 39.12 m² and 37.39 m² respectively.

37. By the end of 2012, the employment reached 2.70 million persons in Ji'an, increasing by 4,700 persons compared to last year. The urban employment reached 829,200 persons, increasing by 3,200 persons compared to last year. The registered urban unemployed reached 25,200 persons, the rate of registered urban unemployed was 2.95%. (2012 Ji'an Statistics Bulletin of Economy and Society Development)

3.2 Socioeconomic Profiles of the Affected Towns and Villages

38. Ji'an City Proper is divided into Jizhou district, Qingyuan district and Jinggangshang economic and technological development zone. The project is located in Jizhou district which is the seat of Ji'an municipal party committee and Ji'an municipal government, and the center of politics, economy, culture and technology in Ji'an. The total area of Jizhou district is 425 km² with 43.5 km² of built-up area. It governs 5 towns, 6 sub-districts, 89 administrative villages and 36 urban residential communities. The total population in Ji'an is 0.346 million, including 0.211 million urban population. A total of 4 towns (sub-districts) will be affected by the project, including Changtang town, Baitang subdistrict, Xingqiao town and Hebu town. From June to July 2013, the JUCIDC organized a team with other relevant local authorities and a resettlement design organization to carry out detailed impact surveys and a socioeconomic survey among affected villages and individuals to help with the process of delivering mitigation of impacts. The survey was based on a combination of a review of existing statistical information and a sample household survey among APs.

3.2.1 Socioeconomic Profiles of Affected Town/Sub-district

39. According to the results of survey, four towns/sub-district from north to south will be affected by the project, including Changtang town, Baitang sub-district, Xingqiao town and Hebu town.

3.2.1.1 Changtang Town

40. Changtang town is subordinate to Jizhou district of Ji'an city. It evolved from a township to a town in January 1st of 1997. It lies in northern suburb of Ji'an city and is very close to the city. It governs 21 administrative villages with 37,000 persons, and the total area of Changtang town is 128.5 km². The details are shown in Table 3.1.

3.2.1.2 Baitang Sub-district

41. Baitang subdistrict lies in rural-urban fringe zone of Jizhou district. It borders with Ji'an No.9 Middle School to the north, old southern pagoda to the south, Gan River to the east, and Xingqiao town to the west. It governs 12 administrative villages with 13,000 persons and 12 km² of land. It was renamed from Baitang township government in 2001 but still carries out township management. The office of Baitang sub-district has moved to Baitang Service Center of Land-loss Farmer. The details are shown in Table 3.1.

3.2.1.3 Xingqiao Town

42. Xingqiao town lies in the west part of Ji'an. The town government is located in Xiujiang village which is 11 km from Ji'an municipal government. It governs 19 administrative villages with 27,000 persons and 142 km² of land area. Xiangqiao town is the production base of grains, vegetables, and melons and fruits in Ji'an. It belonged to Ji'an County in 1956, and set up Xiangqiao Commune in 1958. It renamed from Commune to Township in 1984, and after 3 years it was listed in Ji'an city. It evolved from a township to a town in 1993. The details are shown in Table 3.1.

3.2.1.4 Hebu Town

43. Hebu town lies in south part of Jizhou district. Ji'an Administration Center and Ji'an Culture Center under construction lie in Fenghuang village of Hebu town. It has 30 km² of land including farmland 714 ha, forest 297 ha, water surface 151 ha. It governs 12 administrative

village committees and 5 residents' committees with 8,827 households (including 4,561 rural households and 4,266 non-rural households) and 23,900 persons (including 18,500 agricultural persons and 14,400 non-agricultural persons). The details are shown in Table 3.1.

Table 3.1: Key Statistics for Affected Town and Subdistrict (2012)

| Town and Sub-district Index | Unit | Changtang Data | Baitang Data | Xiangqiao Data | Hebu Data |
|--|------------------------|-----------------------------|------------------|-------------------|-----------------|
| A. Basic Condition | | | | | |
| 1. Village (Residents') Committee | No. | 21 | 12 | 19 | 17 |
| (1) Villages with electricity | No. | 21 | 12 | 19 | 12 |
| (2) Villages with telephone | No. | 21 | 12 | 19 | 12 |
| (3) Villages with cable TV | No. | 21 | 12 | 19 | 12 |
| (4) Villages with road access | No. | 21 | 12 | 19 | 12 |
| 2. Number of Household | HH | 10,431 | 4,085 | 6,672 | 8,827 |
| (1) Non-agricultural Household | HH | 397 | 654 | 934 | 4,266 |
| (2) Agricultural Household | HH | 10,034 | 3,431 | 5,738 | 4,561 |
| 3. Population | Person | 37,679 | 13,187 | 27,677 | 32,992 |
| (1) Non-agricultural Population | Person | 1,191 | 1,962 | 952 | 14,474 |
| (2) Agricultural Population ¹² | Person | 36,448 | 11,225 | 26,725 | 18,518 |
| 4. Total Labors | Person | 17,876 | 1,254 | 13,896 | 9,203 |
| B. Farming Condition | | | | | |
| 1. Farmland Area | Mu | 43,380 | 3,058 | 52,488.9 | 10,708 |
| (1) Paddy | Mu | 43,380 | 2,888 | 49,098.9 | 10,708 |
| (2) Dry Land | Mu | | 170 | 3,390 | |
| 2. Hill Area | Mu | 67,417 | 580 | 99,000 | 877 |
| Woodland | Mu | 67,417 | 430 | 99,000 | 877 |
| 3. Grain Output | Ton | 29,336.6 | 145 | 35,012 | 10,116 |
| 4. Per capita Farmland | mu/person | 1.15 | 0.27 | 1.90 | 0.578 |
| C. Per Capita Rural Income | | | | | |
| | CNY | 6,298 | 8,074 | 6,850 | 7,100 |
| D. Enterprises | | | | | |
| 1. Enterprises | No. | 16 | 45 | 61 | 55 |
| 2. Industrial Enterprise | No. | 16 | 8 | 36 | 42 |
| 3. Employees of Enterprise | No. | 850 | 15,000 | 1,202 | 2,329 |
| 4. Employees of Industrial Enterprise | No. | 850 | 9,000 | 833 | 1,080 |
| E. Town Owned Organization | | | | | |
| | No. | 8 | 7 | 14 | 8 |
| 1. Total Staff | Person | 72 | 368 | 78 | 108 |
| 2. Number of Retiree | Person | 21 | 53 | 16 | 18 |
| F. VGs | | | | | |
| 1. Low-income Household | HH/person | 1,018 HH | 552 | 595/ 955 | 1,181/ 2,057 |
| 2. Handicapped Person | Person | 820 | 245 | 376 | 382 |
| 3. Old Person | Person | 3,998 | 184 (80 aged) | 2,063 | 1,883 |
| 4. Minority Nationality ¹³ | nationality/ person | 156 (She nationality) | 0 | 0 | 0 |
| G. Development of Social Undertakings | | | | | |
| 1. School | No. | 15 | 4 | 14 | 6 |
| 2. Student | No. | 4,099 | 1,200 | 2,543 | 1,170 |
| 3. Health Center | No. | 1 | 14 | 1 | 1 |
| (the sum of | | | | | |

¹² Most resident in rural area consider them as rural population and treat agriculture as their occupation but many of them no longer rely on agriculture as their main source of income.

¹³ The minorities are integrated with population. Only one minority household is affected by the project due to land acquisition.

| Town and Sub-district Index | Unit | Changtang Data | Baitang Data | Xiangqiao Data | Hebu Data |
|--------------------------------|------|--|-----------------|-------------------|--------------|
| | | every village health center is 21) | | | |

3.2.2 Socioeconomic Profiles of the Affected Villages

44. In order from north to south, the project will affect 4 towns including Changtang town, Baitang subdistrict, Xingqiao town and Hebu town.

3.2.2.1 Changtang Town

45. The subproject of Junhuan Avenue will affect Lukou village and Miaobei village of Changtang town. It will be mainly affected by land acquisition and housing resulting from the construction of roads and Yudai River.

46. Lukou village: it governs 8 village groups with 2,000 persons and 550 households. The ratio of men to women is 54.8:45.2. It has 900 labor forces and 73 low-income persons. Rice is the main crop in the village, and part of farmers plants seasonal vegetables. Total farmland is 760 mu in the village. In 2012, the total income was CNY14 million, non-agricultural income was CNY9.8 million, and per capita net income of farmers was CNY7,000. Shihuling village group of the village will be affected by land acquisition of subproject of Junhua Avenue.

47. Miaobei village: it governs 5 village groups with 1,492 persons and 388 households. The ratio of men to women is 50.6:49.4. It has 810 labor forces and 74 low-income persons. Rice is the main crop in the village, and the farmland is 1,680 mu. The per capita net income of farmers was CNY8,500. Zhenxiqiao village group will be affected by land acquisition and housing demolition for Yudai river and Junhua Avenue subprojects, and Luoja village group will be affected by land acquisition of Junhua Avenue Subproject. The details are shown in Table 3.2.

Table 3.2: Socioeconomic Profiles for Affected Changtang Town

| Index | Lukou | Miaobei | Total |
|--------------------------------|-------|---------|-------|
| I Basic Data | | | |
| A Household | 550 | 388 | 938 |
| 1. Non Rural | | | |
| 2. Rural | 550 | 388 | 938 |
| B Population | 2,000 | 1,492 | 3,492 |
| 1. Non Rural | | | |
| 2. Rural | 2,000 | 1,492 | 3,492 |
| C Labor | 900 | 810 | 1,710 |
| 1. Male | 480 | 410 | 890 |
| 2. Female | 420 | 400 | 820 |
| D Employment | 786 | 780 | 1,566 |
| 1. Rural | 785 | 314 | 1,099 |
| 2. Non Rural | 1 | 466 | 467 |
| II Cultivated Land | 760 | 1,680 | 2,440 |
| 1. Paddy (Vegetable) (mu) | 740 | 1,680 | 2,420 |
| 2. Orchard (mu) | 0 | 0 | |
| 3. Others (mu) | 20 | 0 | 20 |
| 4. Per Capita (mu) | 0.38 | 1.13 | 0.7 |
| III Economic Status CNY | | | |

| | | | |
|----------------------------|------------|------------|------------|
| A Total Incomes | 14,000,000 | 12,682,000 | 26,682,000 |
| 1. Farms | 4,200,000 | 3,804,600 | 8,004,600 |
| 2. Off-farms | 9,800,000 | 8,877,400 | 18,677,400 |
| B Per Capita Income | 7,000 | 8,500 | 7,640.89 |

3.2.2.2 Baitang Sub-district

48. Baitang sub-district is a core area affected by the project. All five roads and Yudai river subprojects will have land acquisition impact in the core area. There are five administrative villages in Baitang Sub-district, including Chengshang village, Jinan village, Wuli village, Baitang village and Nanfeng village, and all of them will be affected by both land acquisition and housing demolition of the project.

49. Chengshang village: it governs 4 village groups with 740 persons and 178 households. The ratio of men to women is 53.4:46.6. It has 370 labor forces and 30 low-income persons. It is one of the few villages that has not been affected by land acquisition of other projects in Baitang sub-district. Rice is the main crop in the village. Total of 1,000 mu farmland in the village and per capita farmland is 1.35 mu. The per capita net income of farmers is CNY 7,800. Total 4 village groups of the village will be affected by land acquisition of subprojects of Yudai river, West Yangming Road, and Bo'an Avenue.

50. Jinan village: it governs 9 village groups with 1,043 persons and 258 households including 74 non-agricultural persons and 13 non-agricultural households. The number of men accounts for 52.3:47.7. It has 560 labor forces and 34 low-income persons. The village is also among the few villages that have not been affected by land acquisition of other projects in Baitang subdistrict. It has 922 mu farmland and per capita farmland is 0.95 mu. The per capita net income is CNY7,935. The group 2 to Group 9 of the village will be affected by land acquisition of subprojects of Yudai river, Junhua Avenue, West Yangming Road, and West Shaoshan Road.

51. Wuli village: it governs 9 administrative villages with 1,258 persons and 397 households. The ratio of men to women is 54.8:45.2. It has 816 labor forces and 23 low-income persons. It has 321.6 mu farmland and the per capita farmland is 0.26 mu. The per capita net income of farmers is CNY8,080 and is mainly derived from non-farm activities. The group 2 to group 9 of the village will be affected by land acquisition and housing demolition of subprojects of Yudai river, Junhua Avenue, and West Shaoshan Road.

52. Baitang village: it governs 5 village groups with 897 persons and 220 households including 85 non-agricultural persons and 10 non-agricultural households. The ratio of men to women is 54.6:45.4. It has 566 labor forces and 12 low-income persons. Total of 498 mu farmland in the village and the per capita farmland is 0.61 mu. The farmers mainly plant seasonal vegetables and partially plant rices. The average annual per capital net income of farmers is CNY7,906. The group 1 to group 5 will be affected by land acquisition and housing demolition of subprojects of Junhua Avenue, West Yangming Road and West Zhongshan Road.

53. Nanfeng village: it governs 8 village groups with 1,133 persons and 422 households including 155 non-agricultural persons and 126 non-agricultural households. The ratio of men to women is 44.3:55.7. It has 636 labor forces and 49 low-income persons. Total of 80 mu of farmland is mainly used for planting vegetables. The average annual per capital net income of farmers is CNY9,458. The group 5 will be affected by land acquisition and housing demolition of subproject of Junhua Avenue. The details are shown in Table 3.3.

Table 3.3: Socioeconomic Profiles for Affected Baitang Town

| Index | Chengshang | Jinan | Wuli | Baitang | Nenfeng | Total |
|----------------------------|------------|-----------|-----------|-----------|-----------|------------|
| I Basic Data | | | | | | |
| A Household | 178 | 258 | 397 | 220 | 422 | 1,475 |
| 1. Non Rural | | 13 | | 10 | 296 | 319 |
| 2. Rural | 178 | 245 | 397 | 210 | 126 | 1,156 |
| B Population | 740 | 1,043 | 1,258 | 897 | 1,133 | 5,071 |
| 1. Non Rural | | 74 | | 85 | 155 | 314 |
| 2. Rural | 740 | 969 | 1,258 | 812 | 978 | 4,757 |
| C Labor | 370 | 560 | 816 | 566 | 636 | 2,948 |
| 1. Male | 220 | 397 | 472 | 348 | 296 | 1,733 |
| 2. Female | 150 | 163 | 344 | 218 | 340 | 1,215 |
| D Employment | 370 | 560 | 816 | 566 | 636 | 2,948 |
| 1. Rural | 170 | 246 | 296 | 230 | 198 | 1,140 |
| 2. Non Rural | 200 | 314 | 520 | 336 | 438 | 1,808 |
| II Cultivated Land | 1,000 | 922 | 321.6 | 498 | 80 | 2,787.99 |
| 1. Paddy (Vegetable) (mu) | 936 | 820 | 287.99 | 498 | 80 | 2,621 |
| 2. Orchard (mu) | | | | | | |
| 3. Others (mu) | 64 | 102 | 0.99 | | 10 (pond) | 176.99 |
| 4. Per Capita (mu) | 1.35 | 0.95 | 0.23 | 0.61 | 0.08 | 0.59 |
| III Economic Status | | | | | | |
| CNY | | | | | | |
| A Total Incomes | 6,170,000 | 8,200,000 | 9,650,000 | 5,760,000 | 9,250,000 | 39,030,000 |
| 1. Farms | 4,000,000 | 5,560,000 | 4,700,000 | 660,000 | 2,775,000 | 17,695,000 |
| 2. Off-farms | 2,170,000 | 2,640,000 | 4,950,000 | 5,100,000 | 6,475,000 | 21,335,000 |
| B Per Capita Income | 7,800 | 7,935 | 8,080 | 7,906 | 9,458 | 8,205 |

3.2.2.3 Xingqiao Town

54. Xingqiao town is one of the highly affected areas of the project, which is affected by the construction of four roads and Yudai river reconstruction. Total three administrative villages, including Jiangbian village, Liangyuan village and Luotang village, will be affected by land acquisition and housing demolition of the project.

55. Jiangbian village: it governs 9 village groups with 986 persons and 243 households including 16 non-agricultural persons and 5 non-agricultural households. The ratio of men to women is 52.6:47.4. It has 684 labor forces and 35 low-income persons. Total of 1,882 mu farmland with 1.9 mu per capita farmland are mainly used for planting rice, and part of land are used for planting vegetables and watermelons. The average annual per capital net income of farmers is CNY5,800. The group 2, group 4, group 5, group 7 and group 8 of the village will be affected by land acquisition, including part of APs in group 4 and Renjia will be affected by housing of the subprojects of Yudai river, Bo'an Avenue and West Shaoshan Road.

56. Liangyuan village: it governs 9 village groups with 925 persons and 226 households. The ratio of men to women is 56.2:43.8. It has 548 labor forces and 29 low-income persons. The per capita farmland is 2.5 mu which are mainly used for planting rice and part of land is used for planting vegetables and watermelons. The average annual per capital net income of farmers is CNY6,500. The group 5, group 6, group 7 and group 9 will be affected by land acquisition of the subproject of Yudai river.

57. Luotang village: it governs 8 village groups with 1,690 persons and 331 households including 100 non-agricultural persons and 21 non-agricultural households. The ratio of men to women is 53.6:46.4. It has 950 labor forces and 33 low-income persons. Total of 2,144 mu farmland with 1.3 mu per capita farmland are mainly used for planting rice. The average annual per capital net income of farmers is CNY6,300. The group 4, group 5, group 6 group 7 and group 8 will be affected by land acquisition, including part of APs in group 4, group 6 and group 7 will be affected by housing of the subproject of Yudai river, West Zhongshan Road, Bo'an Avenue and West Yangming Road. The details are shown in Table 3.4.

Table 3.4: Socioeconomic Profiles for Affected Xingqiao Town

| Index | Jiangbian | Liangyuan | Luotang | Total |
|-----------------------------------|-----------|-----------|------------|------------|
| I Basic Data | | | | |
| A Household | 243 | 226 | 331 | 800 |
| 1. Non Rural | 5 | | 21 | 26 |
| 2. Rural | 238 | 226 | 310 | 774 |
| B Population | 986 | 925 | 1,690 | 3,601 |
| 1. Non Rural | 16 | | 100 | 116 |
| 2. Rural | 970 | 925 | 1,590 | 3,485 |
| C Labor | 684 | 548 | 950 | 2,182 |
| 1. Male | 356 | 295 | 503 | 1,154 |
| 2. Female | 332 | 253 | 447 | 1,032 |
| D Employment | 684 | 548 | 950 | 2,182 |
| 1. Rural | 502 | 488 | 820 | 1,810 |
| 2. Non Rural | 182 | 60 | 130 | 372 |
| II Cultivated Land | 1,882 | 2,321.23 | 2,144 | 6,347.23 |
| 1. Paddy (Vegetable) (mu) | 1,882 | 2,321.23 | 2,144 | 6,347.23 |
| 2. Orchard (mu) | | | | |
| 3. Others (mu) | | | | |
| 4. Per Capita (mu) | 1.9 | 2.5 | 1.3 | 1.8 |
| III Economic Status CNY | | | | |
| A Total Incomes | 5,626,000 | 6,012,500 | 10,017,000 | 21,655,500 |
| 1. Farms | 1,744,060 | 1,803,750 | 3,005,100 | 6,552,910 |
| 2. Off-farms | 3,881,940 | 4,208,750 | 7,011,900 | 15,102,590 |
| B Per Capita Income | 5,800 | 6,500 | 6,300 | 6,214 |

3.2.2.4 Hebu Town

58. Zengjai village and Jifeng village in Hebu town will be affected by land acquisition and housing demolition of the subproject on Junhua Avenue.

59. Zengjia village: it governs 8 village groups with 1,263 persons and 301 households. The ratio of men to women is 52.8:47.2. It has 853 labor forces and 58 low-income persons. Total of 1,524 mu farmland with 0.62 mu per capita farmland is mainly used for planting rice and part of farmland is used for planting vegetables. The average annual per capital net income of farmers is CNY6,587. The group 1 and group 3 will be affected by land acquisition.

60. Jifeng village: it governs 6 village groups with 927 persons and 255 households. The ratio of men to women is 56.1:43.9. It has 550 labor forces and 52 low-income persons. Total of

744 mu farmland are used for planting rice and part of farmland are used for planting vegetables. The average annual per capital net income of farmers is CNY7,030. The group 2, group 5 and group 6 will be affected by land acquisition and housing demolition. The details are shown in Table 3.5.

Table 3.5: Socioeconomic Profiles for Affected Hebu Town

| Index | Zengjia | Jifeng | Total |
|----------------------------|----------------|---------------|--------------|
| I Basic Data | | | |
| A Household | 301 | 255 | 556 |
| 1. Non Rural | | | |
| 2. Rural | 301 | 255 | 556 |
| B Population | 1,263 | 927 | 2,190 |
| 1. Non Rural | | | |
| 2. Rural | 1,263 | 927 | 2,190 |
| C Labor | 853 | 550 | 1,403 |
| 1. Male | 460 | 296 | 756 |
| 2. Female | 393 | 244 | 637 |
| D Employment | 853 | 550 | 1,403 |
| 1. Rural | 402 | 318 | 720 |
| 2. Non Rural | 451 | 232 | 683 |
| II Cultivated Land | 780 | 744 | 1,524 |
| 1. Paddy (Vegetable) (mu) | 780 | 690 | 1,470 |
| 2. Orchard (mu) | | | |
| 3. Others (mu) | | 54 | 54 |
| 4. Per Capita (mu) | 0.62 | 0.80 | 0.7 |
| III Economic Status | | | |
| A Total Incomes CNY | 8,320,000 | 6,517,000 | 14,837,000 |
| 1. Farms | 3,790,000 | 3,494,000 | 7,284,000 |
| 2. Off-farms | 4,530,000 | 3,023,000 | 7,553,000 |
| B Per Capita Income | 6,587 | 7,030 | 6,775 |

3.3 Sample Survey of Affected Households

61. In order to have a better understanding of APs' affected conditions, a social economic survey was carried out among the affected households, including social economic profile, mobility preferences and attitudes towards the project. The survey included a sample household survey based on collection of information from questionnaires. The questionnaire design and actual investigation included much input by ADB officers. Since many of the villagers and whole families went out to work during the course of investigation, there were many difficulties in data collection. With the help and support of owners and related agencies, the investigation finished successfully. A total of 245 questionnaires were collected from 4 affected towns and some affected work units from July to August 2013, which include Changtang Town, Baitang Subdistrict, Xingqiao Town, Hebu Town, and Vocational and Technical College of Jinggangshan University. The investigation analysis provides a base for the RP.

3.3.1 Summary of Sample

62. In the sample survey, the sample size accounts for 13.4% of total affected households. In rural samples, the sample households are 227 households which account for 13% of total affected rural households (1,742 households). Among them, 48 households will be affected by

both housing demolition and land acquisition, accounting for 26.1% of total households of housing demolition and land acquisition (184 households). 179 households will be affected only by land acquisition, accounting for 10.3% of total households of land acquisition (1,742 households). In city samples, 18 households will be affected by housing demolition, accounting for 20% of total relocation households (90 households). The ratio of men to women is 154:91 in the sample. The details are shown in Table 3.6.

Table 3.6: Type and Composition of Sample Households

| Type | Affected Area | Affected | | Sample Households | Percent (%) | Gender of Samples | |
|---|----------------|----------|---------|-------------------|-------------|-------------------|--------|
| | | HH | Persons | | | Male | Female |
| Land Acquisition and Housing Demolition | Rural Resident | 184 | 806 | 48 | 26.1 | 26 | 22 |
| Land Acquisition | Rural Resident | 1,742 | 6,789 | 179 | 10.3 | 118 | 61 |
| Subtotal | | 1,742 | 6,789 | 227 | 13.0 | 144 | 83 |
| Housing Demolition | Urban Resident | 90 | 360 | 18 | 20.0 | 10 | 8 |
| Total | | 1,832 | 6,879 | 245 | 13.4 | 154 | 91 |

63. According to the ratio of samples to total in the sample distribution, Baitang sub-district accounts for 47.3%, Xingqiao town accounts for 21.6%, Changtang accounts for 12.7%, Hebu town accounts for 11%, and the staff quarter of the college accounts for 7.3% of total samples. The details are shown in Table 3.7.

Table 3.7: Distribution of Samples

| Area | Affected Households (HH) | Samples (HH) | Percent of Sample Households (%) | Percent of Total Samples (%) | Male | Female |
|---------------|--------------------------|--------------|----------------------------------|------------------------------|------|--------|
| Changtang | 277 | 31 | 11.2 | 12.7 | 24 | 7 |
| Baitang | 948 | 116 | 12.2 | 47.3 | 73 | 43 |
| Xingqiao | 409 | 53 | 13.0 | 21.6 | 32 | 21 |
| Hebu | 209 | 27 | 12.9 | 11.0 | 15 | 12 |
| Subtotal | 1,843 | 227 | 12.3 | 92.7 | 144 | 83 |
| Staff Quarter | 90 | 18 | 20.0 | 7.3 | 10 | 8 |
| Total | 1,933 | 245 | 12.7 | 100 | 154 | 91 |

3.3.2 Basic Demographics of Samples

64. The demographics of samples include gender, age, educational background, marriage, career, etc.

3.3.2.1 Gender

65. There are 154 men and 91 women in the sample, accounting for 64.7% and 35.3% of total sample respectively.

3.3.2.2 Age

66. For the age structure, there are large number of interviewees aged between 46 and 60, accounting for 38.8% of total sample; interviewees aged between 31 and 45 account for 30.2%; interviewees above 60 years old account for 22.9%, and interviewees under 30 years old account for 8.1% of total sample. The details are shown in Table 3.8.

Table 3.8: Age Composition of Samples

| Age | Frequency | Percent (%) |
|--------------------|------------------|--------------------|
| Under 15 Years Old | 2 | 0.8 |
| 16–30 Years Old | 18 | 7.3 |
| 31–45Years Old | 74 | 30.2 |
| 46–60 Years Old | 95 | 38.8 |
| Above 60 Years Old | 56 | 22.9 |
| Total | 245 | 100 |

3.3.2.3 Educational Background

67. The interviewees with primary school and junior middle school education have the highest rate, accounting for 74.7% of total samples; the interviewees with high school education only account for 18.3%; and the interviewees without education have a relatively high rate, accounting for 6.9% of total samples. The details are shown in Table 3.9.

Table 3.9: Education of Samples

| Education | Frequency | Percent (%) |
|---------------------------------|------------------|--------------------|
| No-education | 17 | 6.9 |
| Primary School | 96 | 39.2 |
| Junior Middle School | 87 | 35.5 |
| High School | 36 | 14.7 |
| Junior College | 5 | 2.0 |
| Undergraduate College and above | 4 | 1.6 |
| Total | 241 | 100.0 |

3.3.2.4 Marriage

68. The married interviewees account for 94.6% of total samples, unmarried interviewees account for 2.1%, and widowed and divorced interviewees account for 3.3% of total samples.

3.3.2.5 Employment

69. This investigation uses one-on-one interviews, so the interviewees can reflect the real employment structure of rural left-behind persons. The result of investigation shows that the interviewees employment involve planting food grain (44.5%), planting cash crop and housework (9.4%), odd jobs (12.7%), building industry (5.3%), and commerce (4%). The details are shown in Table 3.10.

Table 3.10: Distribution of Employment

| Career | Frequency | Percent |
|-----------------------|------------------|----------------|
| Food Grain | 109 | 44.5 |
| Cash Crop | 23 | 9.4 |
| Forestry | 2 | 0.8 |
| Livestock Farming | 9 | 3.7 |
| Industry | 6 | 2.4 |
| Building Industry | 13 | 5.3 |
| Carry Trade | 3 | 1.2 |
| Commerce | 10 | 4 |
| Service Industry | 6 | 2.4 |
| Village Management | 5 | 2 |
| Education and Culture | 4 | 1.6 |
| Technology and Health | 1 | 0.4 |
| Housework | 23 | 9.4 |
| Others | 31 | 12.7 |
| Total | 245 | 100 |

3.3.3 Economic Conditions of Samples

3.3.3.1 Income Composition

70. For the income composition of samples, average annual income of household is CNY65,355, the average household income of full-time work (119 households) and non-agricultural (72 households) are the highest, achieving to CNY42,540 and CNY44,463 respectively. The wage income accounts for a high percentage of interviewees incomes (126 households), and the average annual wage income of household reaching to CNY22,466. The agricultural incomes are relatively low. The average annual income of interviewees who mainly deal with agricultural products is CNY15,883. The details are shown in Table 3.11.

Table 3.11: Total Income and Income Sources Per Household (CNY)

| Single Sample Test | | | | | | |
|---|----------|-----------|-----------------------------|-------------|-----------------------------|--------------------|
| value = 0 | | | | | | |
| | t | Df | Sig. (bilateral) | Mean | 95% confidence level | |
| | | | | | low limit | upper limit |
| Full-time Work Income | 4.455 | 119 | .000 | 42540.833 | 23630.964 | 61450.701 |
| Wage Income | 7.843 | 126 | .000 | 22466.456 | 16797.903 | 28135.010 |
| Agricultural Product Income | 9.296 | 132 | .000 | 15883.458 | 12503.641 | 19263.275 |
| Forest Product Income | 3.269 | 50 | .002 | 6784.313 | 2616.404 | 10952.222 |
| Animal Income | 2.602 | 38 | .013 | 9282.051 | 2059.182 | 16504.919 |
| Fishery Income | 2.095 | 40 | .043 | 1426.829 | 50.284 | 2803.373 |
| Other Sidelines | 1.643 | 39 | .108 | 7287.500 | -1681.665 | 16256.665 |
| Off-farms Income | 6.655 | 72 | .000 | 44463.013 | 31144.217 | 57781.810 |
| Government Assistance (Pension, allowance, etc.) | 3.229 | 51 | .002 | 2202.403 | 833.061 | 3571.745 |
| Other Income | 2.779 | 51 | .008 | 30003.076 | 8326.246 | 51679.907 |
| Total | 11.725 | 239 | .000 | 65355.020 | 54374.651 | 76335.390 |

3.3.3.2 Consumption Structure

71. For the consumption structure, food expense is the main element of total household expenditure (the food expense of average household is CNY10,879/year among 189 households), followed by education, healthcare, agricultural production, giving presents as returns, debt, etc. The details are shown in Table 3.12.

Table 3.12: Total Expenditures per Household

| | Single Sample Test | | | | | |
|-------------------------------|--------------------|-----|------------------|-----------|----------------------|-------------|
| | value = 0 | | | | | |
| | t | Df | Sig. (bilateral) | Mean | 95% confidence level | |
| | | | | | low limit | upper limit |
| Food | 11.126 | 189 | .000 | 10879.578 | 8950.734 | 12808.423 |
| Water and Sewage Treatment | 6.724 | 188 | .000 | 656.455 | 463.857 | 849.052 |
| Energy | 9.156 | 189 | .000 | 1617.915 | 1269.336 | 1966.494 |
| Rent | 1.735 | 175 | .085 | 327.306 | -45.078 | 699.692 |
| Clothes | 5.186 | 175 | .000 | 2520.738 | 1561.413 | 3480.064 |
| Transportation | 3.261 | 170 | .001 | 1037.192 | 409.265 | 1665.120 |
| Telephone charges | 14.278 | 189 | .000 | 1286.973 | 1109.176 | 1464.771 |
| Tuition and Education Expense | 7.048 | 179 | .000 | 4038.222 | 2907.621 | 5168.822 |
| Health-care | 6.254 | 178 | .000 | 3127.212 | 2140.497 | 4113.926 |
| Farm Input | 3.845 | 179 | .000 | 2692.000 | 1310.270 | 4073.729 |
| Debt | 2.878 | 175 | .005 | 2303.409 | 723.620 | 3883.198 |
| Makeup, Dinner | 2.862 | 171 | .005 | 1193.430 | 370.174 | 2016.686 |
| Giving Presents as Returns | 6.246 | 172 | .000 | 2457.456 | 1680.796 | 3234.117 |
| Others | 2.176 | 166 | .031 | 2667.664 | 246.856 | 5088.473 |
| Total | 5.817 | 238 | .000 | 44225.313 | 29246.995 | 59203.632 |

3.3.3.3 Fixed Assets

72. According to the percentage of households' assets, the main fixed assets of households are color television set (93.9%), electric fan (90.6%), mobile phone (87.8%), refrigerator/ice cube(82.9%), water heater(61.6%), washer (57.6%), air-condition (50.6%), and motor bicycle (5.6%) in turn. (The details are shown in Table 3.13) It shows that the residents in the area have basic living facilities but the ratio of having high-grade facilities is lower which reflects the common features of suburb in central city.

Table 3.13: Household Assets

| Fixed Assets | Number of Households (HH) | Percent of Households (%) |
|-----------------------|---------------------------|---------------------------|
| Color Television Set | 230 | 93.9 |
| Stereo/VCD/DVD | 97 | 39.6 |
| Refrigerator/Ice Cube | 203 | 82.9 |
| Washer | 141 | 57.6 |
| Microwave Oven | 40 | 16.3 |
| Water Heater | 151 | 61.6 |
| Electric Fan | 222 | 90.6 |

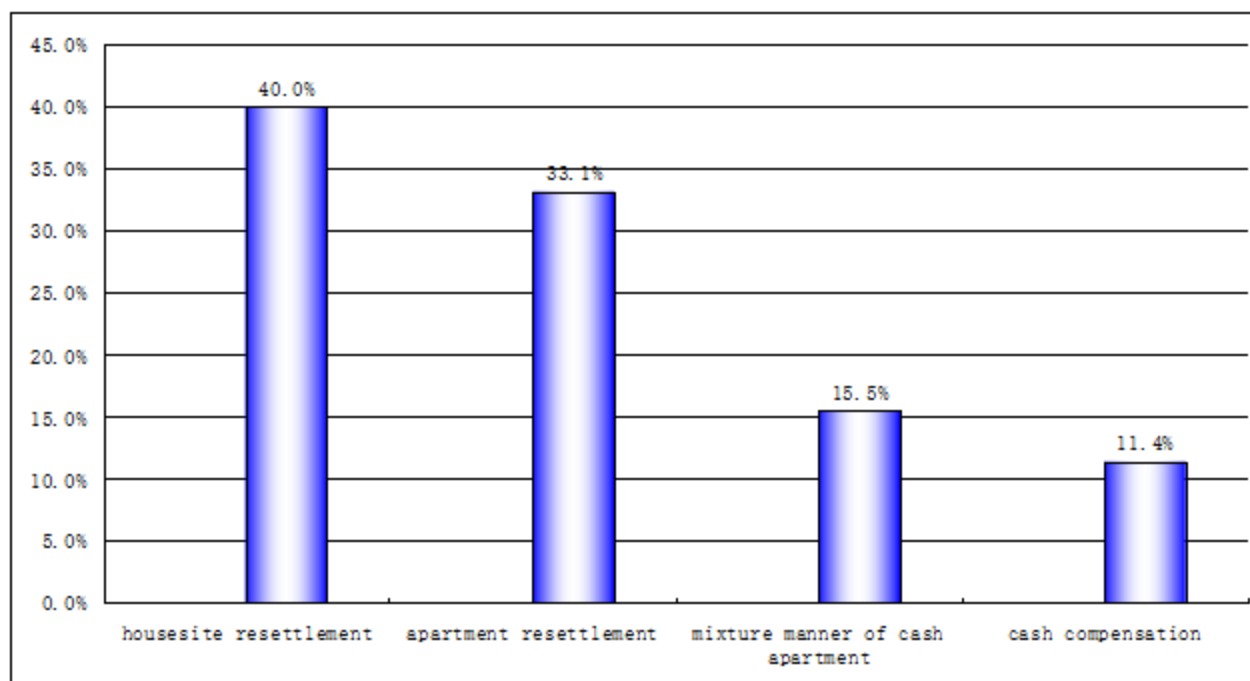
| Fixed Assets | Number of Households (HH) | Percent of Households (%) |
|---------------------|--------------------------------------|--------------------------------------|
| Air-condition | 124 | 50.6 |
| Water Dispenser | 50 | 20.4 |
| Telephone | 41 | 16.7 |
| Mobile Telephone | 215 | 87.8 |
| Computer | 58 | 23.7 |
| Piano | 7 | 2.9 |
| Car | 20 | 8.2 |
| Motor Bicycle | 102 | 41.6 |
| Truck | 2 | 0.8 |
| Tractor | 1 | 0.4 |
| Farm Machinery | 25 | 10.2 |
| Others | 78 | 31.8 |

3.3.4 Opinions of APs

3.3.4.1 Choice of Resettlement Method

73. For the choice of resettlement, 40% interviewees prefer relocation site resettlement, where the government provides housing sites; 33.1% interviewees prefer apartment resettlement; 15.5% interviewees prefer a resettlement mixture of money and apartment; and 11.4% interviewees prefer only money resettlement. The details are shown in Figure 3.1.

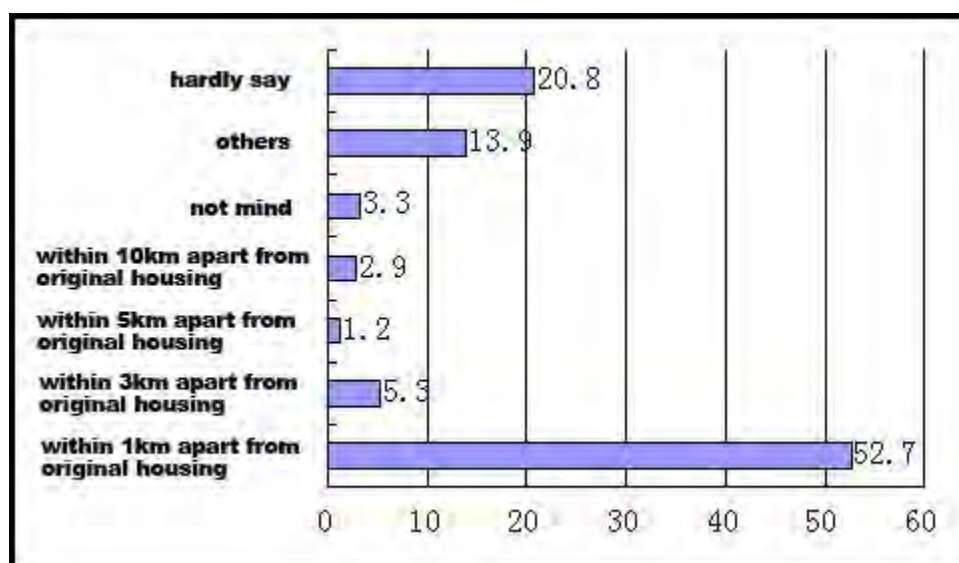
Figure 3.1: Resettlement Way (Frequency)



3.3.4.2 Resettlement Distance

74. For the distance from present living site to resettlement site, 52.7% interviewees prefer nearby resettlement where the resettlement should be within one km from their present living site. 5.3% interviewees prefer within 2km, and 3.3% interviewees do not mind the distance. But 20.8% interviewees do not know how to express their options. The details are shown in Figure 3.2.

Figure 3.2: Resettlement Way



3.3.4.3 Other Demands

75. For the service demands after land acquisition and housing demolition, 31.8% interviewees to be provided work opportunities, 14.4% interviewees need skill training, and 9.4% interviewees need job information. The details are shown in Table 3.14.

Table 3.14: Service Demands

| Service Demand | Frequency | Percent |
|----------------------------|-----------|---------|
| Special Skill Training | 35 | 14.3 |
| Job Information | 23 | 9.4 |
| Work | 78 | 31.8 |
| Petty Loan | 27 | 11 |
| Others | 52 | 21.2 |
| Subtotal | 215 | 87.8 |
| No Answer/Difficult to Say | 30 | 12.2 |
| Total | 245 | 100 |

3.3.5 Project Assessment

3.3.5.1 General Attitude

76. For the general attitude to the project, 60.8% interviewees completely agree with the project, 6.8% interviewees disagree with it, 6.9% interviewees are not interest, and 11.5 do not

have any idea, and 15% do not care much about it. Generally speaking, most interviewees agree with the project. 69.8% interviewees think the project will benefit local economy development as a whole. Such responses reflected attitudes of affected people at the beginning of preparation of this RP when the surveys were being undertaken. Following further consultations with affected communities on compensation policies and rehabilitation measures, the attitudes of affected people have improved considerably and most of them expressed support of the Project. The details are shown in Figure 3.3 and Figure 3.4.

Figure 3.3: Whether Agree with the Project

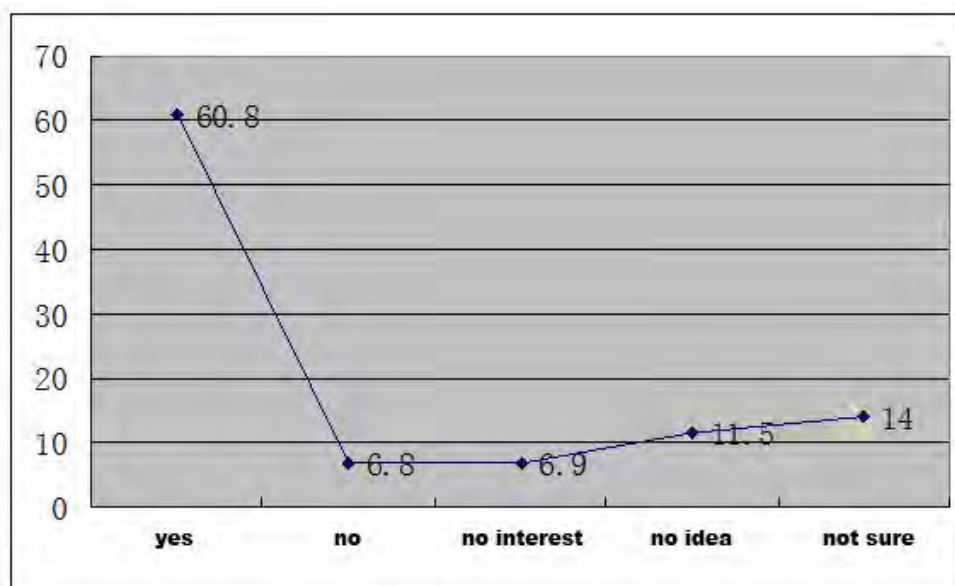
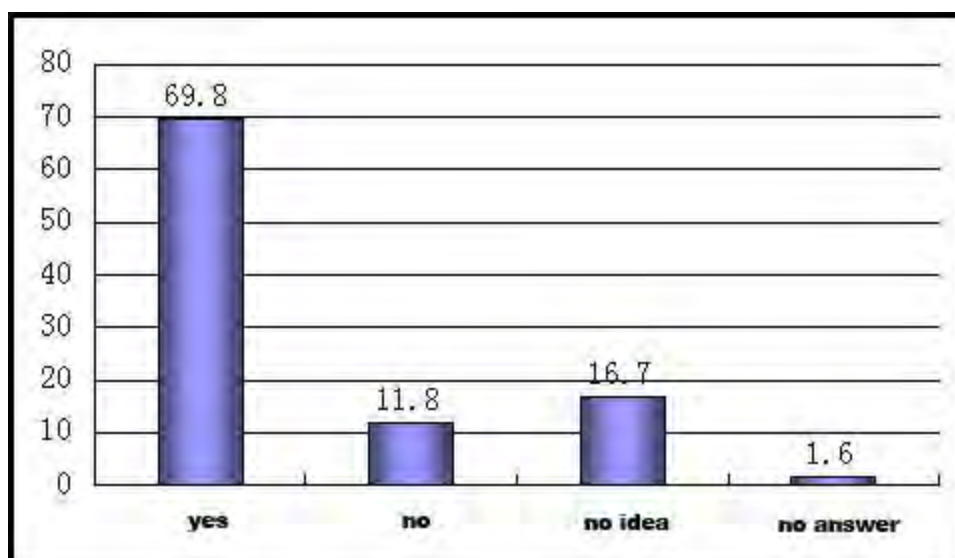


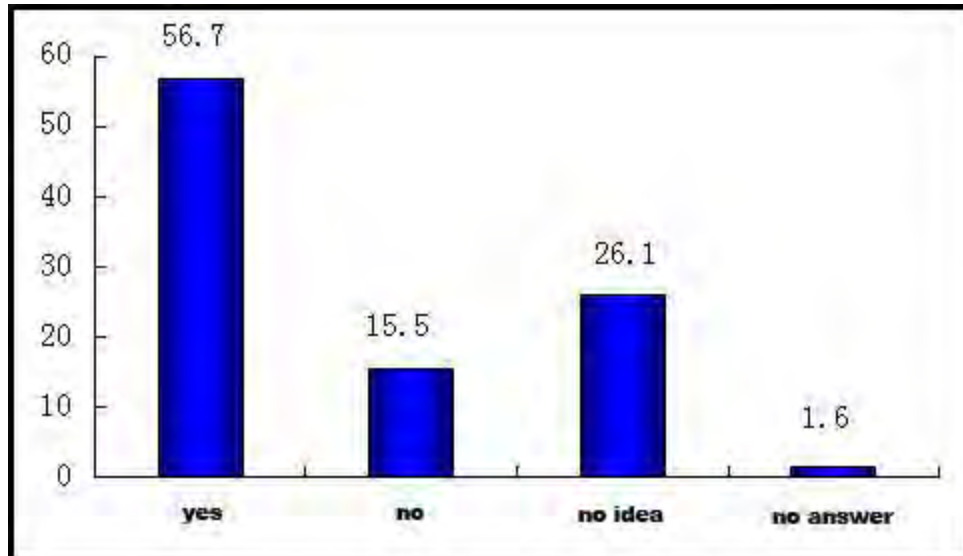
Figure 3.4: Whether Local Economy Can be Improved by the Project



3.3.5.2 Employment

77. 56.7% interviewees think the project will increase the employment chance for local residents, 15.5% interviewees disagree, and 26.1% interviewees are uncertain. The details are shown in Figure 3.5.

Figure 3.5: Whether Job Opportunity Can be Improved by the Project



3.3.5.3 Environment Improvement

78. Among the interviewees, 84.1% interviewees think the project can improve local traffic, only 5.7% interviewees do not think so. 52.2% interviewees think it can improve local investment environment. The details are shown in Figure 3.6 and Figure 3.7.

Figure 3.6: Whether Traffic Condition Can be Improved by the Project

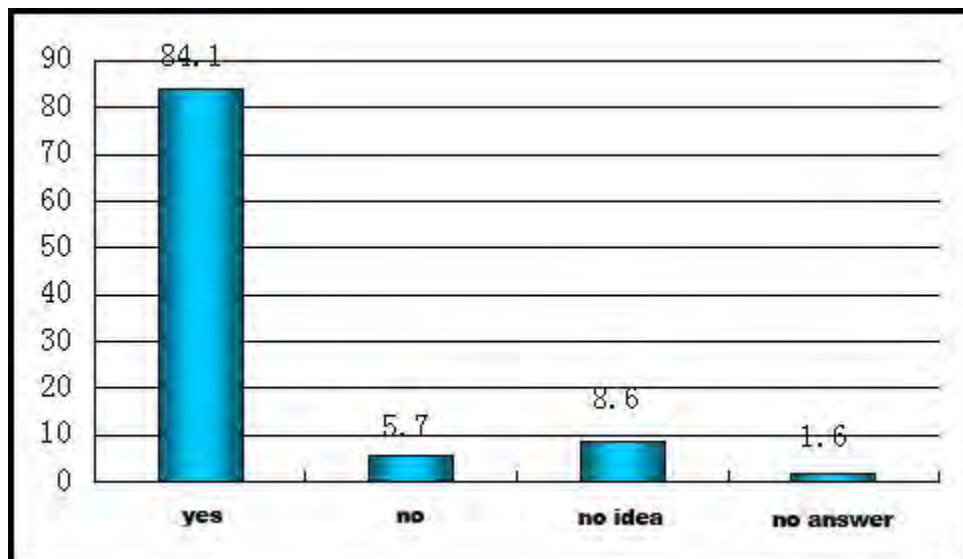
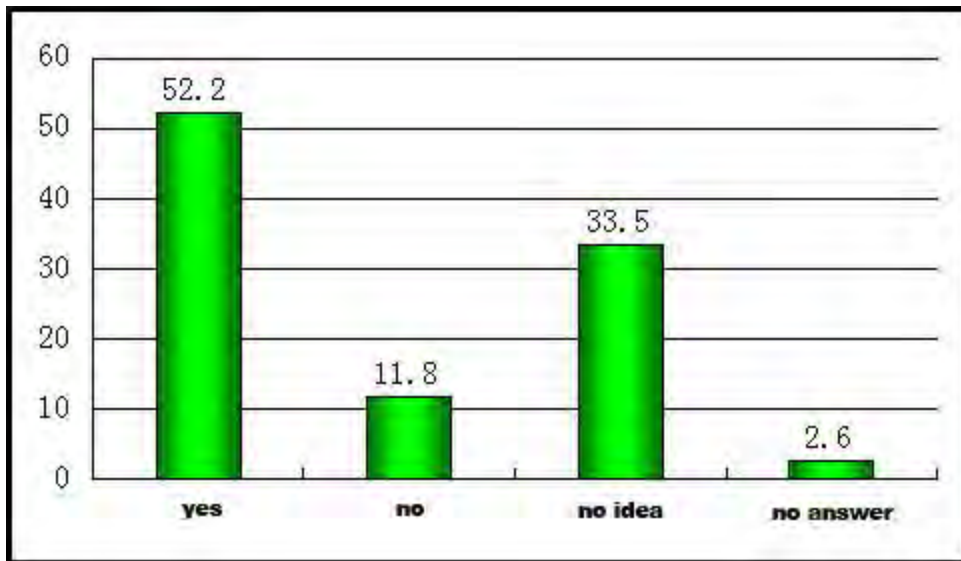


Figure 3.7: Whether Local Investment Environment Can Be Improved by the Project



3.3.5.4 Influences on Special Groups

79. The result of survey shows that 46.9% interviewees think poor persons can benefit from the project, 31% interviewees are not certain about it, and 20.4% interviewees have no confidence in it. The result also shows 35.1% interviewees think women can benefit from the project, 41.2% interviewees are not certain about it, and 20.4% interviewees think women cannot benefit from it. The details are shown in Figure 3.8 and Figure 3.9.

Figure 3.8: Whether Poor Persons Can Benefit from the Project

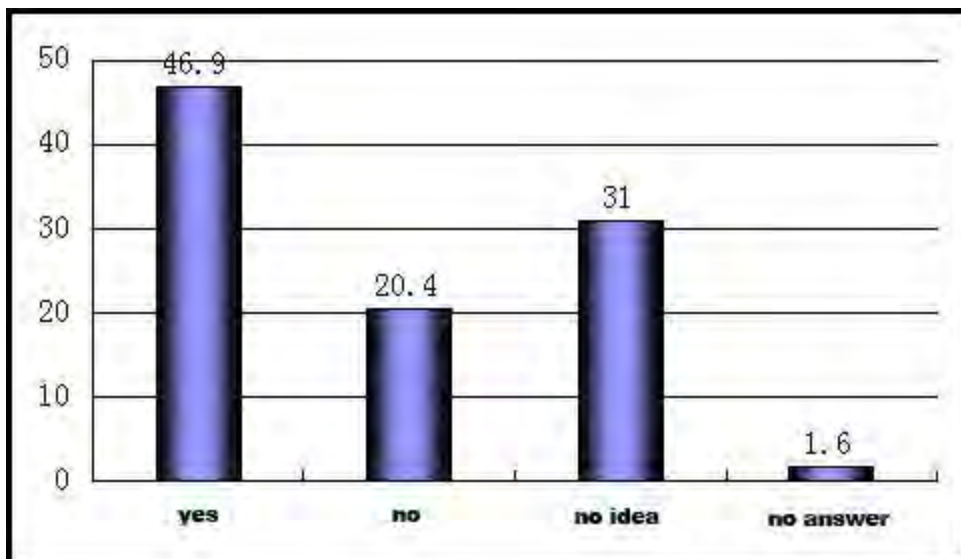
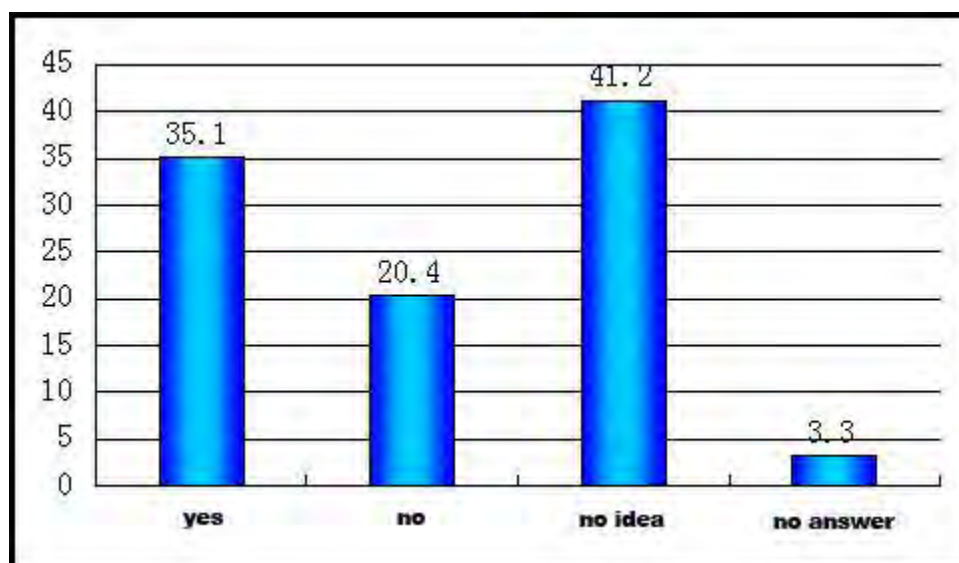


Figure 3.9: Whether Women Can Benefit from the Project



3.3.6 Analysis of Affected Women in the Project

3.3.6.1 Women Samples

80. There are 91 female interviewees in the survey, accounting for 35.3% of total samples. Their age composition is 8.8% interviewees (8 women) under 30 years, 37.4% interviewees (34 women) aged between 31 and 40 years, 33% interviewees (30 women) aged between 41 and 50 years, and 20.9% interviewees (19 women) aged between 51 and 60 years. Among them, 16 women without educational background (17.6%), 36 women with primary school (39.6%), 13 women with junior middle school (14.3%), 6 women with high school (6.6%), 3 women with junior college (3.3%), and none of them have education of undergraduate college. The details are shown in Figure 3.10 and Figure 3.11.

Figure 3.10: Women Age Structure

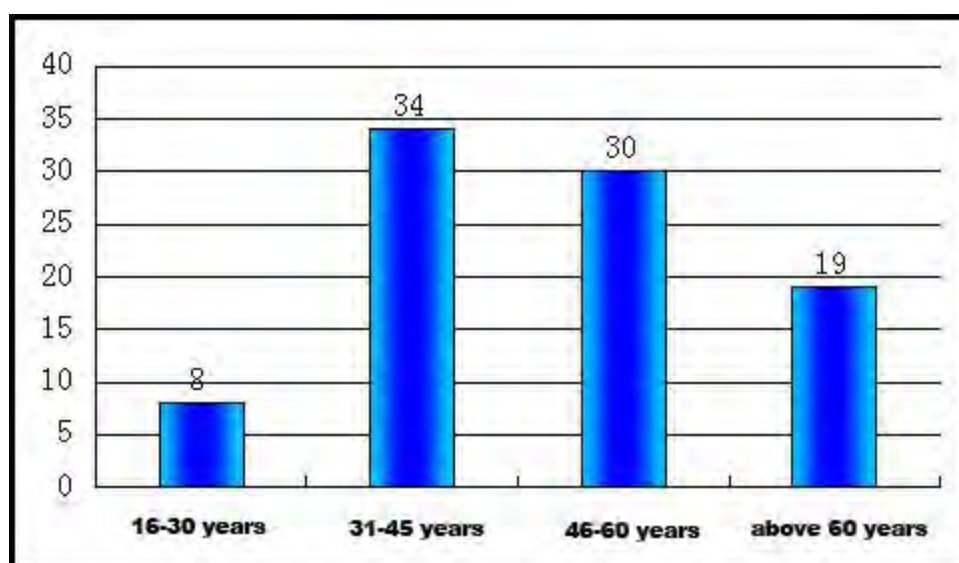
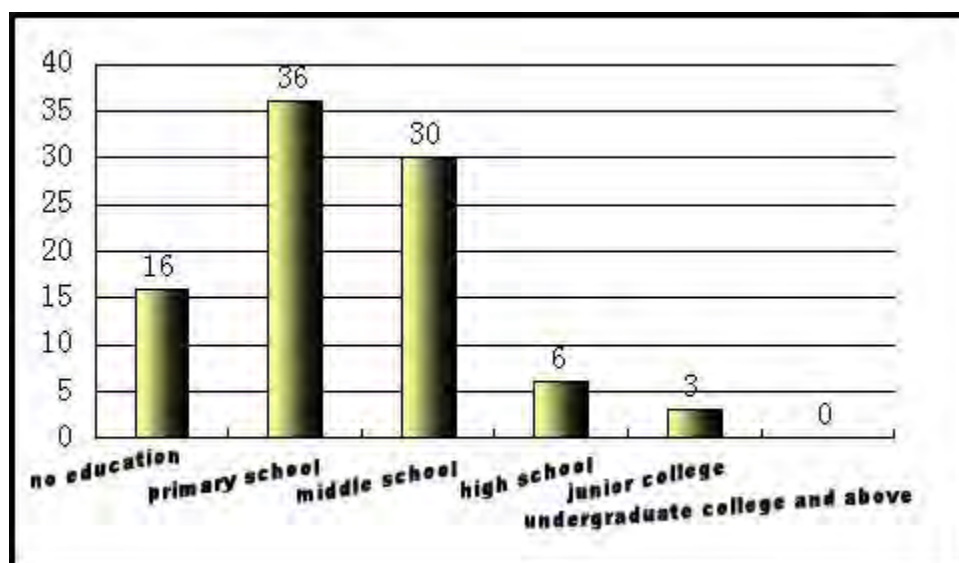


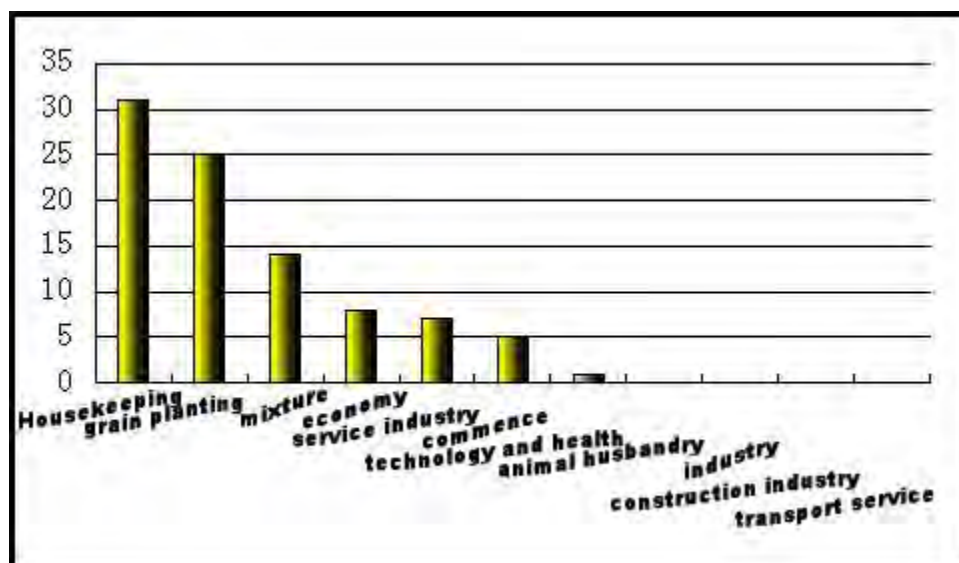
Figure 3.11: Women Education Structure



3.3.6.2 Women Employment

81. The data show that the women employment are mainly housework, planting grains, mixture work (that is complex and is not clear which work is their main work), planting cash crops, service industry, commerce, education and health in turn. The details are shown in Figure 3.12.

Figure 3.12: Women Career Structure



3.3.6.3 Women Incomes

82. The analysis of difference between social gender and economy, women contribution rate to their families is 36.5%, that is to say, in the average household income (CNY 65,355/year) of the interviewees, women average annual earnings is CNY 23,854.6/year.

3.3.6.4 Project Assessment of Women

83. For the project assessment, women optimism is lower than that of men, but the assessment is positive as a whole. It can improve development of local economy. The details are shown in Figure 3.13 and Figure 3.14.

Figure 3.13: By Gender

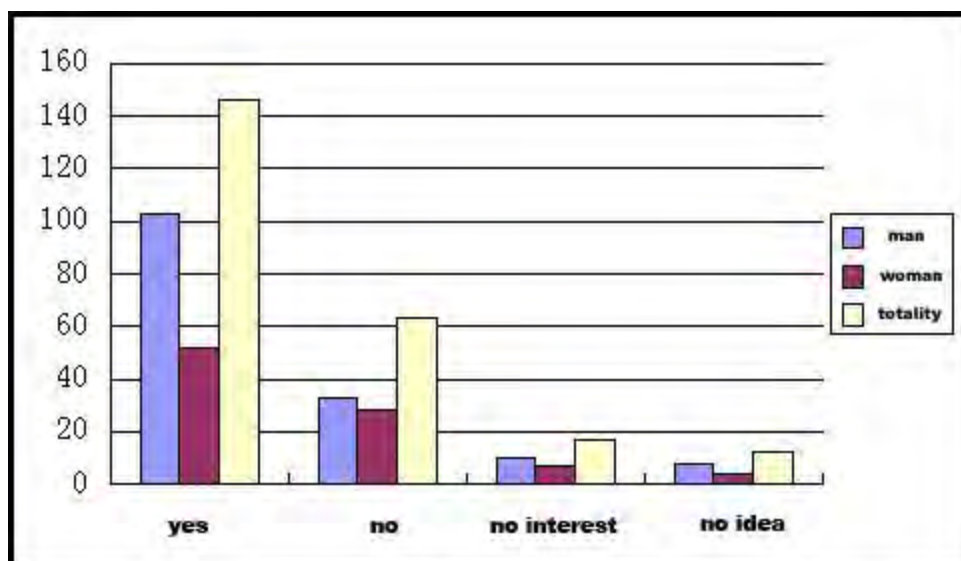
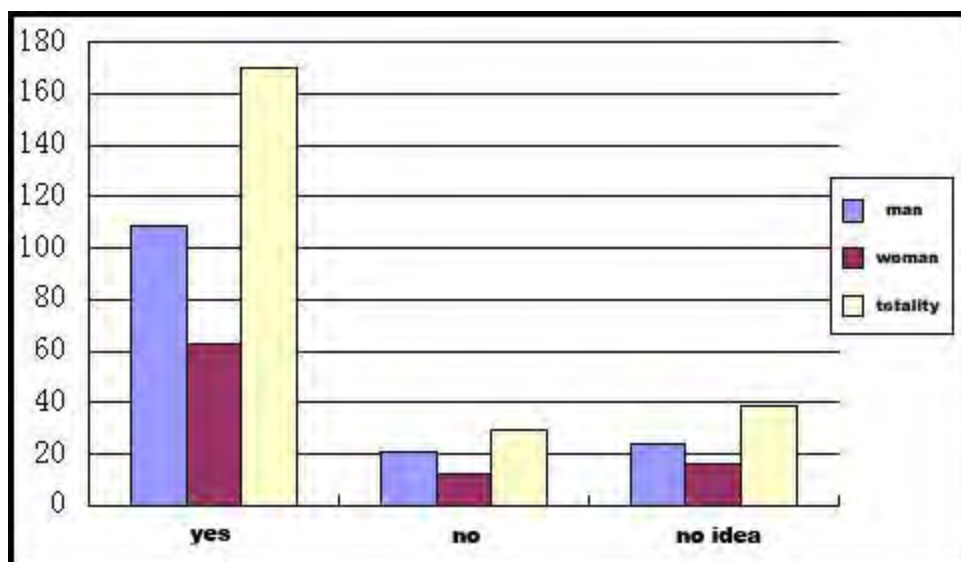


Figure 3.14: Economy Development of Different Gender



3.3.7 Conclusions and Thoughts

3.3.7.1 Sample Properties

84. On the whole, the survey shows that the basic attributes of the sample (including age, marriage, culture, gender and occupation) reflect the real condition of rural left-behind population. Less rural young labor forces become the interviewees, it is related to a large number of rural labor forces go out for work.

3.3.7.2 Resettlement

85. For the interviewees who prefer house site resettlement, it is related to rural residents' living habits. The project area belongs to the scope of urban planned area. Therefore house site resettlement is controlled by the government in order to meet land use planning requirement for the whole city development. Following community consultations, the local residents appear to understand related policies and accept apartment resettlement.

3.3.7.3 Project Assessment

86. Initially during the survey stage a section of interviewees from the sample were not clear about the project, its benefits and policies and regulation relating to relocation. Subsequently, during the RP preparation additional consultations were made both by the EA resettlement team and the PPTA team. These consultations took into account the views of the APs'. The APs were further provided project and resettlement related information and consultations were held to ensure that AP views are incorporated in the RP. The preparation of RP has paid attention to residents' participation and wish fulfillment. It is clear that most residents support the project.

3.3.7.4 Problems and Difficulties

87. The data shows that part of interviewees have some issues with the project, resettlement, and women benefits. This phenomenon is mainly reflected in two aspects: firstly, the interviewees have limited information about the project. Secondly, they worry about the compensations and resettlement. After gaining a better understanding of the project, publicizing related policies of ADB projects, government attaching great importance to the project, and hard work of local cadres of towns and villages, the worry and misgiving of the interviewees have been addressed through consultations and taking into account the views of the APs.

3.4 Affected Organization on State-owned Land

88. A total of 14 organizations or work units will be affected by the project. Among them, 10 organizations will be affected only by land acquisition, including Ji'an Welfare House, Ji'an Bureau of Public Security, Ji'an Forestry Bureau, Jizhou District Commerce Bureau, Ji'an Department of Housing Management, Ji'an New No.1 Middle School, etc. Since their ordinary work will not be affected by the project directly due to limited amount of land acquisition, according to actual conditions, only some of organizations were investigated.

89. For the disused warehouse of Ji'an Post Bureau, there is only one person who works as porter with salary. Total 2.499 mu land and 216.25 m² building will be affected by the project.

90. The Xiyanghong Welfare House holds more than 70 old persons, 8 workers (including 1 formal staff) with salary of CNY 1,200 per month. The unit has 35.697 mu land. The project will affect land 4.705 mu and building of 2,978.5 m². The affected building is kitchen, which was damaged before and currently is not in use. A separate kitchen is built and is in operation. Since the Project will only acquire a small portion of the land area of the Welfare House, which will not directly affect the normal operation, including wages of the staff, only cash compensation will be required. Most old persons have expressed support for the Project and agreed for the land acquisition.

91. For Vocational and Technical College of Jinggangshan University, in which 5,700 students, 174 teachers, 32 experimenters. The college occupies land 90 mu. The project will affect land 10.932 mu and building 8,703.2 m² which is part of old and abandon building. The

project will not affect normal work of the college after demolition. Certain inconvenience will be encountered by students and teachers during the process of rehabilitation and these will be addressed in consultation with the University authorities and the students.

92. Jinggang Road and Bridge Leasing Company belongs to Ji'an Road and Bridge Company and has 20 staffs. There are 4 companies in the scope of the leasing company, including machinery leasing company and 3 construction companies (The First Construction Company, The Second Construction Company, and The Third Construction Company). All 4 companies work in the leasing company with 150 formal workers including more than 30 women. The staff salary is CNY5,000 per month. There are some emergency equipment in the company. The company occupies land 25 mu and has 4950 m² building spaces, including 750 m² office, 600 m² dormitory, and 3600 m² of storages. The Project will only acquire 3.297 mu land area and affected 2,897 m² of storage building. The project will not affect normal work of the company, and affected storage could be rebuilt within the company.

93. Conclusions: all of the investigated organizations support the project, and are willing to accept compensation resettlement plan of state-owned land. The details are shown in part of resettlement and rehabilitation.

4 Legal Framework and Resettlement Policies

4.1 The ADB Involuntary Resettlement Policies

4.1.1 Guidelines and Policies

94. The implementation of the Project shall comply with the PRC's laws, provincial regulations and local decrees and to meet the requirement of ADB Safeguard Policy Statement, (June 2009).

4.1.2 The ADB Involuntary Resettlement Policies

95. For any ADB operation requiring involuntary resettlement, resettlement planning is an integral part of project design, to be dealt with from the earliest stages of the project cycle, taking into account the following basic principles:

- 1) Involuntary resettlement should be avoided whenever possible.
- 2) Where population displacement is unavoidable, it should be minimized by providing viable livelihood scenarios.
- 3) Replacing what is lost: If individuals or a community must lose all or part of their land, means of livelihood, or social support systems, so that a project might proceed, they will be compensated and assisted through replacement of land, housing, infrastructure, resources, income sources, and services, in cash or kind, so that their economic and social circumstances will be at least restored to the pre-project level. All compensation is based on the principle of replacement cost.
- 4) Each involuntary resettlement is conceived and executed as part of a development project or program. ADB and executing agencies or project sponsors, during project preparation, assess opportunities for APs to share project benefits. APs need to be provided with sufficient resources and opportunities to reestablish their livelihood and homes as soon as possible, with time-bound action in coordination with the civil works.
- 5) APs are to be fully informed and closely consulted. APs are to be consulted on compensation and/or resettlement scenarios, including relocation sites, and socioeconomic rehabilitation. Pertinent resettlement information is to be disclosed to the APs at key points, and specific opportunities provided for them to participate in choosing planning and implementation scenarios. Grievance redress mechanisms for APs are to be established. Where adversely APs are particularly vulnerable groups, resettlement planning decisions will be preceded by a social preparation phase to enhance their participation in negotiation, planning, and implementation.
- 6) Social and cultural Institutions: Institutions of the APs, and, where relevant, of their hosts, are to be protected and supported. APs are to be assisted to integrate economically and socially into host communities so that adverse impacts on the host communities are minimized and social harmony is promoted.
- 7) The affected communities which include Indigenous people, minority nationalities and farmers will be paid for appropriate compensations of land, houses, infrastructure and others compared to their condition now. The APs have beneficial power or habit usage right to the land or other resources of the project. It should not become an obstacle of enjoying compensation qualification that some affected groups have no informal and legal land-ownership.

- 8) The poor and vulnerable group of people: Particular attention must be paid to the needs of the poorest APs, and vulnerable groups including women that may be at high risk of impoverishment. This may include those without legal title to land or other assets, households headed by females, the elderly or disabled and other vulnerable groups, particularly indigenous peoples. Appropriate assistance must be provided to help them improve their socioeconomic status.
- 9) The full resettlement costs are to be included in the presentation of project costs and benefits. This includes costs of compensation, relocation and rehabilitation, social preparation and livelihood programs as well as the incremental benefits over the without-project situation (which is included in the presentation of project costs and benefits). The budget also includes costs for planning, management, supervision, monitoring and evaluation, land taxes, land fees, and physical and price contingencies.

4.2 Relevant Clauses of China Laws & Regulations and Decrees

96. This project will follow the related Chinese laws, national and provincial regulations and local by-laws and policies as well as meeting the requirements set forth by ADB's safeguards policy. The following list contains documents that form the basis for the project land acquisition, demolition and resettlement:

4.2.1 National Regulations

97. Table 4.1 provides related national laws and regulations.

Table 4.1: National Regulations

| China | Jiangxi Province | Ji'an City/Jizhou District |
|--|---|--|
| Land Acquisition & House Demolition | | |
| 1. <i>Evaluation Measures on the Expropriation of Buildings on State-owned Land</i> (Ministry of Housing and Urban Rural Development No.77 Decree on June 3 2011) | 1. <i>Measures of Jiangxi Province on the Administration of the Demolition and Removal of Urban Houses</i> (Jiangxi Province Government No.122 Decree on Aug.21 2003); <i>Amendment to the Measures of Jiangxi Province on the Administration of the Demolition and Removal of Urban Houses</i> (Jiangxi Province Government No.173 Decree on Aug. 12 2009) | 1. <i>Copy of Adjusting the Standard of Compensation for the Expropriation of Buildings on Collective Land of Central City</i> (General Office of Ji'an Municipal Government No.60 Decree on 2012) |
| 2. <i>Regulation on the Expropriation of Buildings on State-owned Land and Compensation</i> (State Council No.590 Decree on Jan. 19 2011) | | 2. <i>Interim Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation</i> (Ji'an Municipal Government No.15 Decree on 2011) |
| 3. <i>Provisions of the Supreme People's Court on Several Issues Concerning the Handling of Cases for Application to the People's Courts for Compulsory Enforcement of Decisions on Compensation for</i> | 2. <i>Notice of Publicizing Jiangxi Province Unified Annual Output Values of Land Acquisition and Integrated Price on Regional Land</i> (Jiangxi Province | 3. <i>Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City(Jizhou District)</i> (General Office of Ji'an Municipal Government No.62 Decree on 2011) |

| China | Jiangxi Province | Ji'an City/Jizhou District |
|---|--|--|
| <p><i>Expropriation of Buildings on State-Owned Land</i> (Supreme People's Court No.4 Decree on Mar.26 2012)</p> <p>4. <i>Urgent Circular on Further Strict Management of Land Acquisition and Effectively Safeguard People's Legitimate Rights and Interests</i> (General Office of the State Council No.15 Decree on May 15 2010)</p> <p>5. <i>Real Property Right Law of the People's Republic of China</i> (Order of the People's Republic of China No.62 Decree on Mar. 16 2007)</p> <p>6. <i>Guiding Opinions on Ministry of Agriculture Strengthening Supervision and Administration of Land Acquisition of Rural Collective Economic Organizations</i> (Ministry of Agriculture No.1 Decree on Jan.24 2005)</p> <p>7. <i>State Council's Decision on Deepening Reform and Strengthening Management of Land Acquisition and Resettlement</i> (State Council No.28 Decree on Oct.21 2004)</p> <p>8. <i>Guiding Opinions on Improving the System of Compensation for Land Acquisition and Resettlement</i> (State Land Sources Ministry No.238 Decree on Nov.3 2004)</p> | <p>Government No.126 Decree on Dec.6 2010)</p> <p>3. <i>Notice of the Implementing "Regulation on the Expropriation of Buildings on State-owned Land and Compensation"</i> (Jiangxi Province Government No.63 Decree on Apr.14 2011)</p> | <p>4. <i>Notice of Ji'an City Issuing Three Supportive Documents for the Selection of Assessment Organization of the Expropriation of Buildings on State-owned Land and Assessment Rules</i> (General Office of Ji'an Municipal Government No.20 Decree on 2011) (including ① <i>Ji'an City on the Selection of Assessment Organization of the Expropriation of Buildings on State-owned Land and Assessment Rules</i> , ② <i>Standard of Ji'an Central City on The Guidance of Expropriation and Evaluation</i>, and ③ <i>Standard of Ji'an City on Compensation, Subsidy and Reward for the Expropriation of Buildings on State-owned Land of Central City</i>)</p> <p>5. <i>Copy of Related Policies on Management of Rural Houses Demolition and Resettlement within Central City</i> (General Office of Ji'an Municipal Government No.24 Decree 2010)</p> <p>6. <i>Notice of Defining Related Items of Compensation for Urban Residents' Private Houses Demolition and Resettlement of Central City</i> (General Office of Ji'an Municipal Government No.75 Decree 2009)</p> <p>7. <i>Notice of Further Defining Related Items of Management of Houses Demolition and Resettlement of Central City</i> (General Office of Ji'an Municipal Government No.76 Decree 2009)</p> |

| China | Jiangxi Province | Ji'an City/Jizhou District |
|--|--|---|
| | | 8. <i>Notice of Issuing "Implementation of Ji'an Central City on Rural Houses Demolition and Resettlement"</i> (Ji'an Municipal Government No.7 Decree 2008) |
| Security after Land Acquisition | | |
| | <i>Measures of Jiangxi Province on Coordinating and Judging Controversial Standard of Compensation for Land Acquisition and Resettlement</i> (Jiangxi Province Government No.23 Decree on Sep.14 2007) | 1. <i>Notice of the General Office of Ji'an Municipal Government Concerning Improving the Standard of Minimum Living Guarantee of Urban and Rural Residents of Jizhou District and Qingyuan District</i> (General Office of Ji'an Municipal Government No.42 Decree on 2013) 2. <i>Opinions of Ji'an Central City on the Security of Land-lost Farmers</i> (General Office of Ji'an Municipal Government No.2 Decree on 2010)(including <i>Interim Measures on Basic Living Security of Land-lost Farmers in Central City of Ji'an</i> (General Office of Ji'an Municipal Government No.4 Decree on 2010)) |

Clause basis (1): *Regulation on the Expropriation of Buildings on State-owned Land and Compensation* (State Council No.590 Decree on Jan. 19 2011).

98. Article 17 The compensation granted to an owner by the people's government at the city or county level which makes a building expropriation decision shall include:

- (i) Compensation for the value of the building expropriated.
- (ii) Compensation for the relocation or temporary settlement resulting from the building expropriation, and
- (iii) Compensation for the production or business interruption losses resulting from the building expropriation.

99. The people's government at the city or county level shall formulate subsidization and incentive measures to give subsidies and incentives to the owners.

100. Clause basis (2): *Urgent Circular on Further Strict Management of Land Demolition and Effectively Safeguard People's Legitimate Rights and Interests* (General Office of the State Council No.15 Decree on May 15 2010).

101. Standard of compensation for land acquisition: carrying out unified annual output values of land acquisition and integrated price on regional land. The unified annual output values of land acquisition and integrated price on regional land is an important measure for improving mechanism of land acquisition compensation and realizing unified price in a place. It is also a necessary requirement of improving standard of compensation and safeguarding farmers' rights and interests. All kinds of construction project concerning rural land acquisition must execute the standard of compensation. New construction projects need to be examined strictly at preliminary examination of land use, and all costs shall be list in budget. Construction-used land lies in the same area of AOV or integrated price, the compensation for land acquisition should be same. The compensation for land acquisition is same in a place.

102. Resettlement and security of land-acquired farmers: agriculture should be give priority to resettlement. According to local conditions, different places adopt a variety of effective forms of resettlement. In the rural area, where adding farmland by land control and collective economic organizations have more reserve land, compensation should adopt priority of agriculture resettlement. The added farmland or reserved land will be distributed to land-loss farmers, the farmers can cultivated the land and maintain their basic production and income.

103. Resettlement for rural houses: compensation for rural houses demolition should be reasonable. The rural expropriated houses should be compensated reasonably in land acquisition. According to local conditions, adopting a variety of effective forms of resettlement to solve the farmers living problems. In the outer suburbs of city and rural area, the resettlement is mainly giving a piece of house site to farmers used as building their resettlement houses. The compensation for expropriation should take account of expropriated houses and expropriated house sites. The compensation for houses expropriation is on the basis of replacement cost of buildings, and the compensation for house site expropriation is on the basis of local standard of land acquisition. In the rural-urban fringe zone and village in the city, the house sites building are not permitted in principle. Monetary compensation or in-kind compensation is the main compensation. The house-expropriated farmers shall buy houses or government shall provide resettlement houses for them. The total compensations and subsidies for the farmers provided by government can ensure the farmers buying suitable houses.

4.2.2 Regulations of Jiangxi Province

104. Clause basis: *Notice of Publicizing Jiangxi Province Unified Annual Output Values of Land Acquisition and Integrated Price on Regional Land* (Jiangxi Province Government No.126 Decree on Dec. 6 2010).

105. For the few places where the original compensations are higher than the new compensations carry out the original standard of compensation, and can't reduce level of compensation because of new standard of compensation.

106. Table 4.2 and Table 4.3 provide the related regulations of Jiangxi province.

Table 4.2: Jiangxi Standard of Subregional Unified AOV of Land Acquisition

| City | County (city\district) | Scope | Unified Annual Output Values (CNY/mu) | Compensation Ratio | Standard of Compensation (CNY/mu) |
|-------|---------------------------|---|---|-----------------------|---|
| Ji'an | Jizhou District | Baitang Subdistrict | 1,714 | 31.2 | 53,470 |
| | | Hebu Town | 1,655 | 24.7 | 40,875 |
| | | Zhangshan Town, Changtang Town, Xingqiao Town, Qulai Village | 1,403 | 22.1 | 31,010 |
| | | | | | |

Table 4.3: Correction Coefficient of Compensation Calculation

| |
|---|
| The unified AOV is appropriate to calculate the compensation for paddy field of collective farm land. For the calculation of compensation for collective construction-used land and unused land, referring to the following correction coefficient: |
| (1) the correction coefficients of vegetable field, orchard, tea garden, artificial high-yield oil tea garden, cotton field and fish pond keep unchangeable, not less than 1; |
| (2) the correction coefficients of dry land and house site are not less than 0.67; |
| (3) the correction coefficients of wood land and other farm land, collective construction-used land are not less than 0.35; |
| (4) the correction coefficient of unused land is not less than 0.2. |

4.2.3 Regulations of Ji'an/Jizhou District

4.2.3.1 Standard of Compensation for Land Acquisition

107. Clause basis: *Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City* (Jizhou District) (General Office of Ji'an Municipal Government No.62 Decree on 2011).

108. Table 4.4 provides the standard of compensation of Ji'an. These rates are based on rates set by Jiangxi Province with 22 to 31 times of AAOV. They have been applied in central urban areas in Ji'an and are considered as reasonable and adequate. The affected people are aware of these rates through consultations and distribution of resettlement information booklet.

Table 4.4: Standard of Compensation of Ji'an

| Partial Areas of Central City(Jizhou) | | Paddy, Vegetable Field, High-yield Orchard (CNY/mu) | Garden Land, Dry Land, Housesite (CNY/mu) | Woodland and Other Lands (CNY/mu) | Attachments ¹⁴ on Land (CNY/mu) |
|--|--|---|---|-----------------------------------|--|
| Un-expropriated lands nearby the phase 1 of Jizhou Avenue(borders Changgang Road to the east, Jifu Road to the south, west of Xinyizhong Road to the west, and Beimen Bridge to the north) (For villages under Baitang Sub-district use the compensations in the project) | | 56,800 | 43,000 | 37,000 | 1,500 |
| Un-expropriated lands borders south and north of west extension of Jifu Road, north of South Ji'an Avenue, west of Gunan Avenue (Jinggangshan Avenue), east of Tianhua Hill, and south area of the phase 2 of Hou river (Hebu town use the compensations in the project) | | 46,000 | 40,000 | 22,000 | |
| Un-expropriated lands of Hebu town border north of He River, south of South Ji'an Avenue, Baiwu Hill | | 44,000 | 38,000 | 20,000 | |
| Areas border the south of South Ji'an Avenue, west of Baiwu Hill (opposite to the Ji'an Sports Center), north of South Ji'an Avenue, and west of Ji'an Sports Center | Un-expropriated lands of Hebu Town | 41,000 | 28,000 | 16,000 | |
| | Un-expropriated lands of Qulai Town, Xingqiao Town and Zhangshan Town (the affected villages of Xingqiao Town and Changtang Town in the project according to the standard of compensation) (Xingqiao town and Changtang town use the compensations in the project) | 33,000 | 23,000 | 16,000 | |

4.2.3.2 Building Expropriation on Collective Land and Standard of Compensation

109. The compensation for expropriated buildings on collective land is based on a series of local decrees, such as (1) Copy of Adjusting the Standard of Compensation for the Expropriation of Buildings on Collective Land of Central City (General Office of Ji'an Municipal Government No.60 Decree on 2012); (2) Notice of Issuing Implementation of Ji'an Central City on Rural Houses Demolition and Resettlement (Ji'an Municipal Government No.7 Decree 2008), which includes (1) compensation for the affected houses, (2) moving and transfer allowances, (3) compensation for various attachments, and (4) measures or subsidies for house rehabilitation.

110. Standard of compensation for expropriation:

¹⁴ The attachment here refers to green crop, trees (not fruit trees), foot path, water channel, and the compensation except for green crop and trees will go to village collectives.

- (i) According to related state laws and regulations, the value of the building and attachment facilities expropriated shall be assessed by an eligible assessment institution authorized by municipal government according to the replacement cost, and be compensated by assessment price. Indicative house replacement cost is presented in the table below (Tables 4–5). In order to ensure adequate budget for relocated household purchasing replacement housing, additional CNY400/m² will be paid for the principal room area following compensation of assessed house value.

Table 4.5: Compensation rates for Rural demolished houses (CNY/m²)

| Types of Structure | | | | | | | | |
|--------------------|---------|----------------|---------|---------|------------|---------|---------|--------|
| Steel-concrete | | Brick-concrete | | | Brick-wood | | | Simple |
| Level 1 | Level 2 | Level 1 | Level 2 | Level 3 | Level 1 | Level 2 | Level 3 | |
| 1,120 | 900 | 820 | 770 | 720 | 700 | 640 | 580 | 520 |

Note: House level reflect different quality of house construction, and facilities.

- (ii) Compensation for houses expropriation and others: subsidy for relocation is set at CNY5/m² according to the principal room area;¹⁵ and interim transition is set at CNY5/m² month according to principal room areas from the date of signing expropriation agreement to moving into the settlement houses, the longest period of interim transition will not exceed 18 months.¹⁶ APs shall be paid double the interim transition fee if the developer cannot complete settlement houses within the specified period.
- (iii) Compensation for various attachments; pipeline gas is CNY1,200/household; fixed telephone is CNY 158/set; cable television is CNY120/household; tap water is CNY200/household, electric power facilities is CNY200/household. All of the subsidies will be paid for the APs one-time after relocation. Table 4.6 provides the standard of compensation for well and other facilities.

Table 4.6: Standard of Compensation for Facilities in Central City

| Item | Category | Standard of Compensation |
|-----------------------|--|--------------------------|
| Well | Concrete deep wells (above 2 meters in diameter) | CNY 5,000/well |
| | Concrete deep wells (below 2 meters in diameter) | CNY 5,000/well |
| | Pressure tunnel well | CNY 1,200/well |
| | Pressure well | CNY 600/well |
| Manure Storage (Pond) | Complete concrete structure | CNY 100/well |
| | Incomplete concrete structure or soil structure | CNY 60/well |
| Concrete Bleachery | Complete structure | CNY 30/m ³ |
| | Incomplete structure | CNY 20/m ³ |
| Methane Tank | Brick structure | CNY 1,500/set |
| Wall | Level 1 | CNY 100/(above 2 m) |
| | Level 2 | CNY 80/m (1.5–2 m) |
| | Level 3 | CNY 60/m (1–1.5 m) |

¹⁵ The rate will offer about CNY1000 for a relocated household with 200 square meters of houses, which is considered adequate for relocated households in the project areas.

¹⁶ The rate will offer about CNY 1000 for a household with 200 square meters of house and the amount is sufficient to rent a similar property in the neighborhoods. Such rental properties are available in the neighborhoods of the affected areas.

| Item | Category | Standard of Compensation |
|--------------------|------------------------------------|---------------------------|
| | Level 4 | CNY 30/m (cob brick wall) |
| Foundation | Ring beam foundation | CNY 80/m |
| | Brick foundation | CNY 40/m |
| Fruit Tree | Above 4 years and bearing fruits | CNY 40/tree |
| | Below 4 years and unbearing fruits | CNY 20/tree |
| Miscellaneous Tree | Above 5 years | CNY 4/tree |
| | Below 5 years | CNY 2/tree |
| Rare Tree | Compensation price by assessment | |

111. For each relocated household, two options are provided for rehabilitation: monetary compensation and property exchange. For those choose monetary resettlement, additional CNY600/m² of compensation will be paid based on the principal room area. Therefore, those who opt for the monetary compensation they will receive - compensation at the rate of per square meter of type of structure (Table 4.5) + CNY600/m² + CNY 400/m².

112. For those owners who choose exchange of titles, the people's government at the city or district level will provide a building of a multi-story apartment for exchange of titles after the owner gets compensation for buildings. These apartment buildings are developed as part of larger urban planning of the Ji'an district.

113. The principle of exchange of titles limits the total areas of exchanged buildings and is settled by the price difference between the value of the expropriated building and the value of the building provided for exchange of title according to the owner's principal room areas. The price of resettlement housing on state land in central city is set at CNY1430/m².¹⁷ For owners opting for property exchange will be resettled by expropriated areas of principal room. The areas of exchange of titles will not exceed 60 m² per person, the expropriated part in excess of the area eligible for property exchange will be paid cash compensation. For example, for a household of 3 family members with 180 m² of principle house area, chooses to have property exchange for relocation, the household is entitled to 180 m² of replacement housing. The price of affected houses will be 180 x 1220 (assuming unit price of concrete house is CNY820/m² plus CNY400/m² additional compensation). If the affected household has 250 m², the remaining 70 square meters will be compensated at CNY1820 (820+400+600).

114. For the owners with unqualified resettlement conditions and per capital building below 30 m² will be given replacement building at 30 m² per person with agreed resettlement housing price. For those with per capita building with 30 to 60 m² of principal room area, they will be provided same amount of replacement housing as the affected principal room area. For the older person with unqualified resettlement conditions will get "Five Guarantees Supporting" in old folks' home by municipal government. The areas of resettlement buildings are less than that of expropriated buildings will be subsidized at CNY600/m² for the principal room area. The resettlement of attachment buildings will be monetary compensation but not exchange titles.

115. Adjusting incentive to the owners. According to the time of signing agreement of building expropriation and the schedule of relocation, the owners will be paid incentive of CNY100–260/m² according to their areas of expropriated principal room. The range of incentive is determined by how quickly they sign the agreements after relocation commerce.

¹⁷ Such rate is less than half of the market price, and could be afford by relocated households given compensations received for affected houses (assessed replacement cost plus CNY400/m²).

4.2.3.3 Building Expropriation of State Land and Standard of Compensation

116. Clause basis (1): *Standard of Ji'an Central City on The Compensation, Subsidy and Reward for The Expropriation of Buildings on State-owned Land* (General Office of Ji'an Municipal Government No. 20 Decree on 2011).

A. Compensation for Urban Houses

117. The compensation for urban houses on state land includes compensation for the affected houses and attachments, relocation allowance, transfer allowance and subsidy for rehabilitation. The compensation for the affected houses and attachments is based on assessed market value of affected houses, considering factors like location, structures, and decoration conditions. Here market price refers to average sale price of similar houses in the same locations. The assessed market value of affected houses is determined by qualified real estate appraisal agency following the local city or county assessment procedures. In terms of rehabilitation, the owner may choose either monetary compensation or exchange of titles.

(i) Monetary Compensation

118. For those who select monetary compensation, additional 10% will be provided based on the assessed market value of affected houses in accordance with article 13 of *Interim Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation* (Ji'an Municipal Government No.15 Decree on 2011).

(ii) Exchange of Titles

119. If an owner chooses exchange of titles, the people's government of Ji'an city will provide a building for exchange of titles, calculate and settle with the owner the difference between the value of the expropriated building and the value of the building provided for exchange of titles. The area of exchange of titles cannot exceed 10% of expropriated building. For the excess exchange area within 10% will be settled on the price of social security housing that municipal government published in the same year. For some reasons such as building plan, if the excess exchange area is in excess of 10%, it will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. If construction area of exchanged building is smaller than expropriated building, the rest area will be compensated on money.

120. If an owner's expropriated dwelling area is less than 36 m² and the expropriated house is his only house in Ji'an City, the owner shall be settled in a dwelling that does not exceed 50 m². For this 50 m² resettlement house, the difference between the value of the expropriation building and the value of the settlement building for 36 m² will not be adjusted while the difference beyond 36 m² will get adjusted on the price of social security housing that municipal government published in the same year. That means that the first 36 m² of the resettlement building will be based on 1:1 exchange and only the area over 36 m² will be charged for at the social security housing cost. The area beyond 50 m² will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision.

121. **Relocation of Dwelling House.** Based on the assessment of relocation cost within the project areas, the owner shall be paid for relocation fees of CNY6/m² according to the structure area of expropriated building (if an owner chooses exchange of titles, the building expropriation department shall pay twice relocation fees to the owner). During relocation process, these rates

will be further discussed and consulted with the affected households. For the reason of building expropriation, the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks will be paid to the owners on the price of the date of announcement of the building expropriation decision.

122. Resettlement of Dwelling House. If an owner house chooses exchange titles and his building belongs to demolished urban house, the building expropriation department shall pay temporary settlement fees of CNY6/m² month to the owner according to construction area of expropriated building. For the ready house resettlement, the owner shall be compensated for three months temporary settlement fees one-time. For the resettlement housing to be completed in future, the owners settled in multi-story buildings shall be compensated for not exceeding 18 months temporary settlement fees, and the owners settled in high-rise buildings shall be compensated for not exceeding 36 months temporary settlement fees (the details are shown in compensation plan). If the interim transition delayed because of building expropriation department, the building expropriation department shall pay for double temporary settlement fees every month on the above standard to the owners from the date of exceeded time limit. If building expropriation department provides the owners with temporary dwelling, the department shall not pay temporary settlement fees to the owners.

123. Incentive of Dwelling House. According to the date of agreement signature (20–60 days), the owners with one household as a unit can be rewarded CNY50–200/m²; every household with one building as a unit can be rewarded 1%–3% assessment price of expropriation building; and every household with one area as a unit can be rewarded CNY10,000.

B. Compensation for Non-dwelling and State-owned Building

124. Compensation for Non-Dwelling Buildings. The compensation will be based on the assessed market value of affected structures in accordance with article 13 of *Measures of Ji'an City for The Expropriation of Buildings on State-owned Land and Compensation (Ji'an Municipal Government No.15 Decree on 2011)*. The compensation will be based on monetary compensation not by exchange of titles as all affected structures are non-commercial buildings. The assessed market value of affected buildings will be determined by the qualified real estate appraisal agency following the local city or county assessment procedures.

125. Relocation Compensation: For all non-residential buildings (except for shop or retail),¹⁸ relocation compensation is based on CNY6/m². For the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks, compensation will be paid to the owners on the price of the date of announcement of the building expropriation decision. For involved equipment relocation and installation, compensation will be determined by the appraisal agency based on relevant regulations.

126. Subsidy of Non-dwelling and Sated-owned Building. If an owner completes relocation within the time limit for relocation as agreed on in the compensation agreement, the owner shall be provided additional subsidy of 2% of assessment price of expropriated building.

¹⁸ This indicates the policy. For this project there are no shops or retail businesses will be impacted by land acquisition or demolition.

127. **Incentive of Non-dwelling and Sated-owned Building.** According to the date of agreement signature (20–60 days), the owner of the non-dwelling building as a unit can be rewarded CNY10–50/ m².

4.2.3.4 Land Acquisition or House Demolition Farmers and Security

128. Clause basis: *Opinions of Ji'an Central City on The Security of Land-lost Farmers* (General Office of Ji'an Municipal Government No.2 Decree on 2010).

129. For pension program for land-lost farmers, the farmers in center city shall be brought into new-type rural pension program system. For basic living security, the land-lost farmers who qualified the conditions of minimum living guarantee of urban and rural residents shall be brought into the guarantee and the protection is given where it is required. The land-lost farmers (women 55 years of age, men 60 years of age) without the treatment of minimum living guarantee allowances shall be paid basic living security allowance with CNY 120/person-month. The money will come from city budget and farmers will not need to contribute. For medicine security, the farmers enjoy new-type rural cooperative medical service, the rate of compensation for their hospitalization in appointed medical institutes at the village, county, city or province level and non-appointed medical institutes abroad county increase 5% respectively. For job assistance, the bureau of finance at the city and county level shall pay special funds used as assisting land-lost farmer starting a business.

4.3 Policy Differences between ADB and PRC

130. ADB's safeguards policy and PRC have the same aim and principle on LAR, but difference in detailed procedure. All ADB financed projects require the APs' survey and public participation need to be prepared in the phrase of project concept design. However, the survey and public participation of projects in RPC are organized after agreement of related departments. According to the ADB's policies, the project has carried out APs survey and public participation in the earlier stage, and public opinions will be taken into the RP.

4.3.1 Resettlement Plan

131. Difference: Commonly, the infrastructure projects in the PRC do not need to prepare RPs (except for reservoir projects); however, all ADB financed projects that involve resettlement must prepare a RP. This is perhaps the biggest difference between ADB police requirements and Chinese practices.

132. Solution: This RP was prepared based on the policy requirements of ADB. This RP itself and the process of preparing it, to a great extent, bridge the various other gaps, described further in the coming sub-sections, between requirements of ADB and China. This RP: (i) was based on iterative consultation of local people and systematic surveys; (ii) has identified the APs and differentiated the level of impact; (iii) has identified the vulnerable groups and set a special support fund for them; (iv) quoted domestic and ADB policies and formulated a standard resettlement matrix to guide implementing agency to manage the whole resettlement process; (v) has formulated rehabilitation plan for severely affected HHs; and (vi) has included both internal and external monitoring.

4.3.2 Compensation for Structures/Houses Loss

133. Difference: ADB policies require compensation at replacement costs. Laws of the PRC accept reasonable depreciations and the compensation standards for old houses/structures could be lower than that for the new ones of the same structures.

134. Solution: Compensation standards are to be based on replacement costs without depreciation for the affected houses/structures of this subproject.

4.3.3 Compensation for Land Loss

135. Difference: ADB policies require that compensation should be sufficient to offset any income loss, and restore long-term income-generating potential. Chinese standards are based on average annual output value, which may be unrelated to the cost of income restoration.

136. Solution: Given that replacement land is unfeasible yet cash compensation is the preferred choice of most APs, this RP sets cash compensations for land as per recent policy. Compensation rate is high enough to enable APs to invest in income-generation activities or engage in new careers. Since it is difficult to guarantee the uses the compensation fees of APs, this RP includes and will implement various income rehabilitation measures and assistance to safeguard APs. In addition, IA and external monitor will monitor the income rehabilitation status of severely affected HHs.

4.3.4 Special Assistance to Vulnerable Groups

137. Difference: ADB requires that special assistance is granted to all vulnerable groups, especially severely affected HHs faced with impoverishment risks. Chinese policy provisions do not require social analysis and such assistances, so compensation is based only on the quantity of loss. In practice, however, various assistances are provided throughout China, as well as in the subproject affected villages.

138. Solution: Special funds are set aside in this RP to assist the vulnerable HHs.

4.3.5 Consultation, Disclosure and Grievance Redress

139. Difference: ADB policies require that the APs are aware of all relevant information, and consulted with as soon as possible. Chinese provisions have improved the transparency of disclosure and compensation. However, APs do not play a strong role in decision-making, and the disclosure period is usually too short. ADB also requires that an effective grievance redress mechanism be in place to address the concerns of APs.

140. Solution: Consultation has begun at the early stage (before and during technical assistance) and future consultations will continue as per the consultation and participation (C&P) plan of this RP. IA and EA agreed to disclose this RP and related information to APs as required by ADB.

4.3.6 Legal Rights

141. Difference: ADB policies require all demolished houses/structures, whether legal or illegal, shall be compensated for at the same standards. According to Chinese laws, people without locally registered residence may not be entitled to the same compensation as local

people. In addition, the prevailing Chinese laws stipulate that no compensation shall be provided for the acquisition of land and shanty owners, although such compensations are in places in practice.

142. Solution: This subproject does not have illegal houses/structures. During the course of implementation, any of this kind of houses will be paid fairly if it is certified.

4.3.7 Monitoring and Evaluation

143. Difference: ADB requires both internal and external resettlement monitoring. However, there is no such requirement in China, except for reservoir projects.

144. Solution: Both internal and external resettlement monitoring have been included in this RP.

4.4 Entitlement Matrix

145. A resettlement compensation entitlement matrix has been established as the basis for payment compensation, as set out in Table 4.7.

Table 4.5: Resettlement Entitlement Matrix

| Type of Impact | Degree of Impact | Definition of Entitled Person | Compensation Policy/Standards | Implementation Issues |
|--|--|--|--|--|
| Permanent land acquisition | A total of 2,433 mu rural land, including paddy, dryland, garden, house site, etc. | Affected 1742 households and 6789 persons in 12 villages and 48 village groups | <p>1. The compensations are executed by Doc. No.62 JMG [2011]. The compensations will be different among different towns and villages based on their locations. They will be set at CNY33,000 to CNY56,800 per mu for paddy, fishpond and orchard; CNY23,000 to CNY43,000 per mu for garden land, dryland and housing plots, and CNY16,000 to CNY37,000 per mu for woodland and other lands. The compensation for attachments on land including green crop is set at CNY1,500 per mu.</p> <p>2. Green crop compensation will be paid to affected people, and land compensation and resettlement subsidy will be distributed evenly among affected village groups following land readjustment in affected village groups.</p> <p>3. The compensation for state-owned land was set at CNY115,000 per mu.¹⁹</p> | Farmers will get recommendations/ assistance for transfer to urban status. and, if required to facilitate urban transfers and training program |
| | A total of 577 mu state owned land areas. | Affect 14 work units | | |
| Loss of residential houses and properties on collective land | Affected 70681.5 m ² residential housings and facilities | Affected 184 households and 806 persons | <p>1. The expropriated building will be compensated based on assessed value following replacement cost (see Table 4.5 for reference). For principal room area, an additional CNY400/m² will be provided (replacement cost+400/m²). For those who select cash compensation, additional CNY600/m² will be provided based on principal room area (replacement cost + 600/m² + 400/m²).</p> <p>2. For those selecting property exchange method of relocation, they will be provided with replacement housing based on sale price set at CNY1430/m². The total resettlement housing shall not exceed 60 m² per capita. For the area of principal room area beyond 60 m² they will be provided subsidy at CNY600/m². For those with existing house below 30 m² they will be provided with resettlement housing at 30 m² per capita and settling price difference. For those with house between 30-60 m² per capita, they will be provided with resettlement house based on the</p> | <p>1. The compensations for demolition and resettlement will be paid to the APs prior to house demolition..</p> <p>2. The town government shall provide assistance to APs.</p> <p>3. The APs move into new house</p> |

¹⁹ The difference is mainly due to the fact that urban land has already converted into urban construction land with all taxes and fees paid. For rural land area, in addition to compensation for land areas and attachments, various fees and taxes need to be provided.

| Type of Impact | Degree of Impact | Definition of Entitled Person | Compensation Policy/Standards | Implementation Issues |
|----------------|------------------|-------------------------------|---|---|
| | | | <p>existing house and settling the price difference.</p> <p>3. Attached facilities include: well CNY3,500/well or CNY5,000/well, pressure well CNY600/well or CNY1,200/well, fence wall CNY30–100/m, cement sunning ground CNY20/m² or CNY30/m², house foundation CNY40/m or CNY80/m, fruit tree CNY20/tree or CNY40/tree, miscellaneous tree CNY2/tree or CNY4/tree, rare tree is charged for separately, grave CNY1,200/piece.</p> <p>4. Relocation: CNY5/m² (area of principal room); fixed-line telephone CNY158/HH, cable television CNY120/HH, pipeline gas CNY1,200/HH, tap water CNY200/HH, power facilities CNY200/HH. For the households choosing property exchange relocation subsidy will be provided two times.</p> <p>5. Resettlement: interim transition CNY5/m² month from the date of signing agreement to the date of building resettlement houses. If the transition period exceeds 18 months these rates will be doubled.</p> <p>6. Subsidy and incentive: according to the schedule of expropriation, CNY100–260/m² of principal room areas.²⁰</p> | before house demolition cannot get interim transition fees. |

²⁰ It mainly depends on the timing of completing the contract signing and demolition process.

| Type of Impact | Degree of Impact | Definition of Entitled Person | Compensation Policy/Standards | Implementation Issues |
|---|--|-------------------------------|--|---|
| Loss of residential houses and properties on state-owned land | Affected 9,177.54 m ² residential housings and facilities | 90 Households of 360 persons | <p>1. Compensation by the structure and area of expropriated building based on assessed market value by qualified appraisal agency in accordance with Doc. No.12 JMG [2011]. The owner could choose either monetary compensation or property exchange as rehabilitation. For those select cash compensation, additional 10% of assessed market value of affected house will be provided.</p> <p>2. Relocation: CNY6/m² (pay for twice relocation fees to APs choosing exchange of titles). Monetary compensation for movement and installation: fixed-line telephone CNY158/HH, cable television CNY120/HH, pipeline gas CNY1,200/HH, broadband networks CNY200/HH, split hanging air conditioner CNY200/HH, split vertical air conditioner CNY300/HH.</p> <p>3. Resettlement: interim transition CNY6/m² month (3–36 months). If the expropriated building department provides resettlement building, it shall not pay temporary settlement fees to the APs.</p> <p>4. Those selecting property exchange will be provided with replacement housing based on 1 for 1 principle. If an owner's expropriated dwelling area is less than 36 m² and he has only the house in Ji'an, the owner shall be settled in a dwelling that does not exceed 50 m². Among the 50 m², the difference between the value of the expropriation building and the value of the settlement building within 36 m² will not be adjusted, while the difference beyond 36 m² will get adjusted on the price of social security housing that municipal government published in the same year. The area beyond 50 m² will be settled on the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. The owners qualified related conditions of relief and special care at the city or district level shall get priority to enjoying related reliefs and subsidies.</p> <p>5. Incentive: according to the date of agreement signature (20–60 days), the owners with one household as a unit can be rewarded CNY50–200/m²; ²¹every household with one building as a unit can be rewarded 1%–3% assessment price of expropriation building; and every household with one area as a unit can be rewarded CNY10,000.</p> | <p>1. The compensations for demolition and resettlement should be paid to the APs in time.</p> <p>2. The district government shall provide assistance to APs.</p> <p>3. The price of decoration materials shown in Table 4.6.</p> |

²¹ It mainly depends on the timing of completing the contract signing and demolition process.

| Type of Impact | Degree of Impact | Definition of Entitled Person | Compensation Policy/Standards | Implementation Issues |
|---|---|---|--|--|
| Loss of non-residential houses and properties | office, industrial and storage building 14,794.95 m ² | Owners of affected buildings and properties | <p>1. The compensations are executed by Doc. No.12 JMG [2011] based on assessed market value of affected properties. The compensation will be made only monetary compensation and no property exchange method will be offered as all affected structures are not commercial buildings.</p> <p>2. Relocation: offices and industrial buildings CNY6/m². The expropriated building department shall pay the owners the movement cost of fixed-line telephone, air conditioner, cable television, pipeline gas, broadband networks on the price of the date of announcement of the building expropriation decision.</p> <p>3. Subsidy: for monetary compensation, the owner shall be subsidized 2% of assessment price of non-commercial buildings if compensation and relocation could be completed within the timeframe.</p> <p>4.Incentive: according to the date of agreement signature (20–60 days), the owners can be rewarded CNY10–50/m².</p> | The owners qualified related conditions of relief and special care at the city or district level shall get priority to enjoying related reliefs and subsidies. |
| Public Infrastructure | Bridge, power facilities, communication facilities, water facilities and gas facilities | Property owners | Monetary compensation for the owners, and the owners are responsible for the infrastructure recovery. | |
| Vulnerable groups | Land-lost farmers, women, and the elder | <p>a)Affected women</p> <p>b)men aged 60 years and women age 55 years</p> <p>C)the elder unqualified for government sponsored senior homes in rural</p> | <p>1. Affected women shall be given priority to be recommended work in electrics and textile factories in Jizhou Industry Zone.</p> <p>2. Yudai river improvement project will provide security and cleaning work for the elder with working ability</p> <p>3. The rural old persons who have unqualified conditions for enrolling in government sponsored senior home will be given “Five Guarantees Supporting” in old folks’ home by municipal government. The supporting standard is CNY2,460/year per</p> | |

| Type of Impact | Degree of Impact | Definition of Entitled Person | Compensation Policy/Standards | Implementation Issues |
|--|---|---|--|-----------------------|
| | | | person. 4. All affected vulnerable persons will be provided with additional cash support at CNY2,400 per person. | |
| Economic rehabilitation measures for land-lost farmers | per capita farmland below 0.3 mu after land acquisition | Land-lost farmers with per capita farmland below 0.3 mu | 1. Health care security: the farmers enjoy new-type rural cooperative medical service, the rate of compensation for their hospitalization in medical institute increase 5%. 2. Job assistance: special funds used as assisting land-lost farmer starting a business, including providing priority resettlement public welfare job and subsidies; enterprise training subsidies; free training at regular intervals in appointed training institutes; free introduction of job; petty loan; reducing or remitting related tax to land-lost farmers of the individual operators; etc. | |

5 Resettlement Scheme and Income Rehabilitation

5.1 Resettlement Principles and Targets

146. The concrete resettlement principles and targets for the project include the following:

- 1) Optimize the project design, by avoiding dense population/high buildings and minimizing the scope of impact of involuntary resettlement;
- 2) The resettlement of APs will be considered as a component of the project and sufficient funds will be made available to the resettlement process and APs will receive benefits from the Project;
- 3) Assistance will be provided to the APs during the process of removal and resettlement;
- 4) RP need to be integrated with general urban plan, and to ensure APs fully integrate into the new community in social and economy aspects.
- 5) APs will be encouraged to take part in the preparation and implementation of the RP. Their opinions should be fully respected in the RP.

5.2 General Resettlement Plan

147. JUCIDC is responsible for the implementation of the project including land acquisition and resettlement. The affected towns, subdistricts and villages take advices from APs according to participatory working method. The LAR strategy has been guided by ADB's SPS2009 to ensure improvements in the affected peoples' living standards and livelihoods. Accordingly, the resettlement plan has been guided by taking in consideration the APs opinions and suggestion, and the actual condition of affected area. The basic rehabilitation plan is as follows:

- 1) According to the general Ji'an city plan, the project falls within the scope of the city development plan. The rural APs will be resettled mainly by exchange of titles (near the current spot) and cash compensation.
- 2) For the affected administrative village and village groups that have relatively greater land resources (per capita farmland exceeding 0.3 mu), an "equal distribution of land compensation according to agricultural population of village group, and readjusting remaining farmland according to population within the group" will be carried out. The administrative village and village groups that have less or no farmland (per capita farmland of under 0.3 mu), in principle, an "equal distribution of land compensation according to agricultural population of village group following readjustment of land holding will be carried out. Efforts will be made in skill training and job introduction so more APs could engage in non-agricultural works.
- 3) Reserving development land according to 8% of expropriated area of farmland. The profits of development land obtained by legal process are used for development of collective economy, setting up pension program for land loss farmers, and paying living subsidy of vulnerable groups, etc. The land will come from the affected villages. The policy will allow the affected villages to have some construction land for commercial development which will bring more income for the affected village. All net income from such development (after deducting cost of land acquisition and processing cost) will belong to village collective. This is considered as beneficial policy for dealing with land acquisition impacts.
- 4) The urban APs will be resettled mainly by exchange of titles and cash compensation.

- 5) The expropriation of state-owned land will be resettled by cash compensation.

5.3 Resettlement Plan

5.3.1 Production Resettlement and Income Rehabilitation Plan

148. The project is situated next to Ji'an urban area, non-agricultural income is becoming the main resource of income, so the impact of land acquisition on farmers is limited as for most of the APs large share of income is coming from non-farm sources. Farmer's income relies low on land, ranging from 5% income from agricultural planting to 50%. The highest ratio of land acquisition loss is 29%, and the lowest is 0.01%. The details are shown in Table 2.17. The affected farmers' incomes mainly come from non-agricultural production (such as industry, commerce, service industry, etc.) or go out working in the project. The affected labor forces mainly work in enterprises or engage in activities of the service industry. The agricultural income mainly comes from planting rice and vegetables.

149. The aim of APs economic rehabilitation is ensuring the APs will benefit from the proposed project and improve their standard of living or at least rehabilitate their standard of living after the completion of the project. According to the socioeconomic survey, considering the geographic locations and available land resources of the affected villages and the preferences and desires of the APs, it is agreed that the rehabilitation strategy of redistributing land and compensation within village groups and guiding villagers to engage in secondary industry and the service industry will be adopted for the project. The APs will be able to recover or improve their incomes by land readjustment, employment, and off-farm training.

150. The rehabilitation strategy will adopt flexible, democratic, independent, and diversified forms in accordance with the characters of different villages. In order to mitigate adverse impacts of LAR, the project will take a series of measures to help and support APs, including:

- 1) readjusting and redistributing farmland;
- 2) payment of sufficient land compensation and guiding APs to use it reasonably;
- 3) strengthening APs skill training and non-agricultural employment;
- 4) project related income generation opportunities;
- 5) participation in pension program for land loss farmers (per capita farmland under 0.3 mu); and
- 6) developing reserve land of rural collective organizations.

151. The resettlement measures and its effect:

5.3.1.1 Readjusting and Redistributing Farmland

152. According to the survey, 39 village groups accepted redistributing remaining farmland within their own village groups as production resettlement.

153. Because these affected village groups have relatively greater land resources (per capita farmland exceeding 0.3 mu). An "equal distribution of farmland according to agricultural population of village group, in a way, can maintain the income security by farming after land acquisition. For the 8 village groups that per capita farmland under 0.3 mu (including Jinan village, Wuli village and Baitang village in Baitang subdistrict), the APs can participated endowment insurance and unemployment insurance following redistribution of remaining

farmland and readjustment of land holdings. And then if they are interested, encouraging them to contract for farming other villages land by land transfer, and guiding them to engage in employment of non-agricultural sector.

5.3.1.2 Payment for Sufficient Land Compensation and Guiding APs Reasonable Usage

154. The project provides preferential compensation for farmland based on most recent provincial and local decrees. The bank interest of compensation for different kinds of land in four towns (sub-districts) is higher than annual net income of land. (The details are shown in Table 5.4) The compensation for land acquisition includes land compensation, resettlement subsidy, and green crops based on discussion of Ji'an Land and Resources Bureau and related departments. According to the survey, villages' desire and habit, all the villagers agree with that the compensations for land are distributed equally according to agricultural population of village group following land readjustment in the affected village groups. Taking account of APs desire the land will continue to be under use and total land compensations will be distributed to the villages. The villagers determine freely the use of compensations.

155. The following is the comparative analysis of land loss and non-risk income of land compensation is as following:

156. Rice is the main plant in affected area. According to survey and data, the income of rice is CNY375/mu in a season, and CNY750/mu one year. The input-output analysis is shown in Table 5.1. As the following table indicates almost 60% of income from cultivation of per mu of rice is spent on inputs, making economic return from rice plantation relatively low. As a result most APs are willing to engage in various non-farm activities to earn better incomes.

Table 5.1: Input-Output Analysis of One Mu Rice in One Season

| | Output/Quantity | Price | CNY |
|-------------------------------------|----------------------|------------------|-------|
| 1. Income | 450 kg ²² | CNY 2.4/kg | 1,080 |
| 2. Input | | | |
| Seed | 2.0 kg | CNY 30.00/kg | 60 |
| Urea | 15.0 kg | CNY 115.00/50 kg | 34.5 |
| Compound Fertilizer | 35.0 kg | CNY 140.00/50 kg | 98 |
| Muriate | 10.0 kg | CNY 165.00/50 kg | 33 |
| Pesticide | 3.0 once | CNY 15.00/once | 45 |
| Pesticide Application | 1.5 hour | CNY 80.00/mu | 120 |
| Tractor-ploughing | 1.0 mu | CNY 80.00/mu | 80 |
| Rice Transplanting | 1.5 hour | CNY 80.00/day | 120 |
| Reap | 1.0 mu | CNY 80.00/mu | 80 |
| Water and Electricity | 1.0 mu | CNY 30.00/mu | 30 |
| Herbicide | 1.0 bottle | CNY 4.00/bottle | 4 |
| Subtotal | | | 704.5 |
| 3. Per Mu Net Income (income-input) | | | 375.5 |

157. Other kinds of land can bring income to farmers aside from paddies, including dry land, garden, woodland and pond. According to the survey and related data, the annual net income of one mu dry land is about 70% of paddy. Compared with paddy, the annual net income of one mu garden and pond remains unchanged. The annual net income of woodland is about CNY136/mu. According to the *Notice of Publicizing Jiangxi Province Unified Annual Output*

²² According to the Jizhou District Agricultural Bureau, 450kg per mu per season is actual situation in Ji'an. The average yield of one local place is linked with climate, soil condition and context of such locality.

Values of Land Acquisition and Integrated Price on Regional Land (Jiangxi Province Government No.126 Decree on Dec. 6 2010), the correction coefficient of dry land is not less than 0.67 and that of garden and pond are not less than 1. The output of woodland is based on the forestry in Jizhou district statistical yearbook.

158. The annual loss of expropriated lands category per mu in the project is shown in Table 5.2.

Table 5.2: Annual Loss of Expropriated Land Category (CNY/mu)

| Land Category | Paddy | Dry Land | Garden | Woodland | Pond |
|---------------|-------|----------|--------|----------|------|
| Annual Loss | 750 | 525 | 750 | 136 | 750 |

159. According to the regulations, the standards of compensation for different towns (subdistricts) are not same in the project. The details are shown in Table 5.3.

Table 5.3: Standard of Compensation for Land (CNY/mu)

| Land | Paddy | Dry Land | Garden | Woodland | Pond |
|-----------|--------|----------|--------|----------|--------|
| Changtang | 33,000 | 23,000 | 33,000 | 16,000 | 33,000 |
| Baitang | 56,800 | 43,000 | 56,800 | 37,000 | 56,800 |
| Hebu | 46,000 | 40,000 | 46,000 | 22,000 | 46,000 |
| Xingqiao | 33,000 | 23,000 | 33,000 | 16,000 | 33,000 |

160. The annual loss of land is based on loss of per mu in Table 5.3, the calculation of non-risk profits of land compensation is based on 3.5% of fixed deposits at bank. The comparison of annual non-risk profits and loss after land acquisition are shown in Table 5.4.

Table 5.4: Comparison of Profit and Loss of Land

| Land | Item | Town/Subdistrict | | | |
|----------|---|------------------|--------------|------------|------------|
| | | Changtang | Baitang | Hebu | Xingqiao |
| Paddy | Annual Loss/mu | 750 | 750 | 750 | 750 |
| | Compensation based Income (Annual Interest) | 1,155 | 1,988 | 1,610 | 1,155 |
| | Annual Income - Annual Loss | 405 | 1,238 | 860 | 405 |
| Dry Land | Annual Loss/mu | 525 | 525 | 525 | 525 |
| | Compensation for Income of Annual Interest | 805 | 1,505 | 1,400 | 805 |
| | Annual Income - Annual Loss | 280 | 980 | 875 | 280 |
| Garden | Annual Loss/mu | 750 | 750 | 750 | 750 |
| | Compensation for Income of Annual Interest | 1,155 | 1,988 | 1,610 | 1,155 |
| | Annual Income - Annual Loss | 405 | 1,238 | 860 | 405 |
| Woodland | Annual Loss/mu | 136 | 136 | 136 | 136 |
| | Compensation for Income of Annual Interest | 560 | 1,295 | 770 | 560 |
| | Annual Income - Annual Loss | 424 | 1,159 | 634 | 426 |

| Land | Item | Town/Subdistrict | | | |
|------|--|------------------|--------------|------------|------------|
| | | Changtang | Baitang | Hebu | Xingqiao |
| | Loss | | | | |
| Pond | Annual Loss/mu | 750 | 750 | 750 | 750 |
| | Compensation for Income of Annual Interest | 1,155 | 1,988 | 1,610 | 1,155 |
| | Annual Income - Annual Loss | 405 | 1,238 | 860 | 405 |

161. The data show that the non-risk profit of the standards of compensation can cover the loss in the project which the project pays for enough land compensations for APs. The analysis of land compensations for village groups is shown in Table 5.5. In average each affected household will receive CNY56,351 and each affected person will receive CNY14,459 for land compensation, which is about twice of their annual net income for these villages.

Table 5.5: Summary of Land Compensations for Village Groups

| Town/Sub-district | Village Committee | Village Goup | Acquired Land | Total Cost (CNY 10,000) | Affected Household (HH) | Affected Population (person) | Cost/HH (CNY 10,000) | Cost/per capita (CNY 10,000) |
|-------------------|-------------------|--------------|---------------|-------------------------|-------------------------|------------------------------|----------------------|------------------------------|
| Changtang | Miaobei | Zhenxi-qiao | 36.656 | 73.2671 | 176 | 563 | 0.4163 | 0.1301 |
| | | Luojia | 0.187 | 0.6171 | 70 | 278 | 0.0088 | 0.0022 |
| | Lukou | Shihu-Ling | 63.548 | 195.9622 | 31 | 150 | 6.3214 | 1.3064 |
| Baitang | Cheng-shang | Group1 | 76.756 | 425.14504 | 32 | 122 | 13.2858 | 3.4848 |
| | | Group2 | 68.472 | 378.2226 | 39 | 168 | 9.6980 | 2.2513 |
| | | Group3 | 36.702 | 182.44062 | 32 | 105 | 5.7013 | 1.7375 |
| | | Group4 | 155.554 | 812.9306 | 45 | 196 | 18.0651 | 4.1476 |
| | Jinan | Group2 | 15.034 | 69.5995 | 16 | 67 | 4.3500 | 1.0388 |
| | | Group3 | 10.945 | 55.1341 | 25 | 110 | 2.2054 | 0.5012 |
| | | Group4 | 101.304 | 489.604 | 47 | 220 | 10.4171 | 2.2255 |
| | | Group5 | 94.604 | 509.1125 | 16 | 76 | 31.8195 | 6.6988 |
| | | Group6 | 61.018 | 311.4467 | 25 | 100 | 12.4579 | 3.1145 |
| | | Group7 | 22.943 | 110.0639 | 28 | 110 | 3.9309 | 1.0006 |
| | | Group8 | 95.997 | 518.3694 | 38 | 157 | 13.6413 | 3.3017 |
| | | Group9 | 41.725 | 215.7381 | 19 | 92 | 11.3546 | 2.3450 |
| | Wuli | Group2 | 4.736 | 20.4675 | 52 | 150 | 0.3939 | 0.1365 |
| | | Group3 | 6.423 | 29.6963 | 45 | 143 | 0.6599 | 0.2077 |
| | | Group4 | 23.796 | 122.4452 | 42 | 156 | 2.9156 | 0.7850 |
| | | Group5 | 20.54 | 106.9137 | 35 | 99 | 3.0547 | 1.0799 |
| | | Group6 | 38.925 | 212.3784 | 42 | 141 | 5.0566 | 1.5062 |
| | | Group7 | 46.454 | 254.1328 | 45 | 164 | 5.6474 | 1.5496 |
| | | Group8 | 68.249 | 361.4343 | 27 | 107 | 13.3865 | 3.3779 |
| | | Group9 | 36.904 | 205.8272 | 27 | 100 | 7.6232 | 2.0583 |
| | Baitang | Group1 | 7.471 | 33.2528 | 63 | 296 | 0.5278 | 0.1123 |
| | | Group2 | 52.988 | 251.5561 | 47 | 168 | 5.3523 | 1.4974 |
| | | Group3 | 26.503 | 141.2289 | 34 | 111 | 4.1538 | 1.2723 |
| | | Group4 | 12.761 | 55.534 | 51 | 203 | 1.0889 | 0.2736 |
| | | Group5 | 9.817 | 52.3491 | 25 | 114 | 2.0940 | 0.4592 |
| | Nanfeng | Group5 | 3.73 | 21.1864 | 51 | 194 | 0.4154 | 0.1092 |
| Hebu | Zengjia | Group1 | 3.564 | 15.9924 | 48 | 181 | 0.3332 | 0.0884 |

| Town/ Sub-district | Village Committee | Village Goup | Acqui- red Land | Total Cost (CNY 10,000) | Affected House- hold (HH) | Affected Population (person) | Cost/HH (CNY 10,000) | Cost/per capita (CNY 10,000) |
|-----------------------|----------------------|-----------------|-----------------------|-------------------------------|------------------------------------|------------------------------------|----------------------------|---------------------------------------|
| Xing- Qiao | Jifeng | Group3 | 44.021 | 182.8502 | 35 | 152 | 5.2243 | 1.2030 |
| | | Group6 | 18.455 | 73.157 | 25 | 85 | 2.9263 | 0.8607 |
| | Jiangbian | Group2 | 0.839 | 2.7687 | 24 | 100 | 0.1154 | 0.0277 |
| | | Group4 | 214.66 | 606.6523 | 12 | 51 | 50.5544 | 11.8951 |
| | | Group5 | 0.029 | 0.0464 | 21 | 92 | 0.0022 | 0.0005 |
| | | Group6 | 113.013 | 353.243 | 24 | 98 | 14.7185 | 3.6045 |
| | | Group7 | 201.14 | 647.4273 | 31 | 143 | 20.8848 | 4.5275 |
| | | Group8 | 67.386 | 192.3878 | 31 | 131 | 6.2061 | 1.4686 |
| | | Renjia | 78.088 | 242.6339 | 26 | 113 | 9.3321 | 2.1472 |
| | | Liangyuan | Group5 | 20.592 | 67.2601 | 12 | 49 | 5.6050 |
| | Group6 | | 19.402 | 61.6106 | 16 | 60 | 3.8507 | 1.0268 |
| | Group7 | | 21.417 | 57.7179 | 34 | 129 | 1.6976 | 0.4474 |
| | Group9 | | 1.208 | 3.7654 | 12 | 60 | 0.3138 | 0.0628 |
| | Luotang | Group4 | 64.869 | 138.8087 | 34 | 140 | 4.0826 | 0.9915 |
| | | Group5 | 8.276 | 26.8058 | 16 | 85 | 1.6754 | 0.3154 |
| | | Group6 | 145.42 | 426.0503 | 56 | 236 | 7.6080 | 1.8053 |
| | | Group7 | 161.226 | 470.6988 | 25 | 102 | 18.8280 | 4.6147 |
| | | Group8 | 9.199 | 30.3567 | 35 | 122 | 0.8673 | 0.2488 |
| Total | | | 2433.546 | 9816.2895 | 1742 | 6789 | 5.6351 (average) | 1.4459 (average) |

162. For the use of compensations, the governments and related departments at all levels shall guide APs to reasonable use of the money and gain stable incomes by buying property according to their abilities, and dealing with service industry according to leases and running shops. Ji'an municipal government and Jizhou district government shall undertake initiatives to request that relevant agencies, including for industrial and commercial, taxation and sanitation, provide services for the APs. Preferential policies and measures including as tax reductions and exemptions alongside simplification of procedures are also important supporting measures to encourage business development. The PMO will liaise with various agencies on behalf of the affected people.

5.3.1.3 Strengthening APs Skill Training and Non-agricultural Employment

163. For the APs with low educational level, the PMO will provide services to the APs, including training, free employment guidance, employment recommendation, free transaction of labor registration and management, and implementing transfer and training of rural labor forces. In order to help the affected rural labors improve their employment prospects and their skill sets, the PMO will liaise with various agencies, including agriculture department, technology department, the woman's federation, and social security department, providing CNY0.68 million of special financial fund for the APs develop their skill set, especially for the labor forces directly affected by the project. A comprehensive and mixed skills training program including both farming and non-farming skills has been proposed for the APs, which cover areas of vegetable planting, rice planting, characteristic cultivation or cash crop planting with higher yield, domestic service, landscaping and factory work. The training fund will be paid for training agencies such as technical and vocational school or the woman's federation. These training activities are based on the surveys and consultations with the affected persons.

164. Aim of training: the training will help the APs' economic rehabilitation and skills improvement according to actual demand, natural environment and affected degree. The training may reduce the impact of the project possibly, and improve APs' standard of livelihood or at least restore their income levels to the pre land acquisition standards.

165. Target of training: the affected farmers who need to rehabilitate their normal living. A series of free skills training sessions will be provided for APs for at least two persons (one man and one woman) for every affected family in possible condition.

166. Content of training: the training plan is shown in Table 5.6.

Table 5.6: Training Plan of Affected Farmers

| Number | Skill | Target person | Woman person | Budget (CNY 10,000) |
|--------|---|---------------|--------------|---------------------|
| 1 | Vegetable Planting | 900 | 400 | 72 |
| 2 | Rice Planting | 900 | 400 | 72 |
| 3 | Cash Crop Cultivation | 400 | 150 | 32 |
| 4 | Household Electrical Appliances, Motorcycle, Vehicle Repair | 200 | 50 | 16 |
| 5 | Landscaping | 200 | 150 | 16 |
| 6 | Domestic Service | 200 | 200 | 16 |
| 7 | Occupation Skill | 600 | 200 | 48 |
| Total | | 3,400 | 1,550 | 272 |

167. For the non-agriculture employment, the APs are mainly introduced to companies of Jinggangshan economic and technological development zone near the project site. The zone is national development zone with 237 completed projects and has formed three industrial sectors: electronic information, biology, food and medicine industry, and advanced manufacturing, which can employ lots of the affected farmers. The project owner and related line agencies will assist affected people to get engaged in these industries, where they will be provided with required on-job training. The zone pays high attention to the recruit worker, it has established the concept of "recruiting worker is like attracting investors." The recruitment of workers is listed into one of most important works of zone management. In order to resolve employment problems and promote employment, the zone ensures long-term work mechanism, strengthens the input support, provides services actively, gives full play to resources effect, forms work cooperation, strengthens responsibility measures. A series of measures to help and support APs, including 1) free television advertisement of employment, making and distributing SMS (short message service), wall calendars, leaflet, making outdoors bulletin board of employment in center city, square of railway station, triangle pond, and area of the zone; 2) setting up temporary employment booth at railway station and bus station, organizing companies take part in all kinds of job fair on-the-spot in order to support companies in recruiting land-loss farmers. Only during the spring festival in 2013, total 3,800 job applicants reached employment intension with the companies in the zone, among them, 1,600 applicants worked in the companies.

168. For the land-loss farmers especially men aged over 50 years old and women aged over 40 years old, efforts will be made to guide them into social service work such as landscaping, road sanitation and cleaning, estate management, and house-keeping, so that they could find non-farm jobs nearby. Enterprises applying for participation in bidding on urban landscape

maintenance, road cleaning and property management in the new towns and districts shall employ at least 40% local farmer-workers. In addition, the relevant government departments shall also try to create more public welfare labor posts and create more new employment channels to provide jobs preferentially to the land-loss farmers especially to men aged over 50 years old and women aged over 40 years old. For the self-employed farmer will be provided micro loan to help them developing production. For the micro loan, first, the farmers can apply for it through loan agency according to their development needs. Then, the loan agency will assess and approve the loan with more favor conditions than common business loan (such as lower rates) to support farmers' project.

5.3.1.4 Project Related Income Generation Opportunities

169. During the project construction stage, APs living near the project can seek income-generating opportunities, mainly providing services related to construction. For instance, APs could rent spare houses (if available) for construction contractors as a temporary office or as residence for construction workers, operate small groceries and provide food, cigarettes and beer/spirits for the construction workers. This could provide temporary employment for certain land loss farmers as well as increases household cash income as a part of an integrated rehabilitation process with the construction program. Because the replacement apartments are well-located and easily accessible, some relocated households could choose the replacement apartments as compensation can rent their spare houses to get fixed and long-term income.

170. Project implementation agency will give priority to the APs for hiring them as non-skill laborers. The IA will provide job opportunities for the APs, including levelling land, landscaping works, and so on. Although these works are temporary, the APs who are employed from such work will earn approximately CNY 2,000 per month. The temporary income resources will facilitate the improvement of APs' living standard and restore their incomes at least in the short term. During the course of project implementation, IA can provide about 800 temporary jobs, including 100 transport jobs, 150 greening jobs, 200 earthwork jobs, and other 300–500 unskilled labors according to the related projects experiences. **The civil contract will include provision for hiring local unskilled labor, and PMO will monitor the contract through internal monitoring and evaluation.**

5.3.1.5 Participation in Pension Program for Land-lost Farmers

171. According to regulations of the *Opinions Ji'an Central City on The Security of Land-loss Farmers* (General Office of Ji'an Municipal Government No. 2 Decree on 2010), for pension program of land-loss farmers, the farmers in center city shall be brought into new-type rural social pension program. For basic living security, the land-loss farmers who qualified the conditions of minimum living guarantee of urban and rural residents shall be brought into the guarantee and the protection is given where it is required. The land-loss farmers (women 55 years of age, men 60 years of age) without the treatment of country subsistence allowances shall be paid basic living security allowance with CNY 120/person-month. The allowance will be financed by municipal government, and affected people will not need to pay for receiving such allowance. For job assistance, the bureau of finance at the city and county level shall pay special funds used as assisting land-loss farmer starting a business.

172. On the basis of all of the measures meet with the demands of affected groups, it will be coordinated by PMO under the leadership of town government, participation of village committees, and periodic supervision of monitoring agency.

173. The project provides various resettlement measures for land-expropriated farmers, all of measures cover all the land loss APs, the measures are shown in Table 5.7.

Table 5.7: Measures of APs' Living Rehabilitation

| Town/ Subdistrict | Village Committee | Village Group | Affected House- hold (HH) | Affected Population (person) | Coverage of Various Measures of Living Rehabilitation(HH) | | | | | |
|----------------------|----------------------|------------------|------------------------------------|------------------------------------|---|----------------------------|-------------------|-----------------|---------------|--------------------|
| | | | | | Money Compensation | Farmland Redistribution | Skill Training | Off-farm Job | Micro Loan | Social Security |
| Changtang | Miaobei | Zhenxiqiao | 176 | 563 | 176 | 176 | 176 | 55 | 4 | 176 |
| | | Luoja | 70 | 278 | 70 | 70 | 70 | 35 | 2 | 70 |
| | Lukou | Shihuling | 31 | 150 | 31 | 31 | 31 | 10 | 1 | 31 |
| Baitang | Chengshang | Group 1 | 32 | 122 | 32 | 32 | 32 | 11 | 1 | 32 |
| | | Group 2 | 39 | 168 | 39 | 39 | 39 | 13 | 1 | 39 |
| | | Group 3 | 32 | 105 | 32 | 32 | 32 | 8 | 1 | 32 |
| | | Group 4 | 45 | 196 | 45 | 45 | 45 | 23 | 1 | 45 |
| | | Group 2 | 16 | 67 | 16 | 0 | 16 | 16 | 1 | 16 |
| | Jinan | Group 3 | 25 | 110 | 25 | 25 | 25 | 13 | 1 | 25 |
| | | Group 4 | 47 | 220 | 47 | 47 | 47 | 24 | 1 | 47 |
| | | Group 5 | 16 | 76 | 16 | 16 | 16 | 8 | 1 | 16 |
| | | Group 6 | 25 | 100 | 25 | 25 | 25 | 13 | 1 | 25 |
| | | Group 7 | 28 | 110 | 28 | 28 | 28 | 9 | 1 | 28 |
| | | Group 8 | 38 | 157 | 38 | 38 | 38 | 19 | 1 | 38 |
| | | Group 9 | 19 | 92 | 19 | 19 | 19 | 10 | 1 | 19 |
| | Wuli | Group 2 | 52 | 150 | 52 | 0 | 52 | 52 | 2 | 52 |
| | | Group 3 | 45 | 143 | 45 | 0 | 45 | 45 | 2 | 45 |
| | | Group 4 | 42 | 156 | 42 | 0 | 42 | 42 | 2 | 42 |
| | | Group 5 | 35 | 99 | 35 | 0 | 35 | 35 | 1 | 35 |
| | | Group 6 | 42 | 141 | 42 | 0 | 42 | 42 | 2 | 42 |
| | | Group 7 | 45 | 164 | 45 | 0 | 45 | 45 | 2 | 45 |
| | | Group 8 | 27 | 107 | 27 | 0 | 27 | 27 | 1 | 27 |
| | | Group 9 | 27 | 100 | 27 | 27 | 27 | 14 | 1 | 27 |
| | Baitang | Group 1 | 63 | 296 | 63 | 0 | 63 | 63 | 3 | 63 |
| | | Group 2 | 47 | 168 | 47 | 47 | 47 | 24 | 2 | 47 |
| | | Group 3 | 34 | 111 | 34 | 34 | 34 | 17 | 1 | 34 |
| | | Group 4 | 51 | 203 | 51 | 51 | 51 | 26 | 2 | 51 |
| | | Group 5 | 25 | 114 | 25 | 25 | 25 | 8 | 1 | 25 |
| | Nanfeng | Group 5 | 51 | 194 | 51 | 0 | 51 | 5 | 0 | 51 |
| Hebu | Zengjia | Group 1 | 48 | 181 | 48 | 48 | 48 | 24 | 1 | 48 |
| | | Group 3 | 35 | 152 | 35 | 35 | 35 | 18 | 1 | 35 |
| | Jifeng | Group 6 | 25 | 85 | 25 | 25 | 25 | 13 | 1 | 25 |
| Xingqiao | Jiangbian | Group 2 | 24 | 100 | 24 | 0 | 24 | 2 | 0 | 24 |

| Town/ Subdistrict | Village Committee | Village Group | Affected House- hold (HH) | Affected Population (person) | Coverage of Various Measures of Living Rehabilitation(HH) | | | | | |
|----------------------|----------------------|------------------|------------------------------------|------------------------------------|---|----------------------------|-------------------|-----------------|---------------|--------------------|
| | | | | | Money Compensation | Farmland Redistribution | Skill Training | Off-farm Job | Micro Loan | Social Security |
| | | Group 4 | 12 | 51 | 12 | 12 | 12 | 4 | 1 | 12 |
| | | Group 5 | 21 | 92 | 21 | 0 | 21 | 2 | 0 | 21 |
| | | Group 6 | 24 | 98 | 24 | 24 | 24 | 6 | 1 | 24 |
| | | Group 7 | 31 | 143 | 31 | 31 | 31 | 16 | 1 | 31 |
| | | Group 8 | 31 | 131 | 31 | 31 | 31 | 10 | 1 | 31 |
| | | Renjia | 26 | 113 | 26 | 26 | 26 | 9 | 1 | 26 |
| | Liangyuan | Group 5 | 12 | 49 | 12 | 12 | 12 | 3 | 1 | 12 |
| | | Group 6 | 16 | 60 | 16 | 16 | 16 | 4 | 1 | 16 |
| | | Group 7 | 34 | 129 | 34 | 34 | 34 | 9 | 1 | 34 |
| | | Group 9 | 12 | 60 | 12 | 12 | 12 | 3 | 1 | 12 |
| | Luotang | Group 4 | 34 | 140 | 34 | 34 | 34 | 9 | 1 | 34 |
| | | Group 5 | 16 | 85 | 16 | 16 | 16 | 5 | 1 | 16 |
| | | Group 6 | 56 | 236 | 56 | 56 | 56 | 18 | 1 | 56 |
| | | Group 7 | 25 | 102 | 25 | 25 | 25 | 13 | | 25 |
| | | Group 8 | 35 | 122 | 35 | 35 | 35 | 9 | 1 | 35 |
| | | Total | 1742 | 6789 | 1742 | 1279 | 1742 | 889 | 58 | 1742 |
| | | Coverage | 100% | 100% | 100% | 73.42% | 100% | 51.03% | 3.33% | 100% |

174. Overall, the measures can make up for the loss of land acquisition. The land compensation and resettlement subsidy for APs may be used to developing their business or they may work in companies. The various measures safeguard the APs' living rehabilitation. The rehabilitation plan of seriously affected village groups which land acquisition exceeding 50% of total land is shown in section 5.7. The rehabilitation plan for those village groups with land loss over 10% will be developed later and included as annex of the RP.

5.3.2 Residential Housing Resettlement Plan

175. During the impact survey and social economic survey, 3 groups of housing investigation and 1 group of land investigation were set up by Ji'an municipal government from June to July 2013. For the resettlement choice, higher frequencies of interviewees prefer to house site resettlement. Since the new resettlement policy will no longer provide house site in urban planned area, these part of interviewees agree to accept apartment resettlement after the policy explanation. The specific proportion of resettlement choices are 73.1% interviewees choose apartment resettlement, 15.5% interviewees choose cash and apartment resettlement, and 11.4% interviewees choose cash resettlement.

176. According to actual conditions of affected area and APs desire, the project provided two resettlement options, including one-time cash compensation and exchange of titles. Before making such choice, three steps are involved. First, determine the scope of house demolition on collective-owned land areas. Second, to provide assessment value of expropriated houses based on qualified property assessment agency selected by the government. Third, select choice of rehabilitation by the relocated households. For those choose cash compensation, in addition to the assessed value of lost houses, additional cash subsidy of CNY600/m² for principal house will be provided. For those selected exchange of titles, they will follow the principle of control of total area and settle with price difference. Each relocated household will be provided resettlement house according to their principal houses but the maximum does not exceed 60 square meters per capita. The price of resettlement house is based on price set by the government at CNY1,430/m². The exceed area will be resettled by monetary compensation at CNY600/ m² on top of replacement cost and CNY400/ m² for principal room areas under both options. For the APs who do not meet the resettlement conditions and their per capita residential area are less than 30 square meters, they will be resettled according to per capita resettlement area of 30 square meters, and settle the price difference based on assessed value of expropriated house and resettlement house price. The EA and IA of the project will sign a resettlement agreement with APs concerning compensation way, compensation amount, area of resettlement housing, resettlement sites, time limit of relocation, way of interim transition, etc.

177. There are four resettlement sites being selected, and development plans for these four sites had been approved in 2013. One of them is under construction and three of them are under approval process, and will begin construction by the end of 2014. It is expected that relocation and rehabilitation will be carried out prior to the end of 2016. They include:

- 1) West City Planned Community: occupy a total of 10.01 ha of land area with 260,000 square meters of buildings with 2600 units of resettlement apartments. There are 333 apartment units (average 100 square meter per unit) could be used for the Project. The area will begin construction in July 2014 and expect completion by Dec. 2016. The APs of Jiangbian village committee in Xingqiao town, and the APs of Chengshang village committee and Jinan village committee in Baitang sub-district shall be resettled in this resettlement community.

- 2) Hengrui Garden covers 11.3382 ha plan area and 300,000 m² construction area with 2,100 apartment units (the average construction area of every apartment unit is 150 m², and the community is under construction right now). Among them, there are 408 apartment units could be used for resettlement for the project (the average construction area of apartment unit is 100 m²). The APs of Jifeng village committee in Hebu town, the APs of Baitang village committee in Baitang subdistrict and the urban APs shall be resettled in Hengrui Garden on Jifu Road.
- 3) Wulikeng Resettlement Community. The community covers 77,900 m² plan area, and 155,800 m² construction area with 1,600 apartment units (the average construction area of each apartment unit is 100 m²) and 5,600 persons. Among them, there are 104 apartment units could be used for resettlement for the project. The APs of Luotang village committee in Xingqiao town shall be resettled in Wulikeng resettlement community.
- 4) Wuli Resettlement Community covers 32,900 m² plan area and 65,800 m² construction area with 658 apartment units (the average construction area of each apartment is 100 m²) and 2,303 persons. Among them, there 100 apartment units could be used for resettlement of the project. The APs of Wuli village committee in Baitang subdistrict shall be resettled in the community.
- 5) There is only one affected household of Miaobie village committee in Changtang town which shall be resettled by cash compensation or buying commercial residential building.

178. The housing resettlement plan is shown in Table 5.8.

Table 5.8: Plan of APs' Housing Resettlement

| Town/ Subdistrict | Village | Affected Household (HH) | Affected Population (person) | Resettlement Site | Resettlement Household (HH) | Resettlement Community Plan |
|------------------------------|----------------|--|---|--|--|--|
| Xingqiao | Jiang-bian | 2 | 10 | West City Resettlement Community | 2 | Land use: 10.01 ha Construction area: 260,000 m ² Houses: 2,600 |
| | Luo-tang | 22 | 95 | Wunikeng Resettlement Community | 22 | Land use: 77,900 m ² , Construction area:155,800 m ² , Houses:1,600 |
| Baitang | Cheng-shang | 68 | 290 | West City Resettlement Community | 68 | Land use: 10.01 ha Construction area: 260,000 m ² Houses: 2,600 |
| | Baitang | 28 | 130 | Hengrui Garden | 28 | Land use: 11.3382 ha Construction area: 300,000 m ² Houses: 2,100 |
| | Wuli | 22 | 106 | Wuli Resettlement Community | 22 | Land use: 32,900 m ² Construction area: 65,800 m ² |

| Town/ Subdistrict | Village | Affected Household (HH) | Affected Population (person) | Resettlement Site | Resettlement Household (HH) | Resettlement Community Plan |
|----------------------|--------------------------------|-------------------------------|------------------------------------|--|-----------------------------------|--|
| | Jinan | 16 | 82 | West City Resettlement Community | 16 | Houses: 658 Land use: 10.01 ha Construction area: 260,000 m ² Houses: 2,600 |
| Hebu | Jifeng | 64 | 221 | Hengrui Garden | 64 | Land use: 11.3382 ha Construction area: 300,000 m ² Houses: 2,100 |
| Chang- tang | Miaobei | 1 | 4 | Cash Resettlement or Buying Commercial Residential Building | 1 | |
| Urban House | Jifu Road/ Cheng- nan | 90 | 360 | Hengrui Garden | 90 | Land use: 11.3382 ha Construction area: 300,000 m ² Houses: 2,100 |
| Total | | 313 | 1,298 | | 313 | |

179. The APs in the resettlement districts enjoy the same policies like the project. JUCIDC shall in charge of the approval of land after the project receive the approval. The project also meets with Ji'an urban plan. The districts construction will be approved at June, 2014, and will be finished at December, 2016.

5.3.3 Affected Work Units Resettlement and Rehabilitation Plan

5.3.3.1 Disused Warehouse of Ji'an Post Bureau

180. Total of 2.429 mu land and 216.25 m² building of the disused warehouse will be affected by the project. The warehouse is leased to a private business man without any productive activities. There is only one person works as porter with salary of CNY800 per month. The owner, Ji'an Post Bureau, agrees with cash compensation based on consultation. The total compensation for the affected assets would be CNY279,335. The operation of work unit will not be affected since the removed assets are not being used at present.

5.3.3.2 Jizhou District Welfare House

181. The welfare house was built in 2005, in which more than 70 old persons, 8 staffs (including 1 formal staff) with salary of CNY1,200 per month. The welfare house occupies an area of 35.697 mu land. The project will affect land area of 4.705 mu and building area of 2,978.5 m². The affected building is kitchen, which was damaged before and current not in use. A separate kitchen is built and in operation. Since the Project will only acquire a small portion of the land area of the Welfare House, which will not direct affect the normal operation, including wages of the staff, only cash compensation will be required. Most old persons have expressed support for the Project and agreed for the land acquisition. In addition, the Welfare Bureau has another facility, which could provide accommodation in case some rehabilitation work is required.

Following local regulation, the welfare bureau will receive CNY541,075 compensation, which will be used to restore the affected facilities.

5.3.3.3 Vocational and Technical College of Jinggangshan University

182. The college occupies land 90 mu with 39,000 m² construction area. The project will affect 10.932 mu land and 8,703.2 m² building. The college has 5,700 students, 174 teachers, 32 technicians. The college will continue to run after land acquisition and housing demolition. After consultation, the college agrees with cash compensation resettlement by related regulations. A total of CNY1.25 million will be received by the affected college. The college used to be a medical vocational school before merging with Jinggangshan University, Jinggangshan University has a large campus in Qingyuan District, which could accommodate any future development of the collage.

5.3.3.4 Jinggang Road and Bridge Leasing Company

183. The company belongs to Ji'an Road and Bridge Company has 300 staffs), and average salary is CNY5,000/month. Total 3.297 mu land and 2,897 m² building will be affected by the project. The affected structures are mainly storage areas, and only some emergency equipment are placed, and there are no operation activities in there. So the ordinary work and staff incomes will not be affected by the project. The company agrees with cash compensation resettlement after consultation. The total compensation will be CNY379,155.

5.3.3.5 Ji'an Bureau of Police Security

184. Ji'an Bureau of Police Security and its prison and special police detachment will be affected by the project with 73.99 mu land acquisition. Its ordinary work will not be affected. It also agrees with cash compensation resettlement after consultation. It will not involve any house demolition and the operation will not be affected. The total compensation will be CNY8.5 million.

5.4 Vulnerable Groups Resettlement

185. The PMO will pay special attention to the resettlement of vulnerable groups during the APs relocation. According to the survey, total 303 rural persons are identified as vulnerable people. These persons will be given additional cash support and special help during the resettlement and rehabilitation.

186. The project involves only one She nationality household in Baitang subdistrict, 83 years old, primary school education, and cultivating farmland. The man has 3 sons, 4 grandchildren and 3 great-grandsons. One of his grandchildren is league secretary of village committee. Only his land will be affected by the project and his ordinary living will not be affected. He will be compensated and resettled according to the resettlement plan.

187. For these vulnerable groups, including the elderly living alone, disabled people, rural households in which the woman heads the household and poor rural households, the IA will give them special help in addition to the rehabilitation for their living resettlement and production rehabilitation according to project implementation plan. The related measures are as follow:

- 1) Basic Living Security: According to the Notice of the General Office of Ji'an Municipal Government Concerning Improving the Standard of Minimum Living Guarantee of Urban and Rural Residents of Jizhou District and Qingyuan District (General Office of Ji'an Municipal Government No.42 Decree on 2013), the standard of minimum living guarantee increases from CNY170/month-person to CNY200/month-person

from January 1st 2013 on the decision of the 29th Executive Meeting of the Fifth Municipal Government.

- 2) To give priority support and help in training, employment, and social security to rehabilitate and improve their income and living as well as priority of obtaining proper size and location of resettlement housing.
- 3) To give priority to vulnerable people in obtaining loans from the local credit unions and receiving guarantees from the local village collective after project implementation.
- 4) During the course of project implementation, the local village collective will provide priority to the elderly living alone, disabled people, and women headed households choosing house site and organizing labor forces to help them relocation.
- 5) To provide one-time resettlement subsidy CNY2,400/person for the vulnerable groups.
- 6) To help their children attending school. For the primary and middle school compulsory students with registered permanent residence, the school should not charge them sponsor fee or tack on fee for other things. For the high school students of land-loss farmer, the students of poor family will have priority in financial difficulties allowance. To encourage the children, who cannot reach the admission score line of high school, receive vocational education. The secondary vocational school shall exempt the students of agricultural subjects from tuition fee. For the poor students, the school shall exempt them tuition and provide living allowance.

5.5 Gender Issues during Resettlement and Income Restoration

188. Gender issues will be paid attention in the project. Compensation entitlements will be equal for both genders, including compensation, employment and training.

189. However, women aged over 40 years old may have more difficulty in accessing employment opportunities. Therefore to address this constraint for women, the local township and villages have decided to directly incorporate training for women into the local government training program, called the “4050” program. The purpose of this training program is to help those laborers (both men and women) over the age of 40 in finding a job through training.

190. To help women employment. The role of domestic helper employment opportunities for women is also important. Currently the minimum wage for a domestic helper is CNY 12/hour, therefore, if a trained female laborer can work 8 hours per day, 20 days per month, she will earn a monthly wage of CNY 1,920. This actually equates to almost one year's net income from farming. In Ji'an city, the demand for domestic helpers is soaring and associated wages are attractive. The women can easily find suitable domestic helpers work as they please. Furthermore, the public transportation system of Ji'an city provides excellent accessibility to the project area. The transportation in place for the women to commute to the Ji'an city is both convenient and affordable. The most important thing need to be paid attention is the employment by training after land acquisition and housing demolition. With a well-organized re-employment program is in place for livelihood restoration and improving living standards for both men and women within 1–2 years. In addition the companies in Jinggangshan economic and technological development zone need lots of women workers. The land-lost women will be employed firstly. Women average monthly wage was CNY1,786 in 2012. The landscaping work

for the Project will also need a lot of temporary and permanent workers and most of them are suitable for women, which can earn CNY100 per day for women workers.

191. To provide help for women during the project. The women shall be resettled at suitable works during the project construction and operation, such as buying vegetables and foods, maintaining order, traffic assistant, handyman and other support services. Especially, in order to reduce women mood of anxiety caused by relocation, the project shall finish resettlement housing buildings ahead of time, or organize women visiting under construction resettlement housing, and disclose the construction schedule and final finish time to affected women in time.

5.6 Rehabilitation Plan for Selected Village Groups

192. The villages with percentage of land acquisition exceeding 50% of total land involve 4 village committees and 9 village groups. The following are the affected village groups outlining details of RP implementation.

5.6.1.1 Village Group 5 and 8 of Jinan Village Committee in Baitang Subdistrict

193. A total of 16 households with 76 persons in the group 5 of Jinan village committee. It has 109 mu farmland before land acquisition and 30 mu farmland after land acquisition. The percentage of land acquisition is 72.55% in the project. The per capita farmland is 1.43 mu before the project and 0.39 mu after the project. It is a serious land-loss village group. The per capita net income is CNY7,200/year in the village group, including 40% agricultural income and 60% other income. There is only one five guarantees family in the group.

194. A total of 38 households with 157 persons in group 8 of Jinan village committee. It has 156.7 mu farmland before land acquisition and 74.7 mu farmland after land acquisition. The percentage of land acquisition is 52.36% in the project. The per capita farmland is 1 mu before the project and 0.48 mu after the project. It is a serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 40% agricultural income and 60% other income. The farmers of the group mainly plant rice and vegetables, and it is the vegetable base in Ji'an city. Many villagers of every village group affiliated to Jinan village committee deal with vegetable business.

195. The employment measures for the APs of Jina village with 50% expropriated land are shown in Table 5.9, and the analysis of the APs' income after resettlement is shown in Table 5.10.

Table 5.9: Employment Measures for the APs

| Village | Village Group | Household (HH) | Rice (mu) | Vegetable (mu) | Company (person) | Vegetable Business (Individual Household) (HH) | House-keeping (person) | Land-scaping (person) | Service Industry (person) |
|--------------|---------------|-------------------|--------------|-------------------|---------------------|--|---------------------------|--------------------------|------------------------------|
| Jinan | Group 5 | 16 | 15 | 15 | 16 | 1 | 3 | 1 | 10 |
| | Group 8 | 38 | 35 | 40 | 38 | 4 | 5 | 2 | 25 |
| Total | | 54 | 50 | 55 | 54 | 5 | 8 | 3 | 35 |

Table 5.10: Analysis of the APs' Income

| Village | Village Group | Household | Annual Per Capita Loss of Farmland Acquisition | Annual Per Capita Additional Job Income | Annual Per Capita Interest of Compensation Deposit | Per Capita Additional Income | Difference of Annual Per Capita Income |
|---------|---------------|-----------|--|---|--|------------------------------|--|
| | | (HH) | (CNY) | (CNY) | (CNY) | (CNY) | (CNY) |
| Jinan | Group 5 | 16 | 2,088 | 2,605 | 2,344 | 4,949 | 2,861 |
| | Group 8 | 38 | 1,466 | 2,790 | 1,156 | 3,946 | 2,480 |

5.6.1.2 Village Group 5, 6, 7 and 8 of Wuli Village Committee in Baitang Subdistrict

196. A total of 35 households with 99 persons in the group 5 of Wuli village committee. It has 24.3 mu farmland before land acquisition and 9.3 mu farmland after land acquisition. The percentage of land acquisition is 61.65% in the project. The per capita farmland is 0.25 mu before the project and 0.09 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,080/year in the village group, including 10% agricultural income and 90% other income.

197. A total of 42 households with 141 persons in the group 6 of Wuli village committee. It has 37.1 mu farmland before land acquisition and 4.1 mu farmland after land acquisition. The percentage of land acquisition is 88.9% in the project. The per capita farmland is 0.26 mu before the project and 0.03 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,100/year in the village group, including 10% agricultural income and 90% other income.

198. A total of 45 households with 164 persons in the group 7 of Wuli village committee. It has 42.85 mu farmland before land acquisition and 3.59 mu farmland after land acquisition. The percentage of land acquisition is 91.62% in the project. The per capita farmland is 0.26 mu before the project and 0.02 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,000/year in the village group, including 10% agricultural income and 90% other income.

199. A total of 27 households with 107 persons in the group 8 of Wuli village committee. It has 52.1 mu farmland before land acquisition and 1.48 mu farmland after land acquisition. The percentage of land acquisition is 97.16% in the project. The per capita farmland is 0.49 mu before the project and 0.01 mu after the project. It is a serious land-loss village group. The per capita net income is CNY8,085/year in the village group, including 10% agricultural income and 90% other income.

200. The employment measures for the APs of Wuli village with 50% expropriated land are shown in Table 5.11, and the analysis of the APs income after resettlement is shown in Table 5.12.

Table 5.11: Employment Measures for the APs

| Village | Village Group | Household | Rice | Vegetable | Working in Enterprise | Vegetable Business (Individual Household) | House-keeping | Land-scaping | Service Industry |
|--------------|---------------|------------|----------|-----------|-----------------------|---|---------------|--------------|------------------|
| | | (HH) | (mu) | (mu) | (person) | (HH) | (person) | (person) | (person) |
| Wuli | Group 5 | 35 | 0 | 9 | 35 | 2 | 3 | 2 | 22 |
| | Group 6 | 42 | 0 | 4 | 42 | 3 | 4 | 2 | 28 |
| | Group 7 | 45 | 0 | 4 | 45 | 3 | 5 | 3 | 30 |
| | Group 8 | 27 | 0 | 1 | 27 | 2 | 3 | 1 | 18 |
| Total | | 149 | 0 | 18 | 149 | 10 | 15 | 8 | 98 |

Table 5.12: Analysis of the APs' Income

| Village | Village Group | Household | Annual Per Capita Loss of Farmland Acquisition | Annual Per Capita Additional Job Income | Annual Per Capita Interest of Compensation Deposit | Per Capita Additional Income | Difference of Annual Per Capita Income |
|---------|---------------|-----------|--|---|--|------------------------------|--|
| | | (HH) | (CNY) | (CNY) | (CNY) | (CNY) | (CNY) |
| Wuli | Group 5 | 35 | 498 | 3,636 | 378 | 4,014 | 3,516 |
| | Group 6 | 42 | 720 | 3,574 | 527 | 4,101 | 3,381 |
| | Group 7 | 45 | 733 | 3,293 | 542 | 3,835 | 3,102 |
| | Group 8 | 27 | 782 | 3,028 | 1,182 | 4,210 | 3,428 |

5.6.1.3 Village Group 4 and 7 of Jiangbian Village Committee in Xingqiao Village Committee

201. A total of 12 households with 51 persons in the group 4 of Jiangbian village committee. It has 194 mu farmland before land acquisition and 62.829 mu farmland after land acquisition. The percentage of land acquisition is 67.61% in the project. The per capita farmland is 3.8 mu before the project and 1.23 mu after the project. It is a more serious land-lost village group. The per capita net income is CNY7,000/year in the village group, including 30% agricultural income and 70% other income.

202. A total of 31 households with 143 persons in the group 7 of Jinangbian village committee. It has 269 mu farmland before land acquisition and 89.871 mu farmland after land acquisition. The percentage of land acquisition is 66.59% in the project. The per capita farmland is 1.88 mu before the project and 0.63 mu after the project. It is a more serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 30% agricultural income and 70% other income.

203. The employment measures for the APs of Jiangbian village with 50% expropriated land are shown in Table 5.13, and the analysis of the APs income after resettlement is shown in Table 5.14.

Table 5.13: Employment Measures for the APs

| Village | Village Group | Household | Rice | Vegetable | Company | Vegetable Business (Individual Household) | House-keeping | Land-scaping | Service Industry |
|--------------|---------------|-----------|-----------|-----------|-----------|---|---------------|--------------|------------------|
| | | (HH) | (mu) | (mu) | (person) | (HH) | (person) | (person) | (person) |
| Jiang-bian | Group 4 | 12 | 33 | 30 | 8 | 1 | 1 | 1 | 8 |
| | Group 7 | 31 | 50 | 40 | 31 | 2 | 2 | 2 | 20 |
| Total | | 43 | 83 | 70 | 39 | 3 | 3 | 3 | 28 |

Table 5.14: Analysis of the APs' Income

| Village | Village Group | Household | Annual Per Capita Loss of Farmland Acquisition | Annual Per Capita Additional Job Income | Annual Per Capita Interest of Compensation Deposit | Per Capita Additional Income | Difference of Annual Per Capita Income |
|------------|---------------|-----------|--|---|--|------------------------------|--|
| | | (HH) | (CNY) | (CNY) | (CNY) | (CNY) | (CNY) |
| Jiang-bian | Group 4 | 12 | 1,420 | 1,882 | 4,163 | 6,045 | 4,625 |
| | Group 7 | 31 | 1,398 | 1,734 | 1,585 | 3,319 | 1,921 |

5.6.1.4 Village Group 7 of Luotang Village Committee in Xingqiao Village Committee

204. There are a total of 25 households with 102 persons in the group 7 of Luotang village committee. It has 211 mu farmland before land acquisition and 99.224 mu farmland after land acquisition. The percentage of land acquisition is 52.97% in the project. The per capita farmland is 2.07 mu before the project and 0.97 mu after the project. It is a more serious land-loss village group. The per capita net income is CNY7,000/year in the village group, including 20% agricultural income and 80% other income. The farmers of the group mainly plant rice and vegetables, and part of farmers plant watermelon. But all of them are small farmers with the plant area of average households under 50 mu. The village has small private enterprises and a private driving school but no enterprises in township. Most of villagers go to look for work as mason and woodworker in Guangdong province, and the villagers are more widely dispersed in other places.

205. The employment measures for the APs of Luotang village with 50% expropriated land are shown in Table 5.15, and the analysis of the APs income after resettlement is shown in Table 5.16.

Table 5.15: Employment Measures for the APs

| Village | Village Group | Household | Rice | Vegetable | Company | Vegetable Business (Individual Household) | House-keeping | Land-scaping | Service Industry |
|--------------|---------------|-----------|-----------|-----------|-----------|---|---------------|--------------|------------------|
| | | (HH) | (mu) | (mu) | (person) | (HH) | (person) | (person) | (person) |
| Luotang | Group 7 | 25 | 60 | 40 | 26 | 1 | 2 | 1 | 16 |
| Total | | 25 | 60 | 40 | 26 | 1 | 2 | 1 | 16 |

Table 5.16: Analysis of the APs' Income

| Village | Village Group | Household | Annual Per Capita Loss of Farmland Acquisition | Annual Per Capita Additional Job Income | Annual Per Capita Interest of Compensation Deposit | Per Capita Additional Income | Difference of Annual Per Capita Income |
|---------|---------------|-----------|--|---|--|------------------------------|--|
| | | (HH) | (CNY) | (CNY) | (CNY) | (CNY) | (CNY) |
| Luotang | Group 7 | 25 | 742 | 1,961 | 1,615 | 3,576 | 2,834 |

206. As the analysis of 9 village groups shows, the agriculture is main rice and vegetables planting according to the characteristics of industry in the place where the project is located, more villagers deal with vegetable business in Beijing, and villagers go to look for work mostly in Guangdong province. Jinggangshan economic and technological development zone has formed three industrial structures: electronic information, biology, food and medicine industry, and advanced manufacturing, which can be employed lots of the land-expropriated farmers. The local demand for domestic helpers is soaring and associated wages are attractive. Through the efforts of guiding farmers to deal with non-agricultural work and paying enough land compensations for the APs, their income can be increased.

6 Public Participation and Consultation

207. Public participation and consultation are an important part of the integrated rehabilitation and resettlement strategy for the project and will help ensure its success. According to relevant resettlement policy, the project sponsor should formulate resettlement policies and detailed rehabilitation measures in order to safeguard legal rights and interests of APs and affected organizations, and to reduce disagreement and complaints. So, during the course of project plan, design and implementation, the MPO, JUCIDC, the organization of feasibility study report, the organization of environment impact evaluation report, and organization of APs socioeconomic survey take the change of socioeconomic survey, social impact evaluation survey and various ways to introduce the basic condition of the project, ask for all APs' opinions, and consult with APs on questions of common concern. The results of public participation and consultation are the base of improvement and perfection of APs resettlement plan.

6.1 Public Participation and Consultation Activities

208. For the important issues in the phase of resettlement planning, the office of leading group of the project organized design institute and consulting teams, basic level government to consult with affected groups by various way of consultation and information sharing. The main information sharing and consultation activities had been conducted until recently are shown in Table 6.1.

Table 6.1: Resettlement Informations Publicity and Main Negotiation Activities

| Time | Site | Participant | Woman | Issue | Conclusion | Note |
|---------------|--|--|-----------|---|---|------|
| June 28, 2013 | Meeting room in Hebu Township Government | Hebu Township Government (3 persons), villager representatives (4 persons), ADB expert (2 persons), JUCIDC (1 person), Jiangxi Academy of Social Sciences (2 persons) | 3 persons | Project cognition and opinions of Hebu township and affected villages | The project will benefit to the development of Hebu township with support of general public | |
| June 28, 2013 | Meeting room in Xinqiao Town Government | Xinqiao Town Government (3 persons), villager representatives (4 persons), ADB expert (2 persons), JUCIDC (1 person), Jiangxi Academy of Social Sciences (2 persons) | 3persons | Project cognition and opinions of Xinqiao town and affected villages | The project will benefit to the development of Xinqiao town with support of general public | |
| July 4, 2013 | Staff quarter of Vocational | Survey Team of Jiangxi Academy of | 6persons | Project cognition and resettlement wish of college | Supporting the project and hoping | |

| | | | | | | |
|-----------------|---|--|------------|---|---|--|
| | and Technological College of Jinggangshan University | Social Sciences (8 persons) | | staff | resettlement nearby | |
| July 5, 2013 | Administrative supervision room in Jinggang Road and Bridge Leasing Company | Jinggang Road and Bridge Leasing Company (1 person), Jiangxi Academy of Social Sciences (2 persons) | 1 person | Project cognition and opinions of the company | The project will benefit to popularity gathering, urban development with support to the project; agree to cash compensation | Total of 5 women staff work as statistics, warehouse, and financial accountant |
| July 6-11, 2013 | Affected village groups | Interviewees (457 persons), ADB expert (1 person), Jiangxi Academy of Social Sciences (5 persons), investigator (14 persons) | 91 persons | APs' project cognition and resettlement wish | Most APs support the project and agree to cash compensation for land, cash compensation and exchange titles for housing | Most APs' opinions are providing work |
| July 5, 2013 | Office in Miaobei village committee, Changtang Town Government | Village Committee (3 persons), village groups (4 persons), survey team (3 persons) | 2 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | Supporting the project and wishing resettlement nearby | |
| July 5, 2013 | Warehouse of Ji'an Post Bureau | Warehouse porter (1 person), ADB expert (1 person), Jiangxi Academy of Social Sciences (2 persons) | | Project cognition and opinions of the warehouse | The warehouse is disused | |
| July 6, 2013 | Office in Lukou village committee, Changtang Town | Village Committee (2 persons), village groups (3 persons), survey team (3 persons) | 1 person | Opinions on the project, standard of resettlement compensation and resettlement sites | Supporting the project and wishing resettlement nearby | |
| July 8, 2013 | Office in Chengshang village committee, Baitang Subdistrict | Village Committee (2 persons), village groups (5 persons), survey team (4 persons) | 2 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | Supporting the project and wishing resettlement nearby | |

| | | | | | | |
|---------------|--|--|-----------|---|---|--|
| July 8, 2013 | Office in Jinan village committee, Baitang Subdistrict | Village Committee (2 persons), village groups (6 persons), survey team (3 persons) | 2 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | The project will benefit to environment improvement and wishing to get the resettlement plan as quickly as possible | |
| July 9, 2013 | Office in Wuli village committee, Baitang Subdistrict | Village Committee (3 persons), village groups (8 persons), survey team (4 persons) | 3 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | Supporting the project, developing the development of collective economy, and solving job problem | |
| July 9, 2013 | Office in Baitang village committee, Baitang Subdistrict | Village Committee (3 persons), village groups (5 persons), survey team (2 persons) | 1 person | Opinions on the project, standard of resettlement compensation and resettlement sites | Supporting the project, reducing house demolition, and solving job problem | |
| July 10, 2013 | Office in Jifeng village committee, Hebu Township | Village committee (2 persons), village groups (6 persons), and survey team (3 persons) | 2 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | The project will benefit traffic improvement, supporting the project and wishing resettlement nearby | |
| July 11, 2013 | Office in Jiangbian village committee, Xingqiao Town | Village committee (3 persons), village groups (7 persons) and survey team (4 persons) | 2 persons | Opinions on the project, standard of resettlement compensation and resettlement sites | The project will benefit to environment improvement and wishing to get the resettlement plan as quickly as possible | |
| July 11, 2013 | Office in Luotang village committee, Xingqiao Town | village committee (3 persons), village groups (5 persons), and survey team (3 persons) | 1 person | Opinions on the project, standard of resettlement compensation and resettlement sites | The project will benefit to environment improvement, and wishing to resettlement nearby | |
| July 11, 2013 | Jizhou District Welfare | Welfare House (2 persons), ADB expert (1 person), Jiangxi Academy of Social Sciences (3 persons) | 1 person | Project opinions and resettlement wish of the welfare house | It supports the project and agrees to cash compensation being small impact on normal work of the welfare house | |

| | | | | | | |
|----------------|--|--|-----------|---|--|---|
| July 12, 2013 | President Office in Jinggangshan University | Jinggangshan University (5 persons), ADB expert (1 person), JUCIDC (1 person) | | Project opinions and resettlement wish of Jinggangshan University | It supports the project and partly agree to cash compensation; the compensation for staff quarter needs to ask for the opinions of staff | The staff quarter gained certificate of title |
| July 24, 2013 | 4th floor, Meeting room in Baitang Subdistrict | ADB experts (6 persons), JUCIDC (2 persons), Academy of Social Sciences (3 persons), village representatives (12 persons) | 6 persons | Project cognition and resettlement wish of subdistrict, village, and villager | The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby | ADB experts listen to the opinions of village cadres and villager |
| Aug 5 2013 | Meeting room in JUCIDC | JUCIDC (3 persons) and village representatives from 4 towns (25 persons) | 8 persons | Explain policies and rehabilitation options | The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby | |
| Sept 23 2013 | Meeting room in JUCIDC | JUCIDC (2 persons) and village representatives from 4 towns (21 persons) | 7 persons | Explain policies and rehabilitation options | The project are supported by local persons and will benefit to local economic development; the APs wish resettlement nearby | |
| Sept.25 , 2013 | Jinan village, Baitang Subdistrict | JUCIDC (1 person), Baitang Subdistrict (2 persons), villager representatives (9 persons), Academy of Social Sciences (2 persons) | 3 persons | Project policies and resettlement plan | The representatives support the project and accept and ADB immigration policies | |
| Sept.26 , 2013 | Jiangbian village, Xingqiao Town | JUCIDC (1 person), town government (1 person), villager representatives | 2 persons | Project policies and resettlement plan | The representatives support the project and accept and ADB | APs wish to be resettled in a community |

| | | | | | | |
|---------------------|-----------------------------------|---|-----------|--|--|--|
| | | (8 persons), Academy of Social Sciences (2 persons) | | | immigration policies | |
| Nov. 11, 2013 | Hebu Township Government | JUCIDC (1 person), town government (3 persons), villager representatives (6 persons), Academy of Social Sciences (2 persons) | 3 persons | Project policies and resettlement plan | The representatives support the project, accept and ADB immigration policies and satisfy with the resettlement sites | |
| March 2014 | PMO and local line agencies | All affected people | | Distribution of project policies | All the affected people are aware of the project resettlement and rehabilitation policies | |

209. The project contents were identified by ADB's PPTA in May 2013. Various communication activities were held by ADB's experts, domestic social experts, Jiangxi Academy of Social Sciences, and JUCIDC consulted with related departments and affected groups, including group meeting, discussion, interview, household survey. The conclusions from communication are as follow:

- 1) The interviewees set a high value of the project and a high anticipation of the various positive influence introduced by the project. Most interviewees think the project can increase chance of employment, improve local environment quality, promote the development of local economy and tourism, improve local investment environment, benefit to local women and improve their living. They also think government should speed up the project schedule.
- 2) According to the consultations, the APs pay attention to compensation and resettlement especially the standard of compensation and resettlement policy. The house demolition households pay more attention to the site of resettlement housing and resettlement policy. They hope to be resettled in vicinity and in a concentrated manner.

210. For the conditions mentioned above, during the course of project preparation and implementation, IA and related departments had consulted the project affected people by various ways including mobilization meeting, open letters to the APs, discussion meeting, department interview, household survey, etc. To get the resettlement policies implemented, IA and related departments will continue to introduce the project, explain state policies of land acquisition and housing demolition, introduce Ji'an, concrete measures of implementation of the state policies, publish related information of the project by issuing resettlement information booklet, publishing policies of land acquisition and housing demolition, holding villagers congress, etc.

6.2 Feedback of Public Participation and Consultation Opinion

211. A socioeconomic survey of affected groups has been held by international and domestic social experts of ADB, Jiangxi Academy of Social Sciences, and JUCIDC in May and August 2013. The opinions and suggestions of affected groups were concluded and feedback to design department of the project. All of these opinions and suggestions are taken into resettlement preparation. Table 6.2 summarizes the feedback of public participation and consultation opinion so far.

Table 6.2: Feedback of Public Participation and Consultation

| Item | Problems | Reasons and Results | Improvement Measures |
|-----------------------------------|--|--|---|
| Land Acquisition | Some residents' houses will be occupied by road construction and river improvement | Part of residents shall lost their original houses. Among them, small number of households would lose their recently completed houses with enormous effort and resources. | The project will try to avoid dense residential area and reduce the quantity of land acquisition as possible during the project design. |
| | Resettlement site and approach | Residents hope to be resettled in vicinity and centralization to maintain present social relationship, and coordinate interim transition and farming of surplus land. | Planning scientifically resettlement sites as quickly as possible and giving consideration to residents' reasonable demands. |
| | Planned rehabilitation plan for affected work units | Certain affected work units need normal operation during resettlement, such as Jizhou District Welfare House, Vocational and Technological College of Jinggangshan University. Without proper planning, their normal operation will be affected. | Preparing resettlement and interim transition of affected organizations before consultation. |
| Compensation Cost | Affected groups are concerned with compensation amount and delivery | Compensation Payment is key for APs to restore their income and livelihood after land acquisition and housing demolition. | Resettlement department should publish related standard of compensation before the project construction so that APs know it fairly well. |
| | Compensation payment way | Parts of residents worry about the insufficient payment or interception of compensation | Carrying out strict system and finance disclosure such as standard of compensation, measure quantity, assessment grade, etc. Once the compensation cost was identified it will be published and supervised by affected groups. The compensation should be paid for affected groups directly in the form of deposit in the bank. |
| Public Facilities and Environment | Irrigation function maintenance in course of the subproject of | The implementation of Yudai river improvement will affect original agricultural function such as irrigation in the period of interim transition. | Try to best to avoid destroying original irrigation facilities. It need to set up temporary facilities to maintain original function if it cannot avoid the destruction. |

| Item | Problems | Reasons and Results | Improvement Measures |
|----------------------|--|---|--|
| | Yudai river improvement Noisy Pollution | The noise caused by construction will affect the normal living of residents nearby roads. | Green belt construction nearby roads should be taken into account in the project design and implementation. Soundproof wall should be installed to reduce noise in special roads. |
| Auxiliary Facilities | Setting up some convenient and auxiliary facilities | Providing traffic facilities for the convenience of pedestrians cross over the road. | Adding pioneer roads in thickly populated district or school for pedestrians. |
| Public Participation | Affected groups take part in every part of the project | To enable affected groups to enjoy the project profit and increase the activity of local government at all level and public . | Giving out resettlement information booklet and setting up channel of opinion complaint and feedback. Setting up consultation system. Holding discussions among MPO, subdistrict, village committee representatives and affected groups to consult the measures of problems. |

6.3 Next Step Consultation Plan with Affected Groups

212. With the progress of preparation work of the project, further consultation activities will be organized by JUCIDC and related departments, including:

- 1) Concrete opinions of affected groups on project design
 - All subproject organizations will tell the project design and concrete influence to affected groups before project implementation. JUCIDC will optimize project design according the APs' opinions.
- 2) Compensation for affected households and payment process arrangement.
- 3) Measures of avoiding negative influence and rehabilitation to affected organizations.
- 4) Rehabilitation of power and water supply during implementation.
- 5) Other problems that the APs concerned.

213. The time arrangement of consultation between IA and APs in next step is shown in Table 6.3. According to the work arrangement of JUCIDC, the district, subdistrict, town and village (community) can hold public consultation meeting regularly on the problems need to be consulted and present it in a report to JUCIDC. In addition to participating consultation activities organized by JUCIDC, the monitoring department will consult independently with the APs on other problems and collect the APs' complaints and suggestions to provide monitoring information to land acquisition department at every level.

Table 6.3: Time Arrangement of Consultation with APs

Table 6.4: C&P Plan during RP Implementation

| Purpose | Mode | Date | Participants | Topics |
|------------------------|---|----------------------|----------------------------------|--|
| Disclosure of final RP | Township and subdistrict, Village, subvillages, | Nov 2014 | IA, PMO and resettlement offices | Disclosure of final RP and explanation of changes (different from the RIB, if any) |
| Land acquisition and | Village and | Jan 2014- April 2015 | IA, PMO, resettlement offices, | i) Agreement on affected land |

| Purpose | Mode | Date | Participants | Topics |
|--|--|-----------------------|---|---|
| resettlement | subvillage meetings, visiting individual HHs | | villages and subvillages, APs | and non-land assets ii) Negotiation and agreement on compensation standards and mode of payments |
| Determination and implementation of income rehabilitation plan | Sub-village meeting (many times) | Nov 2014~Dec 2016 | As above | Discussion of the final income rehabilitation plan and the plan for use of compensation fees |
| Training | Subvillage meetings | Jan 2014~Dec 2016 | PMO, Municipal Labor Bureau, Municipal Agricultural Bureau, township government, etc. | Discussion of training needs and establishment of scheme Carrying out training |
| Monitoring | Village, subvillage and APs' participation | March 2014~ Dec. 2017 | External Monitor, ROs of various levels, village officials, APs | i) resettlement progress and impacts ii) compensation disbursement iii) information disclosure iv) livelihood restoration and housing relocation |

6.4 Method of Participation and Consultation during RP Implementation

6.4.1.1 Direct Way

a.) APs Discussion

214. Discussion with APs, central problems and APs concerns and their opinions will be collected. It will ask for the suggestions of local government and resettlement department will be consulted to deal with these problems.

b.) Advisory Meeting of Land Acquisition and Housing Demolition at Township Level

215. The meeting will be co-organized and held in sections by every subproject or town resettlement office. The APs will be organized to visit resettlement sites, understand the resettlement sites, including various facilities and present conditions. This can benefit to APs making choice, asking for APs' opinion, and improving RP. When the meeting finished, the staff will visit APs and negotiate with them before signature of resettlement agreement.

6.4.1.2 Indirect Way

216. The mass can express their complaints, opinions and suggestions according to village committee, department of land acquisition and housing demolition, and monitoring department at every level. The resettlement office will report back the outcomes of resolutions.

6.5 Disclosure of Resettlement Policy and Resettlement Information Booklet

217. In order to let all affected groups understand the resettlement policies and implementation rules of the project timely and completely, and achieve open, fair and transparent operation, the resettlement departments at every level shall adopt the following measure to ensure open policies of resettlement.

- 1) To publish the policies and resettlement standard of the project on Jinggangshan Daily or other media before March 31 2014.
- 2) To disclose the scope of impacts, compensation standard, resettlement policies, and grievance procedures among all affected communities.
- 3) The Resettlement Plan (RP) will be put in JUCIDC or other public places before April 30, 2014 so that all APs can look up it at any time.

- 4) The Resettlement Information Booklet (RIB) will be distributed to every affected household.
- 5) The RIB will list the adopted resettlement policies, compensation standards, project implementation schedule, and grievance procedures for the Project. The RIB will be distributed to APs after the RP is ratified by ADB and Ji'an municipal government. The format pattern is shown in Appendix 2. The RP will be published on ADB website after it is ratified by Ji'an municipal government and ADB assessment.

7 Grievance Redress Mechanisms

218. The public participation is always encouraged in the process of preparing and implementing of the RP. There will be always some unforeseeable problems occurring in the process of RP implementation. In order to solve problems effectively and ensure the project construction and land requisition are carried out successfully, a transparent and effective grievance and appeal channel has been set up.

7.1 Grievance Channels

- 1) The report of local resettlement office including public grievance, schedule, work measures, existed problem.
- 2) Implementation daily record by contractor, which will indicate any issue concerned with affected people in obstructing the construction activities;
- 3) The problems in land acquisition and resettlement identified by supervision of project site conducted by project sponsor.
- 4) Related information reported by external monitoring agency.
- 5) Letters and visits of affected persons.
- 6) Information reported by working stations which branch organs set by stakeholder construction agency.
- 7) Related questions reported by auditing department, discipline inspection department, etc.
- 8) Expense details of compensations for land acquisition and house demolition from special account set in the bank.
- 9) Investigation on internal monitoring.
- 10) Representation (written or verbal) by affected persons.

7.2 Grievance Procedures

219. Stage 1: If APs have any dissatisfaction with RP or implementation, they may directly report to the community or local resettlement offices for negotiated resolution or put forward oral or written grievance. The resettlement office will record the complaints and resolve the problems within two weeks after the receipt of the complaints. The resettlement offices need to report to the superior resettlement office within two weeks and get its opinions if the grievance involves major matters.

220. Stage 2: If the APs who lodge a complaint are not satisfied with the results of Stage 1, they may lodge grievance to project team of land acquisition and houses demolition (located in Land Department of JUCIDC) within one month after receiving the decision. The latter will make a resolution within three weeks.

221. Stage 3: If a complainant is still not satisfied with the decision given in Stage 2, after receiving the decision they may take their complaint to the leading team of land acquisition and houses demolition (located in Office of ADB Loan Project) for arbitration within one month. The latter will make an arbitration decision within four weeks.

222. The complainant is free to appeal to civil court at any time.

223. The APs can complain any aspect of resettlement including the standard of compensation and price. Relative departments should sort out APs' opinions and suggestions, resettlement office and Jian project management office shall effectively deal with it in time.

These departments freely receive APs' grievance and complaints, the reasonable cost resulting from grievance will list in to budget of resettlement.

224. The APs can also put forward grievance to external monitoring and evaluation agency, the external agency reports it to project management office. Or the APs can put forward grievance to project team of ADB for negotiated resolution. If good faith efforts are still unsuccessful and if there are grievances that stem from non-compliance with ADB's safeguard policy, the affected person may submit a complaint to ADB's Office of Special Project Facility or Office of Compliance Review in accordance with ADB's Accountability Mechanism (2012).²³

7.3 Principle of Grievance Treatment

225. Resettlement offices at all levels will investigate grievances, consult with the APs and the community, and put forward corrective measures according to state laws and regulations and principles and standards of RP. For those cases that could not reach agreement, the responsible department should report to superior resettlement institution in a timely manner and assist the investigation of the issues and provide help.

226. The complainant has right to appeal to a court at any time.

227. The affected women may have theirs special grievance and complaint during the course of resettlement. The project office will employ at least one woman to treat women's grievance. Local government and non-government organization such Department of Civil Affairs, women's federation will monitor resettlement activities, and safeguard women's rights.

7.4 Reply to Grievance

- 1) Outline of complainant's dissatisfaction.
- 2) Result of investigation.
- 3) State regulations, principles and standards of RP.
- 4) Corrective measures and concrete base.
- 5) Complainants have right to appeal to superior resettlement department and civil court, and the legal cost will be afforded by the PMO.

228. Manners of Reply to Grievance:

- 1) For individual grievance, the reply will be given to the complainant directly in writing.
- 2) For greater grievance, the reply will be conveyed to the complainant through villager (or residential) meeting or other information dissemination to complainant's community.

229. Each manner must deliver the reply to resettlement department in charge of complainant's affairs.

7.5 Record and Feedback of Grievance

230. During the implementation of RP, the department of acquisition and demolition will record and manage information of grievance (both written and oral) and treatment, and put forward written information to the land department of JUCIDC every month. The land department will take a periodic check on the corrective information of grievance.

²³ For further information, see <http://www.adb.org/Accountability-Mechanism/default.asp>.

231. In order to record APs' grievance and the correcting of related problems, the land department of JUCIDC formulated registration form of grievance. The form is shown in Table 7.1.

Table 7.1: Complaint and Grievance

| | | | | | |
|---|---------|-------------|-------------------------|-----------|--|
| Unit: | | Time: | | Place: | |
| Name | Content | Requirement | Solution | Treatment | |
| | | | | | |
| Complainant (signature) | | | Recorder (signature) | | |
| Note: 1. Grievance content and requirement. 2. No disturbance and obstacle in grievance. 3. Solutions should be replied to complainant in set time. | | | | | |

232. The main content of this chapter will be published to affected groups, and information dissemination will be conveyed publicly to every affected household before implementation of RP.

7.6 Contact Information

233. The resettlement office of IA will arrange main principals in charge of APs dissatisfaction and grievance.

| | | |
|----------------|--------------------------------|---|
| Cao Guanghui | Tel:07968935290 13197897082 | Minister of Land Department of Jian Urban Investment Development Company |
| Peng Xiaoming | Tel:07968935290 13879609387 | Vice Minister of Land Department of Jian Urban Investment Development Company |
| Ouyang Minghua | Tel:07968935307 13979638855 | Staff Member of Land Department of Jian Urban Investment Development Company |
| Chen Kai | Tel:07968935325 15907961150 | Assistance Engineer of Project Management Office |

8 Institution and Responsibilities

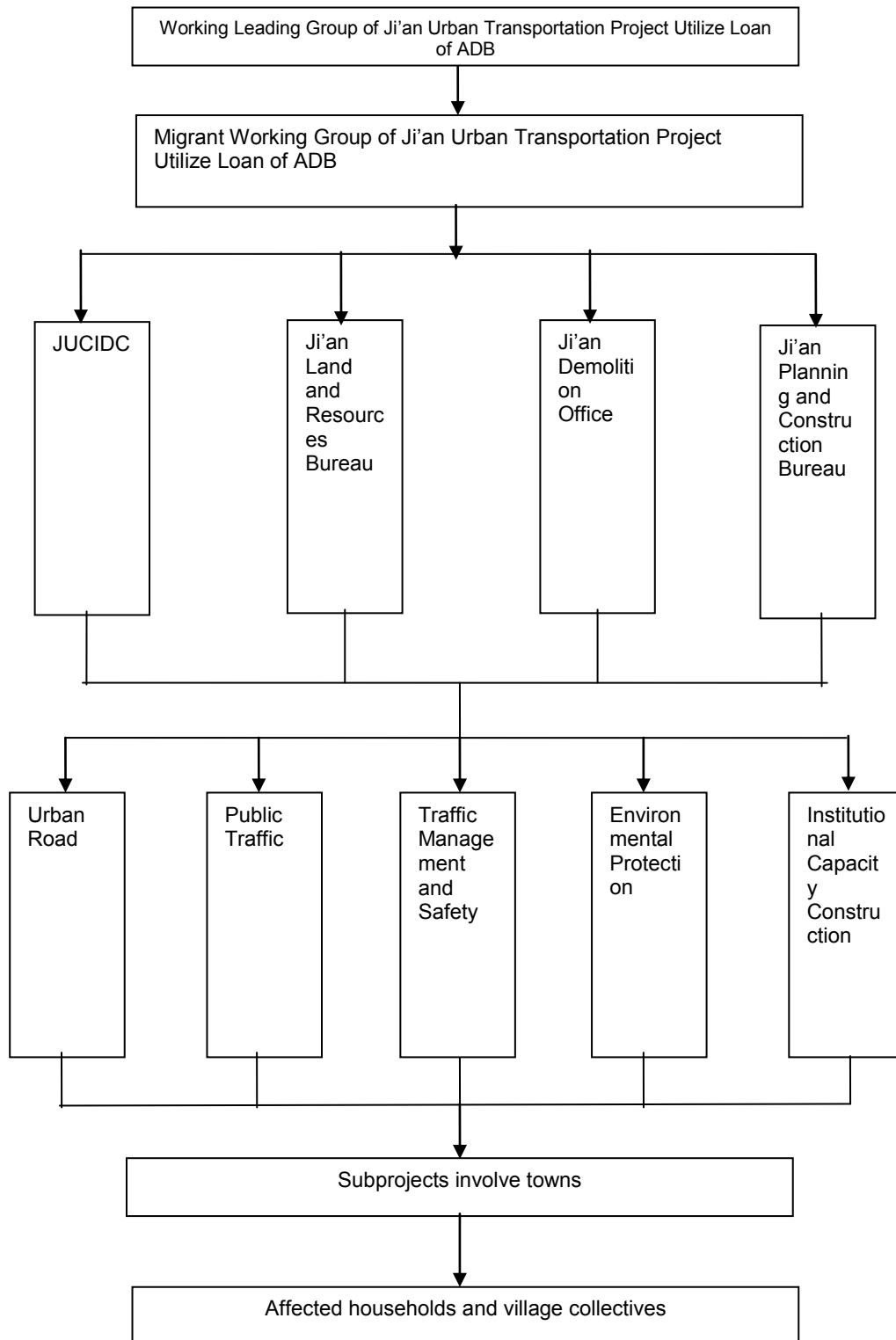
8.1 Institution Setup

234. The main institutional setup for land acquisition and resettlement include:

- 1) Resettlement Leading Group of ADB Loan;
- 2) Ji'an Urban Construction Investment and Development Company;
- 3) Ji'an Land and Resources Bureau;
- 4) Resettlement Implementation Institution (a team made of staff from JUCIDC, Ji'an Housing Demolition Office, Ji'an Construction Bureau, and Ji'an Land and Resources Bureau);
- 5) Town or Sub-district government;
- 6) Village (resident) committee;
- 7) External monitoring agency of resettlement.

235. The resettlement institutions are shown in Figure 8.1.

Figure 8.1 Resettlement Institutions



8.2 Institutions and Responsibilities

8.2.1 Resettlement Leading Group of ADB Loan

236. The leading group is responsible for determination and construction work in the project. Since resettlement work is a government act with wide social impact, the members of the group are mainly composed by the staff transferred from related departments of Ji'an municipal government. The details see Appendix 2.

8.2.2 Ji'an Urban Construction Investment and Development Company

- 1) To entrust resettlement consulting team for preparing RP.
- 2) To be responsible for coordination between consulting team and other agencies during preparation.
- 3) To coordinate schedule of construction and RP.
- 4) To report resettlement fund plan to Ji'an Finance Bureau and supervise the fund payment.
- 5) To coordinate work of related organizations.
- 6) To be responsible for raising capital of resettlement.
- 7) To be responsible for payment of resettlement fund.
- 8) To be responsible for concrete resettlement implementation.
- 9) To supervise resettlement fund appropriated in place.
- 10) To deal with APs' grievance and complaint during resettlement.
- 11) To coordinate the work of external monitoring agency.
- 12) To collect and sort out various information that the report of internal monitoring need.
- 13) To manage resettlement files of the project.
- 14) To provide training for the directors of every subproject.
- 15) To apply for certificate of land use planning and certificate of land use construction to related departments.

8.2.3 Ji'an Land and Resources Bureau

- 1) To coordinate related departments for preparing every resettlement policy.
- 2) To be responsible for whole affairs of land acquisition, including DMS, signing agreement of land acquisition, providing related social security data of land-loss farmers, etc.

8.2.4 Resettlement Implementation Institution (Combined by Jizhou District Government, JUCIDC, Ji'an Housing Demolition Office, Ji'an Planning and Construction Bureau, and Ji'an Land and Resources Bureau)

- 1) To implement preparation work of resettlement with the advisory agencies.
- 2) To prepare every concrete implementation policy of RP.
- 3) To report implementation schedule of resettlement to Ji'an municipal government;
- 4) To coordinate and communicate with other departments work in the course of reporting the schedule to the government.
- 5) To report the resettlement fund plan to Ji'an municipal government and supervise the fund payment.
- 6) To manage the files of resettlement information.
- 7) To be responsible for the internal monitoring work of resettlement.
- 8) To coordinate with ADB's experts of resettlement in the course of preparation and implementation.
- 9) To deal with APs' grievance and complaint in the course of resettlement.

- 10) To communicate with external monitoring agency in the course of resettlement implementation.
- 11) To be responsible for construction of resettlement sites.
- 12) To implement the measures of APs job.

8.2.5 Town Government (Changtang Town, Baitang Subdistrict, Xiangqiao Town and Hebu Town)

- 1) To participate the DMS.
- 2) To participate the calculation of APs' compensation.
- 3) To be responsible for the payment of APs' compensation.
- 4) To be responsible for the design and construction of resettlement housing.
- 5) To prepare the measures of resettlement housing distribution.
- 6) To deal with APs' grievance and complaint in the course of resettlement.
- 7) To be responsible for distribution of resettlement housing.
- 8) To provide skill training for APs.
- 9) To implement the measures of APs job.

8.2.6 Village (Residents') Committee (Affected Administrative Village)

- 1) To participate the DMS.
- 2) To participate the calculation of APs' compensation.
- 3) To be responsible for the payment of APs' compensation.
- 4) To be responsible for the design and construction of resettlement housing.
- 5) To prepare the measures of resettlement housing distribution.
- 6) To deal with APs' grievance and complaint in the course of resettlement.
- 7) To be responsible for distribution of resettlement housing.
- 8) To provide skill training for APs.
- 9) To implement the measures of APs job.

8.3 Monitoring Agency

237. JUCIDC has set up resettlement management office of resettlement implementation as the project management agency. It will manage and checkup internal monitoring activities, prepare report of resettlement schedule, regularly report process of resettlement implementation, problems and treatment suggestions with provincial PMO, coordinate other departments work, know well conditions in the course of resettlement implementation at any time. Meanwhile, PMO will invite qualified and independent external monitoring agency to monitor and assess land acquisition and APs resettlement. The independent monitoring agency provides technical advice of internal monitoring and management to Project Resettlement Team, whole implementation information to municipal PMO, and report implementation process, problems and treatment suggestions to municipal PMO.

8.4 Resettlement Management System

238. The proprietor responsibility system, project supervision system, project bidding system and contract management system will be adopted in the RP implementation management process.

239. Ji'an municipal government and Jizhou district government affiliated to JUCIDC undertakes the responsibility to manage the RP implementation activities, including tendering

and bidding of resettlement housing and infrastructure construction; engages the independent agency to conduct external resettlement monitoring on the RP implementation.

240. In addition, a computerized resettlement information system that connects with all the resettlement management offices is required to be developed to properly manage all the resettlement data and records.

8.5 Staffing and Facility Provision for Resettlement Organizations

8.5.1 Staffing

241. To ensure smooth implementation of the RP, all the resettlement implementing agencies and management agencies will be staffed with competent and qualified personnel, which will help facilitate and improve information flows among the resettlement agencies. The staff will be administrative clerks and professionals with management qualifications and work experience of resettlement.

8.5.2 Provisions of Equipment Facilities

242. The equipment facilities refer to the offices of the resettlement agencies that will be equipped with offices, vehicles, office facilities and equipment, communication equipment, etc. The costs to purchase the equipment and facilities are planned by resettlement agency and incorporated into the preliminary expenses of resettlement cost estimates.

8.6 Training Plan

243. The training program for APs and management staff at the resettlement agencies will be formulated and carried out to ensure that the RP can be implemented effectively. The training programs include: resettlement management staff training and APs production skill training.

8.6.1 Resettlement Management Staff Training

244. Ji'an City Urban Investment Company will be the project IA has over 10 years of experience in implementing projects involving land acquisition and relocation, though this will be the first time it will be involved in dealing with a multilateral funding agency. The IA also has excellent coordination with other local government agencies involved in the LAR and the project EA, Ji'an Municipal Government will provide the necessary oversight. In the PRC there are established mechanisms for LAR and the local agencies responsible are well versed in these. To ensure that the IA and other staff are trained in the ADB's social safeguards requirements, during PPTA, ADB's social safeguards specialist has provided training to the relevant staff. Additionally, a safeguards capacity building expert will be procured under the ADB's consultancy services to build the IA and other relevant agencies' capacity to effectively implement the resettlement plan.

245. The resettlement personnel training and human resource development system for the agencies of various levels from the municipal level down to the village/CR will be developed. Various training methods can be adopted including leader/expert lectures, technical seminars/workshops, visiting and studying the similar resettlement works in other areas, and on-spot trainings for the technicians and staffs. The scale of training personnel is determined by APs and theirs will, more than 200 persons for training will be provided for the staff involved in resettlement and rehabilitation for the project. The content of training include:

- 1) Resettlement principles and policies;
- 2) Resettlement planning and implementation management;
- 3) Resettlement implementation planning design;
- 4) Resettlement schedule management;
- 5) Resettlement finance management;
- 6) Resettlement project quality control;
- 7) Management information system;
- 8) Resettlement monitoring and evaluation; and
- 9) Resettlement project management.

8.7 Measures for Organization Improvement

- 1) At each level the resettlement agency will define its responsibilities and scope of official duties and also strengthen its supervision and management roles.
- 2) The forces of various resettlement agencies will be strengthened gradually, particularly professional and technical forces. Staff at all levels should have a level of professional standards and management quality, and their technical equipment, such as computers, testing equipment and vehicles, will be improved.
- 3) Staff should be selected carefully and their professional skill will be strengthened. Various staff and technicians will be trained to improve their professional ability and management standards.
- 4) Women cadre should be allocated their tasks properly to play their important role in the course of resettlement implementation.
- 5) Databases will be set up to strengthen information feedback, where the information is open and the important problems are solved by the leading group of resettlement.
- 6) The report system and internal M&E will be strengthened.
- 7) The external resettlement monitoring and early alarm mechanism will be fully developed.

9 Monitoring and Evaluation

246. The project will regularly monitor and evaluate the implementation of the LAR activities in order to ensure that the resettlement work is implemented successfully and it achieves the target of appropriate livelihood restoration for the APs in accordance with the requirements of ADB. The monitoring plan will comprise of two key components: internal monitoring and external monitoring detailed in the following sections.

9.1 Internal Monitoring

9.1.1 Organization of Internal Monitoring

247. Internal resettlement monitoring activities will be undertaken by the Land Acquisition and Immigration Department of ADB Resettlement Office, which has a full-time staff, taking charge of the project. The staff in charge should have experience of resettlement so that he/she can effectively coordinate all departments in resettlement work. The organization should have enough staff with the knowledge to deal with resettlement work and social concerns.

9.1.2 Objectives of Internal Monitoring

248. The aim of internal monitoring is to ensure supervision responsibility of the resettlement organs as specified in the RP during implementation, and ensure that the project is implemented smoothly and the APs' legal rights are not compromised.

9.1.3 Elements of Internal Monitoring

- 1) APs relocation, distribution of housing sites and housing rebuilding;
- 2) APs participation and consultation degree in the course of implementation;
- 3) APs compensation payment, usage and reaching the designated position;
- 4) Investigation, coordination and suggestion of main problems existed in APs and implementation agency in the course of implementation;
- 5) Schedule and quality of APs projects of production development;
- 6) APs income rehabilitation status after relocation;
- 7) Rehabilitation conditions of vulnerable groups;
- 8) APs training and its effect;
- 9) Organizations, training, work time and efficiency of local MPO.

9.1.4 Responsibilities of Internal Monitoring

- 1) To coordinate between IA, local government authorities and the external monitoring agency.
- 2) To formulate relevant formats according to the monitoring contents and require IA to prepare a monthly progress report to the authorities and PMO of ADB.
- 3) To examine and investigate project work site once a month, participate completion acceptance of immigration project.
- 4) To supervise the implementation of the annual working plan, fund use and the annual fund audit.
- 5) To report project implementation progress to PMO of ADB on a semiannual basis included in QPR to ADB and be able to consult with authorities anytime matching the desired need.
- 6) To submit internal M&E reports regularly and attach to the project progress report to the PMO and ADB every year in March and August.

9.2 External Monitoring

9.2.1 Independent Monitoring and Evaluation Agency

249. The aim of external monitoring and evaluation (M&E) undertaken by an institution independent from the IA is to monitor and evaluate whether the resettlement objectives are realized. Through the process, evaluation opinions and recommendations will be put forward on the resettlement, housing relocation and restoration of the APs' living standards, and to provide a predictive warning as early as possible to the project management.

250. The external monitoring institution will report independently to the Project Lead Group for Resettlement, the PMO and ADB. It will conduct follow-up investigations, monitoring and evaluation of the resettlement activities and socioeconomic rehabilitation objectives according to the RP and provide advice for decision-making and mitigation measures.

251. The independent agency will follow the project activities and evaluate the resettlement work assessing:

- 1) Whether the relevant state policy of LAR is being carrying out;
- 2) Whether the resettlement policy of ADB is being met; and
- 3) Whether APs' living conditions and livelihoods are improving.

252. The independent agency will provide overall implementation information to PMO, provide a resettlement schedule, problems and treatment suggestions to PMO, so that the problems will be solved quickly during the implementation process. The external monitoring agency for the project will conduct baseline survey, and put forward gender disaggregated survey data. External monitoring agency needs to record major activities during RP implementation and provided related forms to track the changes.

253. The external monitoring agency will set up the team for Ji'an urban traffic project monitoring and evaluation on the base of actual condition of the project. The independent agency will provide technical assistance on the resettlement survey and APs' living standard survey to PMO and implement all monitoring and evaluation. The monitors are composed by experts and professionals with rich experiences in resettlement plan design, implementation management, monitoring and supervision.

9.2.2 Effects and Responsibilities of External Monitoring Agency

254. Monitoring and evaluation is one of the most effective tools in the resettlement project management program. The objectives of the independent M&E is to provide the evaluation to resettlement work with an overarching view point and to evaluate whether the objectives of resettlement are being achieved, in terms of delivery of all entitlements included in the RP, implementation of all required mitigation and rehabilitation measures agreed in the RP, and whether the income and livelihood of affected people have been restored or improved through resettlement and rehabilitation. The independent agency will trace the resettlement activities, provide evaluation opinions and suggestions over whole course of resettlement and APs' rehabilitation of living and production, and provide the option channel for APs. It will also ensure that the plan and implementation of resettlement meet the state law and regulation requirements and ensure that project achieves its objectives.

255. The objectives of external monitoring agency including:

- 1) Checking the result of internal monitoring;

- 2) Evaluation resettlement aim especially the rehabilitation or improvement of APs living standard;
- 3) Evaluating the efficiency, effectiveness, influence and sustainability of resettlement, and drawing lessons from settlement; and
- 4) Checking APs rights whether meet the requirement of aims or not which these aims whether suit for APs' conditions.

9.2.3 The Content of External Monitoring and Evaluation

256. The independent agency will confirm 1) whether APs have received the entitlements specified in the RP; and 2) whether their income and livelihood have been restored or improved through implementation of land acquisition and resettlement.

257. The contents of external monitoring will also include (i) readiness and capacity of resettlement institutions; (ii) implementation schedule of resettlement program; (iii) compensation policies and rehabilitation measures for land acquisition and housing demolition; and (iv) follow-up survey and analysis of changes of income and livelihood of affected people.

258. The details of external monitoring are as follows:

- 1) The monitoring and evaluation during the resettlement implementation: including public consultation and the APs' participation during resettlement, especially participation of women and other vulnerable groups, complaints and appeals.
- 2) To assess the provisions of APs right and interests: including APs understanding of their rights and interests during resettlement; implementation of standard of compensation for land acquisition; distribution of land compensation; implementation of standard of compensation for housing; construction of resettlement housing; distribution of resettlement housing; and implementation of RP.
- 3) Rehabilitation of production and living resettlement: including APs' production resettlement; usage of land compensation; APs' skill training; APs' participation into endowment insurance of land-loss farmers; APs' employment assistance; APs' employment condition, etc.
- 4) Tracking survey of APs' standard of production and living: evaluating change of APs' living quality according to contrasting main indexes of living between pre-resettlement and post-resettlement.
- 5) Assessment of IA operation: APs' satisfaction with RP; problems existed in the course of resettlement; experience and lesson conclusion.

259. During the monitoring, vulnerable groups should be monitored carefully including change of status, effect and condition of women in the community; the difficulties of the poor households, the disabled, the elderly and other vulnerable groups during resettlement and post resettlement.

9.2.4 Independent Monitoring and Evaluation Methods

260. Monitoring and evaluation will be performed on the basis of analysis of the existing survey data provided by survey design institution and resettlement implementation institutions. The methods of sample survey and comprehensive review will be used in the survey. The resettlement schedule, fund, organization and management will reply on comprehensive review. Random sampling method was used in the sampling survey. The typical sample households will

be monitored regularly and analyzed through tracking investigation. The rate of sampling was 5% of affected households.

261. Table survey, discussion and document method were used in the whole survey.

9.2.5 Independent Monitoring and Evaluation Steps

262. The independent monitoring and evaluation steps include:

- 1) Establishing the project, and defining M&E objectives, contents and requirements.
- 2) Formulating detailed M&E.
- 3) Formulating the survey outline and tables.
- 4) Designing the survey plan and defining sample households.
- 5) Baseline and the first survey.
- 6) Establishing an M&E information system.
- 7) Local socioeconomic survey.
- 8) IA Monitoring.
- 9) Sample household monitoring.
- 10) Sorting monitoring information and establishing a database.
- 11) Analysis of survey data.
- 12) Preparing the M&E report and submitting it to PMO and ADB.

9.2.6 Monitoring and Evaluation Periods, Frequencies and Standards

- 1) Monitoring periods: independent monitoring agency worktable includes project construction period plus two years after the project end date.
- 2) Monitoring frequencies: it is based on the arrangement of resettlement implementation schedule and strength. The M&E agency will provide M&E reports to PMO and ADB at least twice a year during the peak hours of RP implementation period and once a year in other years. Total M&E are two years.
- 3) Monitoring standards: including the sample standards of independent M&E at 5% of population will be affected by land acquisition and housing demolition; 20% of villages will be affected by land acquisition; 20% of organizations will be affected by land acquisition.
- 4) Report time: the independent evaluator should prepare and submit the external M&E reports to PMO and ADB twice in March and August every year during the RR implementation period and once in March every year in other years until resettlement is completed satisfactorily. Total M&E are four years.

9.3 Post Assessment of the Resettlement

263. After resettlement implementation, on the basis of monitoring and evaluation, a post-assessment of the resettlement plan will be conducted, which will be the final external monitoring report. The assessment will sum up the successful experience and the lessons learned in the LAR activities regarding land acquisition, housing demolition, production restoration of enterprises and income rehabilitation, which will provide referenced experience for future resettlement activities and projects. The assessment agency undertakes the post assessment of resettlement will prepare evaluation outline, assessment index system, socioeconomic analysis survey, and report "Post-assessment Report on Resettlement of Ji'an Sustainable Urban Transportation Project Utilize Loan of ADB" to PMO and ADB.

10 Resettlement Budget and Finance Plan

10.1 Composition of Resettlement Fund

264. The resettlement cost in the project mainly includes: 1) land compensation; 2) housing compensation; 3) work cost; 4) other related cost; 5) related tax; and 6) reserve fund.

10.1.1 Land Compensation

A. Compensation for Land Use in the Project

10.1.1.1 Compensation for Collective Land

265. According to ***Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)*** (General Office of Ji'an Municipal Government No.62 Decree on 2011), the standard of compensation of every town is different. The details are shown in Table 10.1. The standard compensation for all kinds of land includes land compensation, resettlement subsidy and green crops allowance. Total compensation for collective land is CNY98.16 million after calculation, including compensation for green crops is CNY2.26 million by CNY1,000/mu.

Table 10.1: Compensation for Collective Land

| Town/ Subdistrict | Unit | Paddy | Dry Land | Garden | Woodland | Pond | Ditch | Grave | Resident Site | Road | Total (CNY 10,000) |
|----------------------|----------------------------|-----------|----------|----------|----------|-----------|----------|--------|------------------|---------|--------------------------|
| Changtang | Quantity (mu) | 54.536 | 4.646 | 0 | 31.866 | 7.532 | 0.054 | 0 | 0.516 | 1.241 | 100.391 |
| | Unit-price (CNY 10,000) | 3.3 | 2.3 | 3.3 | 1.6 | 3.3 | 3.3 | 1.6 | 2.3 | 1.6 | |
| | Subtotal (CNY 10,000) | 179.9688 | 10.6858 | 0 | 50.9856 | 24.8556 | 0.1782 | 0 | 1.1868 | 1.9856 | 269.8464 |
| Baitang | Quantity (mu) | 732.509 | 134.119 | 4.074 | 108.823 | 69.194 | 8.907 | 2.652 | 55.609 | 24.464 | 1140.351 |
| | Unit-price (CNY 10,000) | 5.68 | 4.3 | 5.68 | 3.7 | 5.68 | 5.68 | 3.7 | 4.3 | 3.7 | |
| | Subtotal (CNY 10,000) | 4160.6511 | 576.7117 | 23.14032 | 402.6451 | 393.02192 | 50.59176 | 9.8124 | 239.1187 | 90.5168 | 5946.2098 |
| Hebu | Quantity (mu) | 17.094 | 2.439 | 0 | 1.585 | 4.616 | 0.395 | 0 | 38.483 | 1.428 | 66.04 |
| | Unit-price (CNY 10,000) | 4.6 | 4 | 0 | 2.2 | 4.6 | 4.6 | 2.2 | 4 | 2.2 | |
| | Subtotal (CNY 10,000) | 230.5612 | 66.968 | 0 | 5.544 | 106.0162 | 3.1234 | 0 | 218.196 | 6.919 | 271.9996 |
| Xiangqiao | Quantity (mu) | 743.41 | 56.377 | 0 | 160.752 | 58.715 | 55.193 | 0.311 | 40.724 | 11.282 | 1126.764 |
| | Unit-price (CNY 10,000) | 3.3 | 2.3 | 3.3 | 1.6 | 3.3 | 3.3 | 1.6 | 2.3 | 1.6 | |
| | Subtotal (CNY 10,000) | 2453.253 | 129.6671 | 0 | 257.2032 | 193.7595 | 182.1369 | 0.4976 | 93.6652 | 18.0512 | 3328.2337 |
| Total | | | | | | | | | | | 9816.2895 |

10.1.1.2 Compensation for Attachments of Collective Land

266. According to **Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)** (General Office of Ji'an Municipal Government No.62 Decree on 2011), the standard of compensation for attachments on land is CNY1,500/mu. Total compensation for attachments is CNY3.65 million after calculation.

10.1.1.3 Compensation for State-owned Land

267. According to regulations of Ji'an, the standard of state-owned land is CNY115,000/mu, the compensation for state-owned land is CNY52.64 million after calculation.

10.1.2 Compensation for Housing Demolition

10.1.2.1 Compensation for Urban Housing Demolition on State-owned Land

268. The compensation for urban housing demolition on state-owned land include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost, including plot reward, building reward and region reward of housing demolition on state-owned land in Ji'an.
- (iii) Relocation and interim transition cost.
- (iv) Compensation for housing decoration. The compensation for urban housing demolition on state-owned land is CNY37.82 million after calculation.

269. The details are shown in Table 10.2.

Table 10.2: Compensation for Housing Demolition on State-owned Land

| | Item | Unit | Standard | Quantity | Cost (CNY 10,000) |
|---------------------------------|-----------------------|----------------|------------------------------|----------|-------------------------|
| Urban Residents ' Housing | Brick-cement | m ² | CNY 3,500/m ² | 9,177.54 | 3,212.139 |
| | Plot Reward | | CNY 200/m ² | 9,177.54 | 183.5508 |
| | Building Reward | | CNY 35,00/m ² *3% | 9,177.54 | 96.36417 |
| | Region Reward | HH | CMY 10,000/HH | 90 | 90 |
| | Relocation Cost | m ² | CNY 6/m ² *2 | 9,177.54 | 11.013048 |
| | Transition Cost | m ² | CNY 6 /m ² *18 | 9,177.54 | 99.117432 |
| | Housing Decoration | HH | CNY 10,000/HH | 90 | 90 |
| | Total | | | | 3,782.1845 |

10.1.2.2 Compensation for Rural Housing

270. The compensation for rural housing demolition include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost.
- (iii) Relocation and interim transition.
- (iv) Compensation for housing demolition.
- (v) Attached facilities of rural housing.

A total of CNY 92.7 million will compensated for rural housing demolition after calculation.

271. The details are shown in Table 10.3.

Table 10.3: Compensation for Rural Housing Demolition

| | Item | Unit | Standard (CNY) | Quantity | Cost (CNY 10,000) |
|--------------------------|---------------------|----------------|----------------|----------|-------------------|
| Rural Residents' Housing | Frame | m ² | 896 | 0.00 | 0 |
| | Brick-cement | m ² | 656 | 60751 | 3985.2656 |
| | Brick-wood | m ² | 560 | 9334.5 | 522.732 |
| | Simple | m ² | 416 | 596 | 24.7936 |
| | Additional Subsidy | m | 400 | 58965 | 2358.6 |
| | Reward | m ² | 260 | 58965 | 1533.09 |
| | Relocation | m ² | 5*2 | 58965 | 58.965 |
| | Transition | m ² | 5*18 | 58965 | 530.685 |
| | Housing Decoration | HH | 8000 | 184 | 147.2 |
| | Attached Facilities | | | | 108.8776 |
| | Total | | | | 9270.2088 |

10.1.2.3 Compensation for Attached Facilities of Rural Housing

272. According to the standard of Ji'an, the compensation for attached facilities of rural housing is CNY1.09 million after calculation. The details are shown in Table 10.4.

Table 10.4: Compensation for Attached Facilities of Rural Housing

| Item | Category | Quantity | Standard | Subtotal(CNY 10,000) |
|-----------------------|---|----------|-----------------------|----------------------|
| Well | Concrete deep wells(above 2 meters in diameter) | 5 | CNY 5,000/well | 2.5 |
| | Concrete deep wells(below 2 meters in diameter) | 36 | CNY 5,000/well | 12.6 |
| | Pressure tunnel well | 40 | CNY 1,200/well | 4.8 |
| | Pressure well | 67 | CNY 600/well | 4.02 |
| Methane Tank | Concrete structure | 31 | CNY 1,500/set | 4.65 |
| Water | | 183 | 200 | 3.66 |
| Electric | | 183 | 200 | 3.66 |
| Wire Television | | 192 | 120 | 2.304 |
| Telephone | | 93 | 158 | 1.4694 |
| Broadband | | 123 | 200 | 2.46 |
| Air Conditioner | split hanging air conditioner | 176 | CNY 200 | 3.52 |
| | split vertical air conditioner | 8 | CNY 300 | 0.24 |
| Concrete Bleachery | Complete structure | 0 | CNY 30/m ³ | 0 |
| | Incomplete structure | 0 | CNY 20/m ³ | 0 |
| Iron Gate | | 159 | CNY 200/set | 3.18 |
| Wall | Level 1(above 2m) | 3780 | CNY 100/m | 37.8 |
| Manure Storage (Pond) | Complete concrete structure | 75 | CNY 100/well | 0.75 |
| | Incomplete concrete structure or soil structure | 2 | CNY 60/well | 0.012 |
| Fruit Tree | Above 4 years and bearing fruits | 234 | CNY 40/m | 0.936 |
| | Below 4 years and unbearing fruits | 201 | CNY 20/tree | 0.402 |
| Miscellaneous Tree | Above 5 years | 275 | CNY 4/tree | 0.11 |
| | Below 5 years | 21 | CNY 2/tree | 0.0042 |
| Grave | Gravestone | 165 | CNY 1,200/piece | 19.8 |
| | No Gravestone | | | |
| Total | | | | 108.8776 |

10.1.2.4 Organizations Housing Demolition

273. The compensation for organizations housing demolition include:

- (i) Compensation for housing demolition, which is determined by housing assessment price. We use assessment price of similar housing structure in the same plot in Ji'an.
- (ii) Reward cost.
- (iii) Relocation and interim transition. A total of CNY45.1 million will be compensated for organizations housing demolition after calculation.

10.1.3 Subsidy for Vulnerable Groups

274. The total of subsidiary for vulnerable groups is CNY0.7272 million with CNY2,400 per person in one time subsidy.

10.1.4 Management Fees

275. The management fees refer to every expenses for running the organizations related to land acquisition and housing demolition, which include cost for coordination, internal monitoring, official business, post training, reward for the schedule of land acquisition and housing demolition. Information collection and publish, preparation work, payment for offices, renting temporary offices, staff wage and welfare, payment and usage of vehicle, vehicle repair, communication, daily management, etc. It is calculated as 2% of sum of land compensation, housing compensation and work cost.

10.1.5 Other Related Cost

276. It refers to the expenses for resettlement preparation and implementation, including prospecting and design, monitoring and evaluation, skill training. The cost of prospecting design is calculated as 1.5% of sum of land compensation, housing compensation and work cost, and the cost of M&E and skill training are calculated as 1% of that sum.

10.1.6 Related Taxes

277. It mainly include farmland reclamation fee, land use fee for the newly increased construction-used land, farmland use tax, land acquisition management fee, etc.

10.1.7 Reserve Fund

278. The reserve fund is calculated as 10% of basic fee.

10.1.8 General Budget

279. The general budget of resettlement is shown in Table 10.5.

Table 10.5: General Budget of Resettlement

| | | Standard (CNY) | Quantity | Junhua Avenue (CNY 10,000) | Bo'an Avenue (CNY 10,000) | West Zhongshang Road (CNY 10,000) | West Yangming Road (CNY 10,000) | West Shaoshan Road (CNY 10,000) | Yudai River (CNY 10,000) | Subtotal (CNY 10,000) |
|---|---------------------|-----------------------------|----------|-------------------------------------|------------------------------------|---|---|---|--------------------------------|-----------------------------|
| 1. Land Compensation | | | | | | | | | | |
| 1.1 | Collective | | | 1298.32 | 605.97 | 329.25 | 784.60 | 613.46 | 6184.67 | 9816.28 |
| 1.2 | Attached Facilities | CNY 15,000/mu | 2433.54 | 46.11 | 28.29 | 17.36 | 23.84 | 21.60 | 227.81 | 365.03 |
| 1.3 | State-owned Land | CNY 115,000/mu | 457.74 | 3635.41 | 0 | 666.08 | 0 | 184.50 | 778.03 | 5264.03 |
| Sub-total | | | | 4979.84 | 634.26 | 1012.69 | 808.45 | 819.57 | 7190.52 | 15445.35 |
| 2. Housing Compensation | | | | | | | | | | |
| 2.1 Urban Residents' Housing ¹²⁴ | Brick-cement | CNY 3,500/m ² | 9177.54 | 3212.13 | | | | | | 3212.13 |
| | Plot Reward | CNY 200/m ² | 9177.54 | 183.55 | | | | | | 183.55 |
| | Building Reward | CNY 3,500*3% | 9,177.54 | 96.36 | | | | | | 96.36 |
| | Region Reward | CNY 10,000/HH | 90.00 | 90.00 | | | | | | 90.00 |
| | Relocation | CNY 6/m ² *2 | 9,177.54 | 11.01 | | | | | | 11.01 |
| | Transition | CNY 6/m ² *18 | 9,177.54 | 99.11 | | | | | | 99.11 |
| | Hosing Decoration | CNY 10,000/HH | 90.00 | 90.00 | | | | | | 90.00 |
| | subtotal | | | 3,782.18 | | | | | | 3,782.18 |
| 2.2 Rural Residents' Housing | Frame | CNY 896/m ² | 0 | | | | | | | 0 |
| | Brick-cement | CNY 656/m ² | 60751.00 | 903.31 | 1022.11 | 519.5 | 842.96 | 480.19 | 217.13 | 3985.26 |
| | Brick-wood | CNY 560/m ² | 9334.50 | 104.38 | 51.10 | 0 | 202.16 | 62.44 | 102.64 | 522.73 |
| | Simple | CNY 416/m ² | 596.00 | 14.14 | 2.32 | 0 | 8.32 | 0 | 0 | 24.79 |
| | Subsidy | CNY 400/m ² | 58965.00 | 508.10 | 513.00 | 316.80 | 526.40 | 332.00 | 161.60 | 2358.60 |
| | Reward | CNY 260/m ² | 58965.00 | 330.72 | 333.45 | 205.92 | 342.16 | 215.80 | 105.04 | 1533.09 |
| | Relocation | CNY 5/m ² *2 | 58965.00 | 12.72 | 12.82 | 7.92 | 13.16 | 8.30 | 4.04 | 58.96 |
| | Transition | CNY | 58965.00 | 114.48 | 115.42 | 71.28 | 118.44 | 74.70 | 36.36 | 530.68 |

| | | Standard (CNY) | Quantity | Junhua Avenue (CNY 10,000) | Bo'an Avenue (CNY 10,000) | West Zhongshang Road (CNY 10,000) | West Yangming Road (CNY 10,000) | West Shaoshan Road (CNY 10,000) | Yudai River (CNY 10,000) | Subtotal (CNY 10,000) |
|-------------------------------------|-------------------------------|-----------------------------|-----------|-------------------------------------|------------------------------------|---|---|---|--------------------------------|-----------------------------|
| | | 5/m ² *18 | | | | | | | | |
| | Housing Decoration | CNY 8,000/HH | 184.00 | 32.00 | 37.60 | 21.60 | 30.40 | 16.80 | 8.80 | 147.20 |
| | Attached Facilities | | | 31.09 | 24.63 | 13.32 | 20.31 | 13.95 | 5.54 | 108.87 |
| | Subtotal | | | 2051.65 | 2112.47 | 1156.39 | 2104.31 | 1204.19 | 641.17 | 9270.20 |
| 2.3 | Brick- cement | CNY 3,000/m ² | 12,84 | 3,853.20 | | | | | | 3,853.20 |
| Organization | Brick- wood | CNY 2,500/m ² | 1,950.95 | 487.73 | | | | | | 487.73 |
| Housing | Reward of Brick- cement | CNY 60/m ² | 12,844.00 | 77.06 | | | | | | 77.06 |
| | Reward of Brick- wood | CNY 50/m ² | 1,950.95 | 9.75 | | | | | | 9.75 |
| 125 | Plot Reward | CNY 50/m ² | 14,794.95 | 73.97 | | | | | | 73.97 |
| | Relocation | CNY 6/m ² | 14,794.95 | 8.87 | | | | | | 8.87 |
| | Subtotal | | | 4,510.60 | | | | | | 4,510.60 |
| 3. Subsidy for Vulnerable Groups | | CNY 2,400/person | 303 | 12.24 | 7.56 | 7.56 | 15.12 | 7.56 | 22.68 | 72.72 |
| Subtotal(1-3) | | | | 15336.54 | 2754.29 | 2176.64 | 2927.89 | 2031.32 | 7854.37 | 33081.07 |
| 4. Management Fee | | 2% | 33081.07 | 306.73 | 55.08 | 43.53 | 58.55 | 40.62 | 157.08 | 661.62 |
| 5. Other Cost | | | | | | | | | | |
| 5.1 Prospecting and Design, | | 1.50% | 33081.07 | 230.04 | 41.31 | 32.64 | 43.91 | 30.46 | 117.81 | 496.21 |
| 5.2 Monitoring and Evaluation | | 1.00% | 33081.07 | 153.36 | 27.54 | 21.76 | 29.27 | 20.31 | 78.54 | 330.81 |
| 5.3 Skill Raining | | 1.00% | 33081.07 | 153.36 | 27.54 | 21.76 | 29.27 | 20.31 | 78.54 | 330.81 |
| Subtotal | | | | 536.77 | 96.40 | 76.18 | 102.47 | 71.09 | 274.90 | 1157.83 |
| 6. Related Taxes | | | | | | | | | | |
| 6.1 Farmland Reclamation Fee | | CNY 15,000/mu | 1745.13 | 280.84 | 161.87 | 75.81 | 173.44 | 148.19 | 1777.52 | 2617.69 |

| | Standard (CNY) | Quantity | Junhua Avenue (CNY 10,000) | Bo'an Avenue (CNY 10,000) | West Zhongshang Road (CNY 10,000) | West Yangming Road (CNY 10,000) | West Shaoshan Road (CNY 10,000) | Yudai River (CNY 10,000) | Subtotal (CNY 10,000) |
|---|-------------------------|----------------|-------------------------------------|------------------------------------|---|---|---|--------------------------------|-----------------------------|
| 6.2 Land Use Fee for the Newly Increased Construction-used Land | CNY 28/m ² | 2433.546*66 | 573.83 | 352.09 | 216.03 | 296.77 | 268.88 | 2834.99 | 4542.61 |
| 6.3 Flood Control and Security Fund | CNY 1,000/mu | 2433.546*66 | 30.74 | 18.86 | 11.57 | 15.89 | 14.40 | 151.87 | 243.35 |
| 6.4 Farmland Use Tax | CNY 22.5/m ² | 1745.13*666.70 | 280.84 | 161.87 | 75.81 | 173.44 | 148.19 | 1777.52 | 2617.6 |
| 6.5 Management Fee of Land Acquisition | 4% | 15445.35 | 199.19 | 25.37 | 40.50 | 32.33 | 32.78 | 287.62 | 617.81 |
| 6.6 Approval Cost of Land Acquisition | CNY 1,000/mu | 2990.96 | 64.619 | 19.13 | 19.41 | 16.50 | 17.21 | 162.20 | 299.09 |
| Subtotal | | | 1430.08 | 739.20 | 439.16 | 708.40 | 629.67 | 6991.73 | 10938.27 |
| Subtotal(1-6) | | | 17610.13 | 3644.98 | 2735.52 | 3797.33 | 2772.72 | 15278.10 | 45838.80 |
| 7. Reserve Fund | | | | | | | | | |
| 7.1 Basic Reserve Fund | 10% | 45838.80 | 1761.01 | 364.49 | 273.55 | 379.73 | 277.27 | 1527.81 | 4583.88 |
| 8. General Total Budget | | | 19371.14 | 4009.48 | 3009.07 | 4177.06 | 3049.99 | 16805.91 | 50422.69 |

10.1.9 Yearly Investment Plan

280. The details of yearly investment plan are shown in Table 10.6.

Table 10.6: Yearly Investment Plan

| Year | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------------|---------|----------|---------|---------|---------|----------|
| Ratio | 0.05 | 0.65 | 0.15 | 0.1 | 0.05 | 1 |
| Money (CNY10,000) | 2521.13 | 32774.74 | 7563.40 | 5042.26 | 2521.13 | 50422.69 |

10.2 Objectives of Resettlement Fund Distribution and Fund Flow

10.2.1.1 Objectives of Resettlement Fund Distribution

281. The fund will be distributed to different objectives according to the ownership of different affected projects. The details are shown in Table 10.7. In order to ensure the compensations payment are sufficiently and timely, the external monitoring agency, internal monitoring agency and state auditing offices will play their role and responsibilities on one hand. On the other hand, in intermediate links shall be reduced as possible and the resettlement fund shall be paid directly to individuals and organizations in simple manner.

Table 10.7: Objectives of Resettlement Fund Distribution

| Objective | Cost Category |
|-----------------------------|---|
| Village Collective | Compensation fee for collective facilities refers to land compensation fee in the price of land region. |
| Household (Organization) | Land compensation fee, compensation fee for attachments on the land, compensation fee for green crops (only to the households with green crops), relocation fee, and interim transition fee. Among them, the land compensation is the resettlement subsidy in the price of land region. |
| Other Departments | All kinds of taxes of land Acquisition |

10.2.1.2 Source of Resettlement Fund and Flow

282. According to principal of territorial management, the resettlement fund will be in charge of local government where the project is located. Each related municipal functional department shall do well the resettlement work coordinated with other department according to its responsibility. The standard of compensation for land acquisition and housing demolition is implemented by jurisdiction government on the basis of related regulations of state, province and city. The fee will be paid by construction organizations according to the standard of compensation, and any shortage of fund will be paid by jurisdiction government. The fund will be paid directly to compensative objects by special account in the course of resettlement.

10.3 Payment, Management and Monitoring of Resettlement Fund

10.3.1.1 Payment of Resettlement Fund

283. The payment of resettlement fund will follow the principals in the project:

- (i) All cost related to land acquisition and housing demolition will be calculated into general budget of the project. The compensation fee will be paid directly for related functional

departments of jurisdiction government by JUCIDC according to special account, and shortage of fund will be paid by the government.

(ii) For the various compensation fee for private households will be paid directly for the affected households according to special account.

(iii) Land compensation fee will be paid before land acquisition.

10.3.1.2 Management and Monitoring of Resettlement Fund

284. The expenditure of resettlement fund must be implemented strictly according to related regulations of state land acquisition and housing demolition and the policies of RP, which is not less than the standard of compensation and scope determined by RP.

285. The office of implementation agency should report monthly schedule plan of implementation to JUCIDC every month. The office is responsible for examining payment report which is signed by directors of IA, and reporting to JUCIDC for applying fund payment.

286. The compensations of the project, which including land compensation fee, housing compensation fee, attachments compensation fee, relocation compensation fee (inside plant), relocation fee, interim transition fee, relocation reward, will be examined by the IA.

287. Special advisory agency invited by the office of JUCIDC will carry out regular internal examination of the resettlement fund usage of resettlement office.

288. Ji'an finance bureau and auditing department have the right to monitor and audit the usage of the special fund.

289. The external monitoring agency of the project will carry out special tracking monitoring to the fund implementation of affected households and organizations in the course of external monitoring.

Table 10.8: Resettlement Schedule

| No. | Resettlement Tasks | Target | Responsible Agency | Completion Deadline | State and Additional Deadlines |
|-----------|---|-------------|--------------------|---------------------|--------------------------------|
| 1. | Disclosure | | | | |
| 1.1 | Resettlement Information Booklet | 1947 copies | IA | July. 2014 | |
| 1.2 | Resettlement plan distribution to resettlement offices/villages/APs | 50 copies | IA | July 2014 | |
| 1.3 | RP placed on ADB website | | ADB | July 2014 | |
| 2. | Detailed Measurement Survey (DMS)²⁴ | | | | |
| 2.1 | Final RP based on DMS and distribution to resettlement offices/villages/APs | | IA | Nov 2014 | |
| 3. | Detailed Rehabilitation Plan | | | | |

²⁴ The impact assessment for the draft RP is based on the preliminary design, which is very detailed. The impacts are assessed based on the 'red-line' which is unlikely to change when the design is finalized for technical purposes. If there are any changes in the final design, the RP will be updated based on those changes, otherwise this RP can be treated as the final RP.

| No. | Resettlement Tasks | Target | Responsible Agency | Completion Deadline | State and Additional Deadlines |
|-----------|--|---------------|--------------------------------------|------------------------|--------------------------------|
| 3.1 | Primary village rehabilitation plan (applicable) | 50 villages | IA | August 2014 onwards | |
| 3.2 | Improving village rehabilitation plan (applicable) | 50 villages | IA | August 2014 onwards | |
| 3.3 | Land adjustment agreement (applicable) | 50 villages | | November 2014 onwards | |
| 3.4 | Assistance of the vulnerable groups | 303 persons | IA | December 2014 onwards | |
| 3.5 | APs skill training plan | 1,843 persons | Related Township/ Related Village | December 2014 onwards | |
| 4. | Resettlement Plan and Budget | | | | |
| 4.1 | Complete redline survey (map) | | JPCB, LRB,IA | July 2013 | Finished |
| 4.2 | Approval of RP & budget | | Ji'an Finance Bureau | August 2014 | |
| 4.3 | Approval of compensation rates | | Ji'an Municipal Government | August 2014 | |
| 4.4 | Stake Holder Survey | | IA | July 2013 | Finished |
| 5. | Compensation Agreement | | | | |
| 5.1 | Village agreement | 50 copies | IA | December 2014 onwards | |
| 5.2 | Organization agreement | 14 copies | | December 2014 onwards | |
| 5.3 | Rural households agreement | 223 copies | IA | December 2014 onwards | |
| 6. | Implementation Capacity | | | | |
| 6.1 | District resettlement staff | 8 persons | IA | August 2014 onwards | |
| 6.2 | Designated village representatives | 50 persons | IA, related town and village | August 2014 onwards | |
| 6.3 | Staff training | | IA | August 2014 onwards | |
| 6.4 | Setting up grievance committees | | JDO,IA | July 2014 | |
| 7. | Monitoring and Evaluation | | | | |
| 7.1 | Baseline survey | | EM | November/December 2014 | |
| 7.2 | Set-up internal monitoring agency | | JMG,IA | Jan 2015 | |
| 7.3 | Contract external monitoring agency | | JMG,IA | October 2014 | |
| 7.4 | Internal monitoring reports | | PMO | November 2014 | |

| No. | Resettlement Tasks | Target | Responsible Agency | Completion Deadline | State and Additional Deadlines |
|------|---|-----------|---|---------------------|--------------------------------|
| 7.5 | External monitoring reports | | Monitoring agency | February 2015 | |
| 7.6 | Evaluation reports (tracer surveys) | | External Monitor | July. 2015 | |
| 7.7 | Resettlement Completion Report | | EA | Dec 2017 | |
| 8. | Documentation of Consultation | | PMO | August 2014 onwards | |
| 9. | Documentation of Grievances | | PMO | July 2014 onwards | |
| 10. | Flow of Funds/Compensation | | PMG | August 2014 onwards | |
| 10.3 | Affected households | 1,933 HHs | Related township, and village, IA | Nov.2014 | |
| 11. | Commence Resettlement | | | | |
| 11.1 | Resettlement sites determination and facilities arrangement | 4 | JDO, LMB,IA, related township and village | August 2014 | |
| 11.2 | Land acquisition | | JDO, LMB,IA, related township and village | Dec. 2014 onwards | |
| 11.3 | Housing demolition | | JDO, LMB,IA, related township and village | Feb 2015 onwards | |

Appendix 1: Resettlement Information Booklet

1. The Ji'an Sustainable Urban Transportation Project utilize loan of ADB project includes six components: (i) urban road construction (Junhua Avenue, Bo'an Avenue, west extension of West Shaoshan Road, west extension of West Yangming Road, and west extension of West Zhongshan Road), (ii) public transportation, (iii) BTR construction; (iv) transportation management and safety, (v) environment protection, and (vi) institutional capacity construction. The resettlement area belongs to Jiazhou district (at the county level), Ji'an city in the project. The concrete area is in Changtang town, Baitang town, Xingqiao town and Hebu township in Jizhou district. The project construction, in a manner, will affect the seat of your family. The booklet will benefit for you to understand basic condition of the project, related polies of state land acquisition and resettlement and the effect to your family.

1) Affected Area and Quantity

2. According to land use arrangement of ***Control Detailed Planing in West District of Ji'an Central City (2011–2030)***, the land use arrangement will be located in west district of Ji'an central city in the project, which it borders North Ji'an Avenue to the north, South Ji'an Avenue the south, Jizhou Avenue to the east, and Zhanqian Avenue to the west. A total of 2990.966 mu land will be expropriated. Among them, the total length of West Yangming Road and periphery network project (including Junhua Avenue, Bo'an Avenue, West Shaoshan Road, West Yangming Road and West Zhongshan Road) are 19.32 km with 1368.964 mu land. Environment protection project will expropriate 1,622.002 mu land. The project will directly affect 4 towns, 12 villages and 48 village groups. A total of 1368.964 m² of rural housing will be demolished, which directly affect 8 villages and 26 village groups with 184 households and 806 persons; and 9,177.54 m² urban housing will be demolished, which directly affect 90 households and 360 persons. A total of 14 organizations will be affected, which directly affect 457.742 mu land, 14,794.95 m² housing and 188 workers.

2) Resettlement Compensation

3. Based on adequate survey, the policy of LAR is formulated in accordance with ADB' policy and requirement, national laws and regulations, as well as with the resettlement policy of Jiangxi province and Ji'an city. The aim is to ensure living rehabilitation and improvement of affected groups in shout time after resettlement.

(i) Compensation for Land Acquisition

4. The standard of land compensation is formulated on the base of state rules and regulations, as well as with related provincial and municipal polies. According to regulation of ***Notice of Adjusting the Standard of Compensation for Land Acquisition of Partial Area of Central City (Jizhou District)***(General Office of Jian Municipal Government No.62 Decree on 2011), different towns and villages have different compensation standards, for permanent land acquisition, the compensations of Baitang Town, Hebu Town, Xingqiao Town, and Changtang Town, including land compensation, resettlement subsidy, and green crop subsidy, were set at CNY56,800/mu, CNY46,000/mu, CNY33,000/mu and CNY33,000 respectively for farmland, paddy field, fishpond and orchard; CNY43,000/mu, CNY40,000/mu, CNY23,000/mu and CNY23,000/mu respectively for garden land, dry land and housesite; and CNY37,000/mu, CNY22,000/mu, CNY16,000/mu and CNY16,000/mu for woodland and other lands. The compensation for attachments on land was set at CNY1,500/mu, and for state-owned land was set at CNY115,000/mu.

(ii) Compensation for Housing and Attached Facilities

5. Based on consultation with the local governments and APs, the IA formulated a set of resettlement principles and prepared an entitlement matrix for the project. The compensation for housing demolition prepared by Ji'an resettlement department in accordance with related rules and regulations of stated, Jiangxi province and Ji'an city, housing replacement price, and APs' reception.

6. Compensation for farm housing: in accordance with related state rules and regulation, the housing replacement price will be assessed by qualified evaluation agency entrusted by the government, the demolished houses and attached facilities will be compensated truthfully by evaluation price. An owner may choose either monetary compensation or exchange of titles. For the exchange of titles, an owner may choose either apartment on collected land or apartment on state-owned land. The standard of compensation includes houses demolition, incentive, decoration, relocation and interim transition. The compensation for farm housing is set by its structures and the areas. According to the area of principal room, relocation fee is CNY 5/m², interim transition fee is CNY5/m²•month, and incentive payment is CNY100–260/m² (according to the schedule of demolition).

7. Compensation for urban housing: it will be compensated according to the value of expropriated housing. The compensation for the value of expropriated housing should not below the market price of real estate similar to the building expropriated on the date of announcement of the building expropriation decision. The value of expropriated housing will be evaluated by qualified evaluation agency of real estate price. An owner may choose either monetary compensation or exchange of titles. The compensation for urban housing is set by its structures and the areas. The relocation fee is CNY6/m² (for choose exchange of titles, the owner will be paid for twice relocation fee), interim transition fee is CNY6/m²•month (3–36 month). If building expropriation department provides the owners with temporary dwelling, the department shall not pay temporary settlement fees to the owners. The owners can be paid plot reward, building reward and region reward according to different date of agreement signature.

8. Organization resettlement: it will be compensated according to the value of expropriated housing. The owners will be paid for relocation fee (business building CNY15/m², non-business building CNY6/m²), loss compensation for production and business stop (3‰ expropriated building value to shop, 2‰ expropriated building value to non-business building every month). The compensation for equipment handling and installation will be paid according to evaluation.

9. The compensation for land, housing and attached facilities will be paid directly for affected villages and persons. The compensation for land acquisition includes land compensation, resettlement subsidy, crops and tree. The compensation for housing and attachments, housesite and other relocation subsidy will be paid for all of relocation households. According to recent regulations, the compensation for land acquisition will be paid directly for affected village groups in manner of cash. The compensation for crops, trees, other facilities, and temporary influence will be paid directly for APs. The income loss resulted by the project will be paid for cash as compensation.

3) Estimated Time of the Implementation

Table A.1: Proposed Schedule of Key Activities

| Item | Time |
|---|------------------------|
| Consultation of land acquisition and housing demolition | August 2013 |
| Issuing notice of land acquisition and relocation | March - July 2014 |
| Compensation payment | July - October 2014 |
| Land acquisition and relocation | August - December 2014 |

4) Rights and Obligations of the APs

(i) Rights of Affected Objects

10. The affected people will be provided with all kinds of compensation in accordance with the above compensation rates indicated in the RP. They could reflect opinions and suggestions to project resettlement offices of village committees, township, district progressively step by step. Such opinions and suggestions could include base number of compensation quantity, compensation rate, time of compensation payment, house relocation, etc. Different resettlement officials must reply to complaints of APs complaints and problems, and the subordinate resettlement office reflects within 7 days.

(ii) Obligation of Affected Persons

- Actively cooperate with the implementation of state project.
- New buildings shall not be constructed within the scope of the resettlement survey; otherwise the compensation fee will be canceled.
- Demolish buildings within the red-line/blue-line scope of project planning.

5) Assistance for the Vulnerable Groups

11. Vulnerable groups are defined as poor families, disabled people, the elderly, and rural households in which the woman heads the household. A total of 303 poor persons in the project, accounting for 4.46% of all APs. During the course of resettlement implementation, the project proponent will give prior support and help in training, job seeking, and social security to rehabilitate and improve these vulnerable persons' economy and living.

6) Grievance Procedures

12. Stage 1: If APs have any dissatisfaction with RP or implementation, they may directly report to the community or local resettlement offices for negotiated resolution or put forward oral or written grievance. The resettlement office will record the complaints and resolve the problems within two weeks after the receipt of the complaints if the grievance has been communication orally. The resettlement offices need to report to the superior resettlement office within two weeks and get its opinions if the grievance involves major matters.

13. Stage 2: If the APs who lodge a complaint are not satisfied with the results of Stage 1, they may lodge grievance to project promotion team of land acquisition and houses demolition (located in Land Department of JUCIDC) after receiving the decision within one month. The latter will make a resolution within three weeks.

14. Stage 3: If a complainant is still not satisfied with the decision given in Stage 2, after receiving the decision they may take their complaint to the leading team of land acquisition and

houses demolition (located in Office of ADB Loan Project) for arbitration within one month. The latter will make an arbitration decision within four weeks.

15. Stage 4: If a complainant is still dissatisfied with the decision given to them in Stage 3, they may appeal to civil court at any time.

16. The APs can also put forward grievance to external monitoring and evaluation agency, the external agency reports it to project management office. Or the APs can put forward grievance to project team of ADB for negotiated resolution. If good faith efforts are still unsuccessful and if there are grievances that stem from non-compliance with ADB's safeguard policy, the affected person may submit a complaint to ADB's Office of Special Project Facility or Office of Compliance Review in accordance with ADB's Accountability Mechanism (2012).¹

7) Organizations of Land Acquisition and Resettlement

17. The resettlement office of IA will arrange main principals in charge of APs dissatisfaction and grievance.

| | | |
|----------------|---------------------------------|---|
| Cao Guanghui | Tel:0796-8935290 13197897082 | Minister of Land Department of Jian Urban Investment Development Company |
| Peng Xiaoming | Tel:0796-8935290 13879609387 | Vice Minister of Land Department of Jian Urban Investment Development Company |
| Ouyang Minghua | Tel:0796-8935290 13979638855 | Staff Member of Land Department of Jian Urban Investment Development Company |
| Chen Kai | Tel:0796-8935325 15907961150 | Assistance Engineer of Project Management Office |

8) Right of Interpretation of the Booklet

18. The right of interpretation of the booklet belongs to JUCIDC and Ji'an PMO.

¹ For further information, see <http://www.adb.org/Accountability-Mechanism/default.asp>.

Appendix 2: Resettlement Working Group for Ji'an Urban Transportation Project Utilize Loan of ADB

1. The resettlement leading group is responsible for determination and construction work in the project. Since resettlement work is a government act with wide social impact, the members of the group are mainly composed by the staff transferred from related departments of Ji'an municipal government (the details see Document No.79 [2013] decreed by General Office of Ji'an Municipal Government), including:

Team Leader:

Yuyangchun, Ji'an Municipal Standing Committee, vice mayor

Deputy Team Leaders:

Peng Xuekai, Director of Ji'an Municipal Development and Reform Commission

Liu Weiguo: Director of Ji'an Finance Bureau

Xiao Xin: Director of New Luling District Management Committee, President of JUCIDC

Guo Housheng: Vice Director of Ji'an Municipal Government Office

2. Team Members: the main leaders or directors of Ji'an municipal government, ministry of organization, planning and construction bureau, land and resources bureau, environment protection administration, statistics bureau, traffic office, department of housing administration, finance bureau, development and reform commission, department of civil affairs, bureau of public security, JUCIDC, etc.

3. The leading group sets up office where is located in JUCIDC. For the staff, Xiao Xin is the director of the office; Liu Dapeng, Luo Shuigen, Yang Xiaoyong, Li Zhigui, He Zhihai are the vice director of the office; Zhu Xiaobing (JUCIDC), Liu Wensheng (municipal planning and construction bureau), Yuan Shuisheng (municipal finance bureau), Liu Longhua (municipal finance bureau), Luo Chunlin(municipal development and reform commission), Wang Yunhai(JUCIDC), Yang Yana(JUCIDC), Chen Kai (JUCIDC) and Zhang Zhihong(JUCIDC) are the office workers.

Appendix 3: Background for Ji'an West City Plan Area

Present Situation

1. Ji'an west city plan area is situated at the northwest of Ji'an central city, which west to Jizhang carriageway, east to Junhua avenue, south to He river, and north to North Ji'an avenue. It stretches 500 meters from east to west and 800 meters from north to south, and covers an area of over 49.6 square kilometers. The whole area is long and narrow strip. The area belongs to Jizhou district.

Administrative Units

2. The west city plan area includes Xingqiao town, Changtang town, Baitang sub-district, Hebu township and part of Qulai township. The affiliated village committees include Tiandong village committee and Luoiafang village committee in Qulai Township; Baitang village committee, Nanfeng village committee, Luochuan village committee, Chengshang village committee, Jinan village committee and Wuli village committee in Baitang sub-district; Huxi village committee, Luotang village committee, Liangyuan village committee and Jiangbian village committee in Xingqiao town; Putang village committee, Jifeng village committee and Zengjia village committee in Hebu township; and Lukou village committee and Miaobei village committee in Changtang town. In total, there are 16 villages and 5 towns (township or sub-district) to be involved.

Total Land Areas

3. Among the affected towns, there are 763 hectare of land areas in Baitang Sub-district, 914 hectare of land area in Hebu Town, 1503 hectare of land area in Xingqiao Town, 1,164 hectare of land area in Changtang Town, and 617 hectare of Land area in Qulai Township. There are about 30,000 people living in these areas and most of them are rural residents.

Current Land Uses

4. At present, most of land area in the West City Plan Area is rural, including 3960 hectare of farmland and woodland (79.82%), 126 hectare of water area (2.55%), 874 hectare of construction land (17.63%). The construction land is mainly used for urban and rural resident settlements, regional traffic facilities and special land. The urban construction land area is 242 hectare, accounting for 4.88% of total land area. The village construction land area is 459 hectare, accounting for 9.25% of total land area. The regional traffic facilities land is mainly road facilities land with 148 hectare accounting for 2.97% of total land area which used for a regional traffic road of Jizhang expressway and two toll stations of Jizhang expressway. The regional public facilities land is mainly funeral facilities that a cemetery lied in north of Jifu road with 7.61 hectare, 0.15% of total land area. The special use land is a prison with 18.41 hectare, accounting for 0.37% of total land area. The urban construction land also includes commercial facilities land, industrial land, logistic and warehousing land, road and traffic facilities and public facilities land.

5. There are 11 land parcels having been leased or allocated for different work units with a total of 795.82 hectares, including Jinggangshan higher vocational technological college, Ji'an party school, Ji'an sports park, logistics park of agricultural products, Heng'an resettlement site, medicine logistics area, frozen storage and logistics area, and comprehensive developmental zone of South China City.

Development Plan for West City Plan Area

6. The development of Nanchang and Ganzhou intercity high speed railway line with a station at Ji'an city will bring a new chance to the development of Ji'an. Relying on the construction of high speed railway, Ji'an central city west area plan (2013-2030) has been developed and projects the city into a comprehensive sub-center of Ji'an, with collection traffic hub, commercial finance, culture entertainment, market and logistic, dwelling and living, etc. with multiple and compound traffic advantage, environment character of lake views and the balanced new urban area. The total planned population for the new urban area is 302,000.

7. The general plan structure of the west city plan area includes two development axels, one belt, eight zones and multiple joint positions.

- (1) Two axels: traffic space axis based on Nanchang and Ganzhou high-speed railway, and urban development axels from northwest to southeast along with West Yangming Road.
- (2) One belt: urban landscape leisure belt runs through the whole planning area based on Yudai water system.
- (3) Eight zones: refer to traffic hub zone, sub-center of the city zone, sports leisure zone, culture and education zone, urban living zone, industry development zone, ecological conservation zone and development reserve zone in Ji'an city.
- (4) Multiple joint positions: include traffic hub, comprehensive service of railway station, urban comprehensive service, and multiple community service centers.

8. The total area of planned west area is 4,962 hectare, including 4,893 hectare of construction land, and 68.6 hectare of non-construction land. The construction land covers urban and rural dwelling land, regional traffic facilities land, and regional public facilities land and special use land. Among them, the urban construction land area is 4,406 hectare, regional traffic facilities land area is 435 hectare which mainly used for the alignment of Zhang-Ji expressway, toll station of the expressway and land area for Nanchang and Ganzhou high speed railway line. The regional public facilities land area is 34 hectare mainly used for regional funeral facilities. The special use land area is 18 hectare mainly used for security. The non-construction land area mainly is water area with 68.6 hectare.

9. The area of dwelling land in the urban construction land is 999 hectare, accounting for 22.68% of total area of planning land, including service facilities land area is 58 hectare. The total residential population will be 302,000, and the gross residential density is 303 persons per hectare, and the per capita area of dwelling is 33.04 square meters. The total dwelling land is organized into 9 dwelling groups, including north avenue dwelling group, Zhenjun mountain dwelling group, south station dwelling groups, north station dwelling group, Huanan city dwelling group, north market dwelling group, sports park dwelling group, southwest dwelling group and college teachers' dwelling group.

10. The public management and public service facilities land area is 313 hectare, accounting for 7.11% of construction land area. Among them, the administrative office land area is 7.7 hectare accounting for 0.17% of construction land area. Cultural facilities land area is 12.3 hectare accounting for 0.28% of construction land area, which is used for book exhibition at district level and cultural activities. The cultural facilities are located along West Yangming road and central green space to form a good city space and public activities space. The education and study land area is 142 hectare, accounting for 3.22% of construction land area, which is used for high school, secondary specialized school, middle and primary school, and special

education school. The sports land area is 117 hectare, accounting for 2.66% of construction land area, which is used for sports park and located at intersection of South Yingbin avenue and Dongtang avenue. The medicine and health land area is 26 hectare, accounting for 0.59% of construction land area. The land combines the layout characteristics of dwelling land which is used for 3 general hospitals and 4 community health service center and these medicine facilities are unevenly distributed in the planning area. The social welfare land area is 7.6 hectare, accounting for 0.17% of construction land area. The social welfare land mainly refers to 2 welfare houses distributed in intersection of Tianhua Avenue and south Zhenjunshan Road, and south area of west Jixiang Road. The social welfare land is combined urban public green land and dwelling service facilities.

11. The commercial service industry land area is 390 hectare, accounting for 8.85% of urban construction land. The logistic warehousing land area is 75.8 hectare, accounting for 1.72% of urban construction land, which is used for one kind of logistic warehousing. The land is combined wholesale market land, which is located at north and south of south Yingbi Avenue, nearing to passageway of expressway. Road and traffic land area is 771 hectare, accounting for 17.51% of urban construction land. Public facilities land area is 34.89 hectare, accounting for 0.79% of urban construction land. Green land and square area is 1230.48 hectare, accounting for 27.93% of urban construction land. Development reserve land area is 592.12 hectare, accounting for 13.44% of urban construction land.

Appendix 4: Due Diligence Report of Resettlement communities for Ji'an Sustainable Urban Transport Project

The people affected by house demolition will be resettled in four resettlement communities in accordance with the **Ji'an West City Development Plan (Appendix 3)**. The four resettlement sites are: West Area resettlement community in Xingqiao Town, Hengrui Garden resettlement Community in Jifu Road, Wunikeng resettlement community in Xingqiao Town, and Wuli resettlement community in Baitang Sub-District. These four resettlement communities are determined according to the urban development plans in the western area. The affected people under the Project, as part of development of each district, will be relocated to those resettlement communities provided by the district government.

1. Background

1.1 West City Resettlement Community in Xingqiao Town

The West City Resettlement Community is located in Xingqiao Town. At present, the community is at early plan and design stage. The West City Resettlement Community: occupy a total of 10.01 ha of land area with 260,000 square meters of buildings with 2600 units of resettlement apartments. There are 333 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Jiangbian village committee in Xingqiao town, and the APs of Chengshang village committee and Jinan village committee in Baitang sub-district shall be resettled in this resettlement community.

The development of this community require land acquisition of 150 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

1.2. Hengrui Garden Resettlement Community

The Hengrui Garden Resettlement Community is located in Hebu Town. At present, the community is at early plan and design stage. It will occupy a total of 11.3 ha of land area with 300,000 square meters of buildings with 2100 units of apartments. Among them, about 410 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Jifeng village committee in Hebu town, and the urban APs shall be resettled in Hengrui Garden on Jifu Road.

The development of this community require land acquisition of about 190 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

1.3. Wulikeng Resettlement Community

The Wulikeng Resettlement Community is located in Xingqiao Town. At present, the community is at early plan and design stage. It will occupy a total of 7.8 ha of land area with 155,800 square meters of buildings with 1600 units of apartments. Among them, about 104 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Luotang village committee in Xingqiao town shall be resettled in Wulikeng resettlement community.

The development of this community require land acquisition of about 165 mu of rural land area. The compensation policies for the acquired land areas following the same local regulation and rates as indicated in the RP. Specifically, for all paddy, fish pond, and vegetable land, the compensation is CNY33,000 per mu. For dryland, garden land and house land, the compensation is set at CNY23,000 per mu. And for woodland and other, the compensation is set at CNY16,000 per mu. The attachment on land including green crop is set at CNY1500 per mu.

1.4. Wuli Resettlement Community

The Wuli Resettlement Community is located in Beitang Sub-district. At present, the community is at early plan and design stage. It will occupy a total of 3.3 ha of land area with 65,800 square meters of buildings with 658 units of apartments. Among them, about 100 apartment units (average 100 square meter per unit) could be used for the resettlement of the Project. The resettlement community will begin construction in later 2014 following the required approval, and it is expect completion by the end of 2016. The APs of Wuli Village from Baitang Sub-district could all be resettled in the community.

2 Resettlement Impacts

Among all four resettlement communities, only Hengrui Resettlement Community at Jifu Road had completed land acquisition and resettlement. The Hengrui Resettlement Community is located in Jifeng Village of Hebu Town. A total of 192 mu of land areas had been acquired in the end of 2012 as urban development reserved land, which was later allocated for the construction of Hengrui Garden resettlement community. Among them, 93 mu were rural collectives land from No. 1 and 2 groups of Jifeng Village, and

99 mu from state owned land involving a number of work units, including Hongwei State Farm, Ji'an City Trade Company Storage, Ji'an City Drive School, and China Petro Gas Station. Along with land acquisition a total of 16,000 of buildings are demolished, including about 10,000 square meters of rural houses and 6,000 square meters of buildings on state owned land. They affect 37 rural households, 16 urban households, and 4 work units. According to officials of Ji'an City, by early June 2014, both land acquisition and house demolition had completed for Hengrui Resettlement Site.

3 Resettlement Policy and Compensation Standards

For the collectively owned land acquisition for Jifeng Village, following the provincial regulation and Ji'an City decree, the compensation is set at CNY33,000 per mu for paddy, vegetable land, and fish pond; for dryland, garden land and house plots, the compensation is set at CNY23,000 per mu. For woodland and other land, the compensation is set at CNY16,000 per mu. The attachment on land is set at CNY1500 per mu. For state owned land, the compensation is set at CNY115,000 per mu. Such compensation is the same in the resettlement plan for Ji'an Sustainable Urban Transport Project.

In terms of compensations for affected structures, they also following the same compensation rates and rehabilitation provisions in the RP. Specifically, for rural houses, they will include compensation for affected buildings based on assessed replacement cost, plus CNY400 per square meter; compensation for various attachments, moving cost, transfer allowance, and incentive for moving according to the agreed schedule. In terms of rehabilitation, the affected household could choose monetary compensation or exchange of property. For monetary compensation, additional CNY600 per square meter will be provided based on the principal room areas. For those who select property exchange, the replacement housing will be based on amount of affected principal room areas, but not exceeding 60 square meters per capita. The resettlement housing is set at CNY1,430 per square meter. For those with per capita housing below 30 square meter, they could be provided resettlement housing at 30 square meters per capita.

For urban houses, the compensation will be based on assessed market value of affected houses, plus compensation for affected attachments, moving cost, transfer allowance, and incentive for early moving. In terms of rehabilitation, the affected household could choose monetary compensation or exchange of property. For monetary compensation, additional 10% over the assessed value will be provided. For property exchange, they will receive resettlement housing based on 1 for 1 principle and need to settle the price difference. Usually the market price of assessed building is often higher than the market price of resettlement housing. For those with total housing below 36 square meters, they could be provided with 50 square meters of replacement housing. But they need to pay spaces between 36 square meters and 50 square meters at price of economic housing. For affected non-residential buildings, the compensation will be based on assessed market value of affected structures plus various allowances set in the local regulations.

4 Resettlement and Restoration

According to the investigation, compensation agreements on land acquisition had been signed between project office and affected village groups, and all land compensation had been delivered to affected villages. Following delivery of land compensation, land readjustment had been conducted in the affected village groups following distributing land compensation equally among all members of village groups.

In addition, the affected people have access to skill training and job introduction services provided by local government. For those who are above retirement age and not included in low income status will be provide with supplement living allowance at CNY120 per capita per month as indicated in the RP.

5 Conclusion

Based on investigation, for the implemented land acquisition and house demolition for Hengrui Garden Resettlement Community, all agreements with affected entities had been signed, and all compensation for land acquisition and house compensation had been delivered, and no problems reported.