

# Resettlement Plan

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November 2017

## PRC: Jiangxi Ji'an Sustainable Urban Transport Project

Prepared by Ji'an Project Management Office (Ji'an Urban Investment and Development Company) for the Ji'an Municipal Government and the Asian Development Bank.

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**West Zhongshan Road, West Shaoshan Road and  
Bo'an Avenue**

**Resettlement Plan  
(Updated)**

## **Updated Illustration**

The preliminary design/construction drawing design of West Zhongshan Road, West Shaoshan Road and Bo'an Avenue were finished in June 2017.

From Jun to August 2017, Ji'an Urban Investment Co. Ltd. organized Jizhou District People's Government, Jiangxi Ruihua Land investigation and Planning Engineering Co. Ltd., and village committees to carry out LA, HD and detail measuring survey. Based on that, the updated RP is prepared.

The preparation of the updated RP is mainly based on preliminary design, construction drawing design, land survey demarcation report, and field investigation. The main updated contents are update of immigrant impact quantity, compensation and resettlement policy, socioeconomic status, immigration budget and RP. The contents involve all chapters of draft RP.

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## 1. Preparation Illustration

Jiangxi Ji'an Sustainable Urban Transportation Project consists of five components: (i) urban road, (ii) public transportation (iii) transportation management and safety , (iv) environmental protection, and (v) institutional capacity construction.

In July 2014, ADB approved Ji'an Urban Investment Co. Ltd. to prepare the draft of RP. According to project design and the draft of RP, the LA and resettlement mainly caused by sub-projects of urban road, including the construction of Junhua Avenue, West Yangming Road, West Shaoshan Road and Bo'a Avenue, and construction of Yudai River of environment protection project.

In accord with ADB, the draft of RP will be updated based on final project design and detail survey of immigration impact. The updated RP will be approved by ADB before the civil engineering of the Project. The civil contract of the Project will be carried out in turn according to implementation arrangement of the Project. Accordingly, the updated RP will be complied with purchase and implementation of civil contract

From May to July 2017, the RP of Junhua Avenue and West Yangming Road were updated and submitted to ADB for checkup in August 2017.

The updated RP is about subproject of West Zhongshan Road, West Shaoshan Road and Bo'an Avenue construction affiliated to Jiangxi Ji'an urban transport project.

According to the project design, the basic condition of the three roads are as follows:

(1) West Zhongshan Road Project begins from Jizhou Avenue in the east to Bo'an Avenue in the west, the main construction contents from Jizhou Avenue to Junhua Avenue include 2 driveways, 2 footways, 2 bicycle lanes and 2 greenbelts. The width of boundary lines of road is 30 m. The Junhua-Bo'an Avenue is a new urban arterial road with 3,337.520 m long and 40 m wide, the main construction contents include 4 driveways, 2 footways, 2 bicycle lanes and 2 greenbelts. The period of road construction is from March 2018 to August 2019.

(2) West Shaoshan Road Project begins from Jizhou Avenue in the east to Bo'an Avenue in the west with 2,985.559 m and 40 m wide, the main construction contents include 4 driveways, 2 footways, 2 bicycle lanes and 2 greenbelts. The period of road construction is from March 2018 to August 2019.

(3) Bo'an Avenue begins from Jifu Road in the south to West Shaoshan Road in the north with total length of 3,147.243 m and width of 40 m, the main construction contents include 4 driveways, 2 footways, 2 bicycle lanes and 2 greenbelts. The period of road construction is from July 2018 to December 2019.



**Figure 1-1 Sketch Map of Road Distribution**

The work methods of the updated RP include field measurement, physical quantity survey, related government departments survey, affected organizations and APs interview.

In order to ensure ADB's approval of contracts and successful RP implementation, an impact survey team was organized by Ji'an Urban Construction Investment and Development Company (JUCIDC) including the staff of JUCIDC, 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 Jizhou government, Shanghai Urban Construction Design& Research Institute, Jiangxi Ruihua Land investigation and Planning Engineering Co Ltd., township governments, affected towns and village committees. 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, socioeconomic impact of West Zhongshan Road, West Shaoshan Road and Bo'an Avenue construction. The updated RP is based on the original RP as an enclosure of original RP. The updated RP and original RP can be read for reference together.

## **2. Contents of Updated Contract**

After the update of RP, only the LA and immigrant impact of Yudai River improvement

project will be updated according to the final project design. But JUCIDC is consulting with ADB on whether the Yudai River improvement project included in the Project or not. So, the updated RP of Yudi River project will be submitted provisional in June 2018. See Table 2-1.

**Table 2-1 Schedule of Probably Updated RP**

Item	Updated RP	Time
Yudai River Improvement Project	Updated RP of Yudai River Improvement	June 2018

### 3. Abstract

The Project is implemented by JUCIDC. Ji'an Land and Resources Bureau is responsible for signing agreement of land acquisition with related village groups and resettlement. With the assistance of experts of ADB, JUCIDC prepared the updated RP.

The staff investigated the physical quantities in the project area from June 6, 2017 to August 21, 2017. Jizhou People's Government is responsible for houses demolition. Jiangxi Ruihua Land Investigation and Planning Engineering Co. Ltd., affected township governments, towns and village committees are responsible for the survey of physical quantities of HD.

The LA of updated contracts will mainly affect 2 townships, 6 villages, 24 village groups, 182 households and 743 persons. Total 158.682 mu of land will be expropriated including 109.305 mu of state-owned land (68.88%) and 49.377 mu of collective land (31.12%), and 69 households with 267 persons will be affected by LA. Among the affected state-owned land, 35.341 mu of river and roads will not be compensated and 73.964 mu state-owned land will be compensated. Total 44,919.66 m<sup>2</sup> houses and 113 households with 476 persons will be affected by HD. None of urban houses will be affected by the HD.

In order to set up a practical and reliable basis for the Project, safeguard legal rights and interests of APs and affected organizations, and to reduce disagreement and complaints, the project sponsor carried out public participation activities during the preparation process of the RP, various opinions and suggestions from the public have been absorbed into the RP. The PMO, JUCIDC, the organization of feasibility study report, Shanghai Urban Construction Design& Research Institute, the organization of environment impact evaluation report, and organization of APs socioeconomic survey took the chances of socioeconomic survey, social impact evaluation survey and various ways to introduce the basic condition of the project, solicit all APs' opinions, and consult with APs on questions of common concern. In the future, a serious of public participation will be carried out during the implementation of the RP.



A resettlement institution has been set up by the EA including Resettlement Leading Group of ADB Loan, JUCIDC, Ji'an Land and Resources Bureau, Resettlement Implementation Institution (a team made of staff from Jizhou People's Government, JUCIDC, Ji'an Real Estate Management Bureau, Ji'an Construction Bureau, and Ji'an Land and Resources Bureau), town governments, village (resident) committee, and external monitoring agency of resettlement. The resettlement institution has been equipped with adequate staff and necessary office facilities.

The resettlement budget of Bo'an Avenue, West Shaowhan Road and West Zhongshan Road construction is 10,911.9687 yuan. The project of West Zhongshan Road and West Shaoshan Road will be carried out from March 2018 to August 2019, and the project of Bo'an Avenue will be from July 2018 to December 2019.

During the implementation of resettlement, Jiangxi Academy of Social Sciences was employed by the PMO as external monitoring institution to regularly monitor and assess LA, HD and resettlement activities according to the requirement of ADB's resettlement policy. The internal monitoring will be carried out by the PMO under JUCIDC. As the project management institution, it will preside over and check internal monitoring activities, prepare progress report of resettlement, report regularly implementation progress, problems and treatment recommendations to the PMO, so that the resettlement institutions at all levels could maintain their function, the PMO could cooperate all parties work and know well the conditions in the implementation of resettlement.

#### 4. Project Impact

The land acquisition and houses demolition of the updated contract will affect 2 townships, 6 villages, 24 village groups, and 182 households with 743 persons. The affected townships of original RP remain unchanged. Owing to the affected villages and village groups in original RP, there are more overlap between the subproject of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road and other subprojects, so there is no comparison here. The scope of impact of the updated contract is shown in Table 4-1.

**Table 4-1 Scope of Project Impact**

Item	Affected town/township	Affected administrative village	Affected village (village group)
Bo'an Avenue	Baitang subdistrict	Chengshang	Group 1, 2 and 3
	Xingqiao town	Jiangbian	Renjia, group 2 and 7
		Luotang	Group 6 of Loutangxia, group 7 of Maobei

West Shaoshan Road	Baitang subdistrict	Wuli	Group 1, 2, 3, 4, 5, 6 and 7
		Ji'nan	Group 4, 5 and 9
	Xingqiao town	Jiangbian	Renjia, group 4, 7 and 8
West Zhongshan Road	Baitang subdistrict	Baitang	Group 1, 3 and 4
	Xingqiao town	Luotang	Group 4 of Chaobailing, group 6 of Luotang

#### 4.1 Land Acquisition

Total 158.682 mu of land will be expropriated in the updated contract, a decrease of 399.023 mu of land than 557.705 mu of land in original RP. The details of land acquisition are shown in responsibility report. Owing to most land is expropriated and compensated (see Appendix 1), only 158.682 mu of land will be expropriated this time, including 109.305 mu of state-owned land (68.88%) and 49.377 mu of collective land (31.12%). Among the collective land, the paddy field is 5.781 mu (11.71%), dry land is 12.372 mu (25.06%), woodland is 1.243 mu (2.52%), pond is 4.003 mu (8.11%), residential area 22.414 mu (45.39%), ditches is 1.623 mu (3.29%), and road is 1.941 mu (3.92%). The comparison of expropriated land quantity of the contract is shown in Table 4-2. Owing to the area of LA and number of persons and households of every village group affected by the subproject of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road in original RP are not calculated independently, they are calculated together with other roads, so there is no comparison here.

According to actual survey, the LA of collective land of every village group affected by the contract package of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road are shown in Table 4-3.

**Table 4-3 Comparison of Expropriated Land Quantity in Contracts**

unit: mu

Road \ Land types	RP	Paddy field	Dry land	Garden plot	Woodland	Pond	Ditch	Grave	Residential area	Road	State-owned and other land	Subtotal
Bo'an Avenue	Original	95.338	12.577	0	30.606	16.689	1.311	0	28.919	3.182	2.71	191.332
	Updated	1.232	2.567	0	0	1.152	0.123	0	5.653	0	2.71	13.437
	Difference	94.106	10.01	0	30.606	15.537	1.188	0	23.266	3.182	0	177.895
West Shaoshan Road	Original	84.882	13.913	0	13.157	8.628	2.693	0	20.207	0.565	28.147	172.192
	Updated	2.237	8.346	0	1.243	2.851	1.453	0	13.245	0.565	28.147	58.087
	Difference	82.645	5.567	0	11.914	5.777	1.24	0	6.962	0	0	114.105
West Zhongshan Road	Original	33.985	16.559	0	38.492	6.276	0.047	0	18.998	1.376	78.448	194.181
	Updated	2.312	1.459	0	0	0	0.047	0	3.516	1.376	78.448	87.158
	Difference	31.673	15.1	0	38.492	6.276	0	0	15.482	0	0	107.023



**Table 4-3 LA Impact on Collective Land of Each Village Group**

Item	Town	Village	Group	LA of collective land (mu)	AH (HH)	AP (person)
Bo'an Avenue	Baitang subdistrict	Chengshang	Group 1, 2 and 3	3.659	5	21
	Xingqiao town	Jiangbian	Renjia, Group 2 and 7	3.562	4	14
		Luotang	Group 6 of Luotangxia, Group 7 of Maobei	3.525	5	21
West Shaoshan	Baitang subdistrict	Wuli	Group 1, 2, 3, 4, 5 and 6	5.441	8	31
		Ji'nan	Group 4, 5 and 9	6.245	9	35
	Xingqiao town	Jiangbian	Renjia, Group 4, 7 and 8	8.352	11	42
West Zhongshan Road	Baitang subdistrict	Baitang	Group 1, 3 and 4	8.350	12	47
	Xingqiao town	Luotang	Group 4 of Chaobailing, group 6 of Luotang	10.243	15	56
Total				49.377	69	267

## 4.2 Ground Attachments, Electrical Communication Facilities and Housing Attached Facilities

Compared with the original plan, water towers and commuting cases are added to communication pole, electric pole and high voltage tower in Bo'an Avenue, West Shaoshan Road and West Zhongshan Road, simultaneously voltage lines and telephone lines are also decreased based on the survey. The details are shown in Table 4-4. Owing to the data of housing attached facilities in original RP are not that of both subprojects, there are no

independent data of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road, so there is no comparison here. The details of housing attached facilities in Bo'an Avenue, West Shaoshan Road and West Zhongshan Road are shown in Table 4-5.

**Table 4-4 Comparison of Electrical Communication Facilities**

Road \ Type	RP	Communication pole	Water tower	Electrical pole	Signal tower	Empty pole	Comm uting case	Trans- former	Street lamp	High-pressure tower	Low-tension wire	Telephone line	Electric cable
	Unit	piece	piece	piece	piece	piece	piece	piece	piece	piece	km	km	m
West Zhongshan Road	Original	0	0	0	0	0	0	0	0	0	0	0	0
	Updated	8	0	13	0	0	0	0	0	1	0	0	0
	Difference	8	0	13	0	0	0	0	0	1	0	0	0
West Shanshan Road	Original	0	0	0	0	0	0	0	0	0	13	6	5,700
	Updated	3	0	6	0	2	0	0	0	0	0	0	0
	Difference	3	0	6	0	2	0	0	0	0	-13	-6	-5,700
Bo'an Avenue	Unit	0	0	0	0	0	0	0	0	0	0	0	0
	Original	16	0	48	0	8	0	0	0	2	0	0	0
	Updated	16	0	48	0	8	0	0	0	2	0	0	0

**Table 4-5 Rural Housing Attached Facilities**

Item	Category	Unit	Qty.
Well	Concrete deep well (over 2 meters in diameter)	yuan/well	0
	Concrete deep well (below 2 meters in diameter)	yuan/well	3
	Pressure tunnel well	yuan/well	0
	Pressure well	yuan/well	4
Manure storage (pond)	Complete concrete structure	yuan/set	2
	Incomplete concrete structure or soil structure	yuan/set	3
Methane tank	Concrete structure	yuan/set	3
Wall	Level 1 (over 2 meters)	yuan/m	500
Fruit tree	Over 4 years and bearing fruits	yuan/tree	195
	Below 4 years and unbearing fruits	yuan/tree	495
Miscellaneous tree	Over 5 years	yuan/tree	256
	Below 5 years	yuan/tree	4,468
Grave		yuan/piece	33
Pump room		yuan/set	5

### 4.3 Housing Demolition

Total 44,919.66 m<sup>2</sup> of rural housing will be demolished and Total 113 households with 476 persons will be affected by the project. In the original RP, the subproject of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road will affect 32,904.5 m<sup>2</sup> houses with 95 households and 416 persons. None of urban housing will be demolished. See Table 4-6.

**Table 4-6 Comparison of Housing Demolition**



RP	Subproject	Type of housing	Town/Subdistrict	Village	Group	AH (HH)	AP (person)	Area of HD (m²)
Original	Bo'an Avenue	Rural housing demolish	Baitang subdistrict	Chengshang	Group 3	24	85	7,498
			Xingqiao town	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 Zhongshan Road		Baitang subdistrict	Baitang	Group 1	19	90	5,650
					Group 3	8	36	2,270
			Subtotal			27	126	7,920
	West Shanshan Road		Baitang subdistrict	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
	Total				95	416	32,904.5	
		Urban housing demolish	0					
Bo'an Avenue	Xingqiao town	Jiangbian	Renjia	4	17	2,500		
			Group 2	5	21	2,320		
			Group 7	4	17	2,000		

RP	Subproject	Type of housing	Town/Subdistrict	Village	Group	AH (HH)	AP (person)	Area of HD (m²)
Updated		Rural housing demolish		Luotang	Group 7 of Maobei	9	38	3,600
					Group 6 of Luotangxia	3	13	1,220
			Baitang subdistrict	Chengshang	Group 2	3	12	1,302
					Group 3	18	73	7,498
			Subtotal			46	191	20,440
	West Shaoshan Road		Baitang subdistrict	Wuli	Group 1	2	9	740
					Group 4	9	38	3,500
					Group 5	5	22	2,200
					Group2	2	8	400.62
					Group 6	4	16	1,700
					Group 7	3	14	807.79
				Ji'nan	Group 5	1	4	20
			Subtotal			26	111	9,368.41
	West Zhongshan Road		Baitang subdistrict	Baitang	Group 1	7	30	2,464.56
					Group 3	9	40	3,456.66
					Group 4	1	4	350
			Xingqiao town	Luotang	Group 4 of Chaobailing	24	100	8,840.03
			Subtotal			41	174	15,111.25
			Total			113	476	44,919.66
		Urban housing	0					

RP	Subproject	Type of housing	Town/Subdistrict	Village	Group	AH (HH)	AP (person)	Area of HD (m²)
		demolish						

#### 4.3.1 Rural Housing Demolition

Total 44,919.66 m² of rural housing will be demolished by the project, including brick-concrete structure 32,946.88 m², brick-wood structure 11,852.78 m², other kinds of simple sheds 120 m². Total 113 households with 476 persons will be affected. See Table 4-7.

**Table 4-7 Rural Housing Demolition**

Structure	Unit	Bo'an Avenue	West Shaoshan Road	West Zhongshan Road	Subtotal
Brick-concrete	m²	15,400	6,440	11,106.88	32,946.88
Brick-wood	m²	4,430	2,908.44	4,514.34	11,852.78
Sample Room	m²	0	0	60	60
Cottage	m²	0	20	0	20
Makeshift shelter	m²	40	0	0	40
Total		19,870	9,368.44	15,681.22	44,919.66
AH	households	46	26	41	113
AP	person	191	111	174	476

#### 4.3.2 Urban Housing Demolition

None of urban housing will be demolished by the project.

#### 4.4 Affected Organization/Enterprise

Comparing with the original report, the affected organizations unchanged in the updated contract package, only state-owned land will be expropriated not involving housing demolition.

## **5. Resettlement Policy and Compensation Standard**

### **5.1 Resettlement Policy**

The compensation for housing demolition include monetary compensation and exchange of titles.

#### **5.1.1 Monetary Compensation**

##### **(1) Individual Dwelling Houses**

□ If an owner chooses exchange titles and his expropriated houses belong to individual dwelling houses. The replacement price of principal room and annexes will be assessed and the owner will be paid money according to the appraisal price.

□ If an owner completes relocation within the time limit for relocation as agreed on in the compensation agreement, on the basis of the assessment compensation, he will be paid one-time subsidy of 1,200 yuan/m<sup>2</sup> according to the area of legal principal room and a subsidy of 20% appraisal price of legal principal room area.

If an owner chooses self-resettlement, he shall not be paid temporary transition fees after he got compensation fees and subsidies. The annexes will not be paid additional subsidies and award. The principal room that don't meet the conditions of resettlement will not be paid additional subsidies.

##### **(2) "Non-dwelling house changed through dwelling house"**

"Non-dwelling house changed through dwelling house" refers to a dwelling house with legal construction procedure is changed its use by as a storefront with legal business licence and tax registration certificate. The "house" continues operation until the date on the government has made decision of housing acquisition more than 1 years. The compensation for the "house" within 30 m<sup>2</sup> refers to non-dwelling house when housing demolition.

After compensation for the storefront of the "house", its area can still be exchanged property, but will not be paid subsidies.

##### **(3) Public Buildings**

For the public buildings like ancestral hall, office buildings of village collective will not be exchanged property, it will be paid 1,200 yuan/m<sup>2</sup> one time according to appraisal value, but cannot be paid award.

### **5.1.2 Exchange of Titles**

If an owner chooses the exchange of titles, his expropriated houses are carried out according to the related policies of housing expropriation on collective land or the policies of housing expropriation on state-owned land.

For the choice of implementing the policies of housing expropriation on collective land, the expropriated housing on collective land will be assessed by replacement price, it will be settled accounts through the price differences between resettlement housing price and assessed price. The owner will be paid purchase subsidy of 400 yuan/m<sup>2</sup> according to the area of legal principal room. It should control two indexes including the total construction area of resettlement housing and per capita area of housing in housing resettlement. It will carry out limited area resettlement and the extra area will be paid by money. The expropriated housing that fit the resettlement conditions will be resettled according to expropriated legal area of principal room, but the total resettlement area of every household should not exceed 360 m<sup>2</sup> and the per capita resettlement area should not exceed 60 m<sup>2</sup>, the extra resettlement area will be paid by money. For the unqualified resettlement house and the per capita area is less than 30 m<sup>2</sup> after housing expropriation, it will provide 30 m<sup>2</sup> of resettlement price to every person. The resettlement housing that the extra area within 10 m<sup>2</sup> will be provided resettlement price, the resettlement housing that the extra area beyond 10 m<sup>2</sup> will be settled accounts according to the price commercial buildings in the same plot and period. The resettlement of attachment buildings will be monetary compensation according to the housing replacement price after depreciation of housing but not exchange titles.

The types of resettlement housing and site should be clear and definite in the plan of housing expropriation and compensation by housing expropriation department of collective land in various district. The resettlement housing should be state-owned housing at the price of 1,450 yuan/m<sup>2</sup>. The allocation of resettlement housing is arranged in order of housing relocation.

For the choice of implementing the policies of housing expropriation on state-owned land, the expropriated housing that the legal area of principal room is less than the minimum area of resettlement housing will be paid by money according to the price of housing on state-owned land after exchange of titles.

## **5.2 Compensation Standard**

### **5.2.1 Compensation Standard of Collective Land**

The compensation for rural expropriated collective land include land compensation fee, resettlement subsidy, green crops fee and ground attachments fee.

According to *Notice of Ji'an Municipal Government Office on Approval of the Standard of Collective Land Acquisition in Jizhou District* (General Office of Ji'an Municipal Government No.45 Decree 2016), the compensation standards for collective land in Baitang subdistrict and Xingqiao town are higher than that in the original RP. See Table 5-1.

**Table 5-1 Compensation Standard for Collective Land Acquisition**

Town	Ownership organization of LA	Compensation standard for LA (yuan/mu)			
		Paddy field, vegetable field, high-yield Orchard, artificial high - yield oil-tea garden, breeding fishpond	Dry land, dry-land tea plantation, house site	Woodland and Other agricultural land, collective construction land	Unused land
Baitang subdistrict	Before update	56,800	43,000	37,000	--
	After update	58,800	45,000	39,000	39,000
	Change	+2,000	+2,000	+2,000	--
Xingqiao town	Before update	33,000	23,000	16,000	--
	After update	38,800	26,000	16000	7,800
	Change	+5,800	+3,000	+0	--

## 5.2.2 Compensation Standard for Green Crops and Ground Attachments

**Table 5-2 Compensation Standard for Green Crops**

	Before update	After update	Change
Ownership organization of LA	Compensation standard (yuan/mu)	Compensation standard (yuan/mu)	Compensation standard (yuan/mu)
Baitang subdistrict	1,714	2,020	+306
Xingqiao town	1,403	1,840	+437

The unified compensation for ground attachments is 1,500 yuan/mu, which the compensation standard is unchanged after update.

Please note, the compensation standards of different towns/townships are different, but the compensation standard for collective land acquisition in the Project is that of standard of Baitang sub district according to the principle of proximity to the project area and the principle of implementing the higher rates.

### 5.2.3 Changes of Related Tax Standard

**Table 5-3 Related Tax Compensation Standard**

Item	Unit	Original standard	Present standard	Change
Land use fee for the newly increased construction-used land	yuan/mu	18,667	18,667	0
Farmland reclamation fee (paddy field)	yuan/mu	15,000	30,000	15,000
Farmland reclamation fee (dry land)	yuan/mu	15,000	20,000	5,000
Farmland use tax	yuan/mu	15,000	21,667	6,667
Flood Control and Security Fund	yuan/mu	1,000	1,000	0
Social security fee	yuan/mu	-	6,000	3,600
Approval Cost of Land Acquisition	yuan/mu	1,000	500	-500

### 5.2.4 Compensation Standard for Rural Housing Demolition

#### (1) Replacement Price of Housing

According to *Notice of Ji'an Municipal Government Issuing Interim Measures of the Expropriation of Housing on Collective Land and Compensation in Central Planning Area of Ji'an City and Three Supportive Documents for Assessment Rules of the Expropriation of Housing on Collective Land in Central Planning Area of Ji'an City* (General Office of Ji'an Municipal Government No.7 Decree on 2017), the resettlement price of housing is 1,200 yuan/m<sup>2</sup>. In general brick-concrete structure housing figures, the replacement price is more higher than the compensation for rural housing at the price of 820 yuan/m<sup>2</sup>. See Table 5-4.

**Table 5-4 Replacement Price of Housing**

Update	Unit	Steel-concrete	Brick-concrete	Brick-wood	Simple
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		Level 1	Level 2	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
After	yuan/m <sup>2</sup>	1,250	1,050	890	840	790	800	700	640	570
Before	yuan/m <sup>2</sup>	1,120	900	820	770	720	700	640	580	520
Change	yuan/m <sup>2</sup>	+130	+150	+70	+70	+70	+100	+60	+60	+50

(2) Compensation Standard for Ground Attachments

**Table 5-5 Compensation Standard for Ground Attachments in Central City**

Item	Type	Compensation standard before update	Compensation standard after update	Change
Well	Concrete deep well (over 2 meters in diameter)	5,000 yuan/well	7,000 yuan/well	+2,000
	Concrete deep well (below 2 meters in diameter)	3,500 yuan/well	5,500 yuan/well	+2,000
	Pressure tunnel well	1,200 yuan/well	2,400 yuan/well	+1,200
	Pressure well	600 yuan/well	1,200 yuan/well	+600
Manure storage (pond)	Complete concrete structure	100 yuan/well	200 yuan/well	+100
	Incomplete concrete structure or soil structure	60 yuan/well	120 yuan/well	+60
Concrete Bleachery	Complete structure	30 yuan/m <sup>2</sup>	40 yuan/m <sup>2</sup>	+10
	Incomplete structure	20 yuan/m <sup>2</sup>	30 yuan/m <sup>2</sup>	+10
Methane tank	Brick structure	1,500 yuan/set	2,000 yuan/set	+500
Wall	Level 1	100 yuan/m (over 2 m)	300 yuan/m (over 2 m)	+200
	Level 2	80 yuan/m (1.5-2 m)	250 yuan/m (1.5-2 m)	+170



Item	Type	Compensation standard before update	Compensation standard after update	Change
	Level 3	60 yuan/m (1-1.5 m)	200 yuan/m (1-1.5 m)	+140
	Level 4	30 yuan/mu (clay brick wall)	50 yuan/m (clay brick wall)	+20
Foundation	Ring beam foundation	80 yuan/m	250 yuan/m	+170
	Brick (stone) foundation	40 yuan/m	150 yuan/m	+110
Fruit tree	Above 4 years and bearing fruits	40 yuan/tree	100 yuan/tree	+60
	Below 4 years and unbearing fruits	20 yuan/tree	45 yuan/tree	+25
Miscellaneous tree	Above 5 years	4 yuan/tree	6 yuan/tree	+2
	Below 5 years	2 yuan/tree	3 yuan/tree	+1
Rare tree	Compensation price by assessment			

### (3) Temporary Resettlement Fees

If an owner chooses exchange titles and his building belongs to dwelling house, the building expropriation department shall pay temporary settlement fees of 8 yuan/m<sup>2</sup>•month to the owner according to area of expropriated principal room, which it increases 3 yuan/m<sup>2</sup>•month than original standard. 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 24 months temporary settlement fees, which an increase of 6 months compensation than original RP. And the owners settled in high-rise buildings or multi-story & high-rise buildings shall be compensated for not exceeding 36 months temporary settlement fees, which an increase of 18 months compensation than original RP. If the interim transition delayed because of building expropriation department, the building expropriation department shall pay for twice temporary settlement fees every month on the above standard to the owners from the date of exceed time limit. Other compensation fees include housing subsidy, relocation fee and interim transition fee, etc. See Table 5-6.

**Table 5-6 List of Housing Subsidy, Relocation Fee and Interim Transition Fee**

Item	Unit	Original standard	Present standard	Change
Subsidy	yuan/m <sup>2</sup>	400	400	0
Relocation fee	yuan/m <sup>2</sup>	5*2	8*2	6
Interim transition fee	yuan/m <sup>2</sup>	5*18	8*24	102
Compensation for housing decoration	yuan/HH	8,000	12,000	4,000

#### (4) Reward for the Owners of Expropriated Housing

The owners of housing shall be rewarded 300-600 yuan/m<sup>2</sup> based on the area of expropriated principal room if they sign the agreement of housing acquisition and complete relocation within the allotted time, but the ground attachments will not be rewarded. The specific time periods for reward categories should be clear and definite in the compensation plan of housing acquisition.

**Table 5-7 Reward Standard of Principal Room**

Reward standard before update	Reward standard after update	Change
100-260 yuan/m <sup>2</sup>	300-600 yuan/m <sup>2</sup>	200-340 yuan/m <sup>2</sup>

### 5.2.5 Endowment Insurance of Land-loss Farmers

Ji'an municipal government prepared and issued Notice of Further Improving the Policy of Land-loss Farmers 'Basic Endowment Insurance based on the actual conditions of Ji'an city. The Notice puts forward four suggestions to improve the policy of land-loss farmers' endowment insurance. Among all affected households in the Project, total 9 households will and may take part to landless farmers' endowment insurance up till the present moment.

(1)Preparing implementation plans of land-loss farmers' endowment insurance. Sticking to the principles of the voluntary choice of the current system, combination of government subsidy and individual payment, and "insurance before land acquisition, insurance coverage", every county (city/district) must prepare and publish the implementation plan of land-loss farmers' basic endowment insurance and report it to the municipal human society department.

(2)Implementation of the subsidy of land-loss farmers' social insurance. In every county (city/district), the social insurance funds of land-loss farmers will be fully drawn from local land revenue according to the standard of 8% or more local land revenue that year and put into financial account of social insurance funds in financial department. The funds will be carried

out separated accounting and regulatory use. The funds are mainly used for the current land-loss farmers' payment subsidy or land-loss farmers' endowment security and payment subsidy of basic endowment insurance before the publicity of Notice of Further Improving the Policy of Land-loss Farmers' Basic Endowment Insurance, and making up for a lack of funds caused by payment of land-loss farmers' pension.

(3) Establishment of pre-storage system of land-loss farmers' payment subsidy. After the Notice is published, the land application units shall pre-storage social insurance funds which according to the standard of 5,000 yuan/mu (it will be timely adjusted according to the change of provincial average wage) into the escrow fund account that the municipal urban-rural resident's endowment insurance administration opened in state-owned commercial bank or state-controlled commercial banks when the organizations approve land in the various regions. After approval of lands, the subsidy will be settled according to fact, and put into financial account of social insurance funds. The funds will be return to land application units if the land is unapproved.

(4) Strict approval procedures of new land acquisition. Before the implementation of social payment subsidy in the various regions, the implementation plan of the subsidy should be prepared, the target groups, standards and fund resources should be clear to ensure that the subsidy will be fully paid to the financial account of workers' basic endowment insurance or urban-rural residents' basic endowment insurance funds within 3 months after approval of plan for land compensation and resettlement.

#### **5.2.6 Compensation Qualifications and Deadline**

The compensation qualifications: the persons have formal legal rights to land, housing and properties (including consistent and traditional right approved by national laws).

The deadline: it refers to the date from issuing the LA and HD announcement in the Project. The affected persons can't build new housing, rebuilding housing and enlarging housing after the date. The persons who come into the affected area have no right of compensations or any form of resettlement assistance after the date.

### **6. Public Participation**

During the RP updating and DMS, a wide range of participation was carried out, including from March to September 2017, Ji'an Municipal People's Government, Shanghai Urban Construction Design& Research Institute, Jiangxi Ruihua Land investigation and Planning Engineering Co. Ltd., JUCIDC, immigration consultant team carried out public participation activities for affected organizations, village groups, group collectives and representatives of

APs. The conclusions are (1) the construction of the Project is supported by the local people; (2) the Project is benefit to improve APs' living standard and local economic development.

**Table 6-1 Disclosure of Resettlement Information and Main Activities Consultation**

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer
1	May 2014 - Mar. 2016	Optimizing the Project design	Shanghai Urban Construction Design& Research Institute, JUCIDC, affected villages and representatives of APs.	30	JUCIDC
2	Mar. - May 2017	Determination of quantity of LA and HD	Shanghai Urban Construction Design& Research Institute, Jiangxi Ruihua Land investigation and Planning Engineering Co. Ltd., Land Department of JUCIDC, affected enterprises, affected	160	JUCIDC

			villagers and residents.		
3	Mar. - Jun. 2017	Standard of compensation for LA	Ji'an Municipal People's Government, JUCIDC, affected enterprises, affected village, affected village groups and representatives of APs.	40	JUCIDC
4	Mar. - Jun. 2017	Standard of compensation for housing	Ji'an Municipal People's Government, JUCIDC, affected enterprises, affected village, affected village groups and representatives of APs.	118	JUCIDC
5	Mar. - Jun. 2017	Socioeconomic survey	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	220	JUCIDC
6	Mar. - Jun. 2017	Resettlement mode and wish	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	60	JUCIDC
7	Mar. - Jun. 2017	Resettlement policies	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	60	JUCIDC
8	Mar. - Jun. 2017	Resettlement site consultation	JUCIDC, affected enterprises, affected village, affected village groups and	22	JUCIDC

			representatives of APs.		
9	May - Jun. 2017	Resettlement policies and plan	Ji'an Municipal People's Government, JUCIDC	40	Ji'an Land and Resources Bureau
10	Jul. - Sep. 2017	DMS and updated RP	Ji'an Land and Resources Bureau, JUCIDC	40	JUCIDC
11	May - Sep. 2017	Distribution of land compensations	JUCIDC, affected organizations, affected villages, affected village groups and representatives of APs	126	JUCIDC
12	August - Dec. 2017	Consultation of housing evaluation and demolition	JUCIDC, immigration consultant team, affected organizations, affected villages, affected village groups and representatives of APs	62	JUCIDC
13	Sep. - Dec.2018	External monitoring	JUCIDC, immigration consultant team, affected organizations, affected villages, affected village groups and representatives of APs	246	JUCIDC

The research conclusion of Ji'an Land and Resources Bureau: (1) supporting the construction of the project; (2) guiding the affected persons find job in Jinggangshan economic and technological development zone; (3) guiding the persons aged 40 and 50 years go in for social service industry such as landscaping, road cleaning, estate management, housekeeping, etc.; (4) increasing the support for poor students' education such as financial aid or student loan.



**Figure 6-1 Housing mapping and evaluation**



**Figure 6-2 Technicians of district forestry bureau evaluating camphor trees in Dongtou village**





**Figure 6-3 Training policies of LA and HD**



**Figure 6-4 Policy advocacy conference organized by working group of HD in Xingqiao town**





**Figure 6-5 Publicizing policy of LA, HD and resettlement in Chengshang village**

With the continuous progress of project preparation and implementation, JUCIDC will carry out consultation activities, the main contents of consultation include

(1) Affected persons' specific idea to project design.

(2) Before project implementation, JUCIDC will inform the specific project design and impact to the affected persons along the route in a variety of ways.

(3) Relocation advisory meeting. The affected persons will be invited to visit the resettlement sites, that make them know the resettlement sites and supporting facilities for their convenience in helping them choose; and ask for their view to update RP. After relocation advisory meeting, the relocation staff will visit and sign compensation and resettlement agreement with the affected persons after full consultation.

(4) According to the work plan of JUCIDC, the public consultation meeting will be carries out irregularly in Xingqiao town and Baitang subdistrict, they will report the situation to resettlement offices at all levels in report form. Except for participating the consultation activities carried out by JUCIDC, the monitoring agency will independently consult with the affected persons about other monitoring problems, collect their complaints and suggestions, provide monitoring information for relocation departments at all levels. The time plan of consultation with the affected persons is shown in Table 6-2.

**Table 6-2 Plan of Consultation with the APs**

Consultation Content	Time Plan	Participator
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Problems in the project implementation	Sep. 2017 - Dec. 2019	Project resettlement office, related village committees (communities)
Suggestion and complaint collection	Sep. 2017 - Dec. 2019	Monitoring agency (Jiangxi Academy of Social and Sciences), Project resettlement office, town (subdistrict) resettlement office

## 7. Resettlement Plan

### 7.1 Villagers Resettlement Plan

The Project will affect 113 households with 476 persons and demolish 44,919.66 m<sup>2</sup> of housing. From March to August, 2017, JUCIDC held a survey and consultation with 113 affected households, learned about the resettlement wish of affected households and organizations, and prepared resettlement plan point at their opinions and suggestions. The survey shows that 24.8% of affected households choose monetary compensation and 75.2% of affected households choose off-site resettlement among the households. There are 28 affected households choose monetary compensation, 85 affected households choose off-site resettlement in Wuli Resettlement Community and New Zhanqian Community. See Table 7-1 and Table 7-2.

**Table 7-1 Residents Housing Resettlement Plan**

Resettlement way	Resettlement plan	Proportion (%)	Resettlement site
Monetary compensation	28	24.8	
Off-site resettlement	85	75.2	Wuli Resettlement Community, New Zhanqian Community (site 1, 2 and 3)
Total	113	100	

**Table 7-2 Distribution of 85 Households Choose Off-site Resettlement**

Road	Town/subdistrict	Village	AHs (HH)	APs (person)	Resettlement site
	Xingqiao town	Jiangbian	13	55	New Zhanqian Community

Bo'an Avenue		Luotang	12	51	(site 2 and 3)
	Baitang subdistrict	Chengshang	21	85	New Zhanqian Community (site 2)
West Shaoshan Road	Baitang subdistrict	Wuli	25	107	Wuli Community, New Zhanqian Community (site 1)
		Ji'nan	1	4	
West Zhongshan Road	Baitang subdistrict	Baitang	17	74	Wuli Community, New Zhanqian Community (site 1)
	Xingqiao town	Luotang	24	100	Wuli Community, New Zhanqian Community (site 3)

### 7.1.1 Wuli Resettlement Community

Wuli Resettlement Community covers planning area of 43,241 m<sup>2</sup> and building area of 7,740 m<sup>2</sup> with 1,248 apartment units and 4,368 persons. The resettlement housing will be finished in July 2017.



Figure 7-1 Plan Map of Wuli Resettlement Community

### 7.1.2 New Zhanqian Community

(1)Summary of the community: □ The resettlement community of Wuli village, Baitang village and Jinan village in Baitang subdistrict is located in the east of Tianhua Avenue, the south of West Kubei Road, the west of Junhua Avenue, the north of Nanyi Road. It covers 85,365.0 m<sup>2</sup> of land (about 133.8 mu), 193,673.0 m<sup>2</sup> of covered area, including 155,598.0 m<sup>2</sup> of capacity building area. The resettlement housings are 11-18 storied buildings with 15.4% building density, 1.82 plot ratio, and 35% greening rate. The community can contain 1,332 households including 774 households have four-room housing, 168 households have three-room housing, and 420 households have two-room housing, 1,332 parking spaces, and a vegetable market with covered area of 7,279.2 m<sup>2</sup>. □ The resettlement community of Chengshang village in Baitang subdistrict is located in the east of Qianjin Avenue, the south of Beiyi Road, the west of Dongtang Avenue, and the north of West Luzhou Road. It covers 84,6350 m<sup>2</sup> of land (about 126.95 mu), 163,190 m<sup>2</sup> of covered area, including 135,390 m<sup>2</sup> of capacity building area. The resettlement housings are 6-11 storied buildings with 25.5% building density, 1.60 plot ratio, and 35% greening rate. The community can contain 1,102 households including 540 households have four-room housing, 322 households have three-room housing, and 240 households have two-room housing, 1,000 parking spaces. The community has set up community management and property management housing. □ The resettlement community of Liangyuan village and Luotang village in Xingqiao town is located in the east of Zhanqian Avenue, the south of West Kubei Road, the west of Xisan Road, and the north of Nanyi Road. It covers 43,419 m<sup>2</sup> (about 65.13 mu), 63,227.5 m<sup>2</sup> of covered area, including 63,227.5 m<sup>2</sup> of capacity building area. The resettlement housing are 6-11 storied buildings with 25% building density, 1.46 plot ratio, and about 30% greening rate. The community can contain 510 households including 264 households have four-room housing, 180 households have three-room housing, and 66 households have two-room housing, 500 parking spaces.

(2)Scheduling: The community will be built from the end of December 2017 to December 2019 and resettle the APs.



**Figure 7-2 Location Map of New Zhanqian Community**

## 7.2 Affected Organizations

Comparing with the original report, the affected organizations unchanged in the updated contract package, only state-owned land will be expropriated not involving housing demolition.

## 7.3 Conclusion

- (1) The special policies of housing expropriation were prepared in Ji'an city.
- (2) The affected persons agree the resettlement plan.
- (3) Wuli Resettlement Community and New Zhanqian Community shall be the communities to be built. The persons who choose off-site resettlement shall be living in the communities after agreement signing.
- (4) The measures of house-site distribution for the off-site resettlement is decided by drawing lots and the APs' opinions in the course of making decision.
- (5) The characteristics and special demands of the vulnerable group will be taken into consideration during the course of housing distribution. For example, the disabled individuals' and the old people's demands of lower floor of buildings should be satisfied.

## 8. The Restoration of Affected Peasant's Living Standard

The contracts of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road project will affect collective 49.377 mu, including paddy field 49.377 mu, dry land 12.372 mu.

Total 2 towns, 6 villages, 24 village groups and 69 households with 267 persons will be affected. See Table 8-1.

**Table 8-1 Land Acquisition Impact of Contract**

Item	Affected town/township	Affected village	Affected village group	Area of LA	AH	AP
Bo'an Avenue	Baitang subdistrict	Chengshan	Group 1, 2 and 3	3.659	5	21
	Xingqiao town	Jiangbian	Renjia, group 2 and 7	3.562	4	14
		Luotang	Group 6 of Luotangxia, group 7 of Maobei	3.525	5	21
West Shaoshan Road	Baitang subdistrict	Wuli	Group 1, 2, 3, 4, 5, 6 and 7	5.441	8	31
		Ji'nan	Group 4, 5 and 9	6.245	9	35
	Xingqiao town	Jiangbian	Renjia, group 4, 7 and 8	8.352	11	42
West Zhongshan Road	Baitang subdistrict	Baitang	Group 1, 3 and 4	8.350	12	47
	Xingqiao town	Luotang	Group 4 of Chaopbailing, group 6 of Luotang	10.243	15	56
Total				49.377	69	267

The way of the land acquisition in the Project is expropriating land along the route to decrease the impact of LA to farmers as possible. In additional, the agricultural income in local accounts for per capita net income reaches from 10% to 30% (the rate of per capita net income of Jiangbian village in Xingqiao town is 30%, and the rate of Wulin village in Baitang subdistrict is 10%). Through consultation with village committees and affected persons and combination of traditional measures of land acquisition, the final resettlement measures after land acquisition include:

The land compensation fees will paid to the affected households. The affected households can operate fish breeding and poultry raising. The per capita household can breed 3 beef cattle every year, and breed it the 24 months. The net income of a cattle is 6,000 yuan and a household can earn 9,000 yuan one year. The villagers can plant vegetables, grapes

and honey pomelos that a household can earn 10,000-20,000 yuan one year. Because the affected villages near to industry area, there are one person in a household go to work and can earn 3,000 yuan every month. Owing to the incomes mentioned above, the affected persons' income will be not decrease caused by land acquisition.

By calculation of the sum of bank interest income of land compensation fee, breeding income of 3 cattle or labor income, the compensation incomes of land-loss farmers exceed the income from land after land acquisition, their living standard can be restored and improved. See Table 23. The land-loss farmers can participate in endowment insurance. They will enjoy pension when they reach retired age. Take labor income of Baitang village in Baitang subdistrict and Luotang village in Xingqiao town as an example, the income restoration form is as follow.

**Table 8-2 Annual Income Restoration of Land-loss Farmers in Baitang Village**

Village	LA (mu)	Annual income loss (yuan)	Annual income compe nsation (yuan)	Increase of breeding cattle (head)	Investme nt of breeding cattle (yuan)	Income (yuan)	Interest (yuan)	Change (yuan)
Baitang	8.350	10,020	16,867	36	9,000	108,000	14,098.14	119,945.14

**Table 8-3 Annual Income Restoration of Land-loss Farmers in Jinan Village**

Village	LA (mu)	Annual income loss (yuan)	Annual income compensation (yuan)	Labor income (yuan, one person per household)	Interest (yuan)	Change (yuan)
Luotang	13.678	16,521.6	27,629.56	384,000	23,093.9 4	418,201. 9

## 9. Budget and Management of Resettlement Funds

### 9.1 Constitution of Resettlement Funds

The resettlement funds in the Project mainly include four parts: basic resettlement funds

(including land acquisition, housing, organizations/enterprises), support funds of vulnerable group, other fees, management fees of resettlement and contingencies.

The compensation fees of land acquisition include:

(1) Compensation fees of land acquisition

The land acquisition fee is 58,800 yuan/mu, green crops fee is 2,020 yuan/mu and ground attachments is 1,500 yuan/mu.

(2) Land Use Fee

The land use fee for the newly increased construction-used land is 10,667 yuan/mu according to related documents.

(3) Farmland Use Tax

It is calculated according to practice. The tax is 21,667 yuan/mu according to related regulations of State, Jiangxi province and Ji'an city.

(4) Farmland Reclamation Fee

It is calculated according to practice. The farmland reclamation fee for paddy is 30,000 yuan/mu, for dry land is 20,000 yuan/mu according to related regulations of State, Jiangxi province and Ji'an city.

(5) Other Fees of Resettlement

The cost of prospecting, design and scientific research is calculated as 1.5% of basic resettlement fee, the cost of M&E and skill training is calculated as 1% of the sum of the three preceding items.

(6) Management Fees of Land Acquisition

It is calculated as 4% of land acquisition fee.

(7) Contingencies and Surcharged

It is calculated as 10% of basic fees.

## **9.2 Budget of Resettlement Funds**

According to compensation standards of all affected projects and statistical magnitude the total resettlement cost of Bo'an Avenue, West Shaoshan Road and West Zhongshan Road is 109,119,687.4 yuan. See Table 9-1.



**Table 9-1 Budget of Resettlement**

No.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
1	LA					
1.1	Compensation for collective LA	Paddy (green crops)	yuan/mu	60,820	5.781	351,600.42
		Dry land (green crops)	yuan/mu	47,020	12.372	581,731.44
		Woodland	yuan/mu	39,000	1.243	48,477
		Pond	yuan/mu	39,000	4.003	156,117
		Ditch	yuan/mu	39,000	1.623	63,297
		Residential area	yuan/mu	39,000	22.414	874,146
		Road	yuan/mu	39000	1.941	75,699
		Ground attachments	yuan/mu	1,500	49.377	74,065.5
1.2	Related fees of collective LA	Land use fee for the newly increased construction-used land	yuan/mu	18,667	49.377	921,720.459
		Farmland use tax	yuan/mu	21,667	18.153	393,321.051
		Farmland reclamation fee (paddy)	yuan/mu	30,000	5.781	173,430

No.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
		Farmland reclamation fee (dry land)	yuan/mu	20,000	12.372	247,440
		Flood control and security fund	yuan/mu	1,000	49.377	49,377
		Social insurance cost	yuan/mu	6,000	49.377	296,262
1.3	Compensation for state-owned land	State-owned land	yuan/mu	115,000	73.964	8505860
1.4	Management fee of LA		yuan	4%	12,812,543.87	512,501.7548
1.5	Approval cost of LA		yuan/mu	500	158.682	79,341
	Subtotal					13,404,386.62
2	Housing					
	Rural housing	Brick-concrete	m <sup>2</sup>	890	32,946.88	29,322,723.2
		Brick-wood	m <sup>2</sup>	800	11,852.78	9,482,224
		Simple shed (cowshed, sample room, makeshift shelter )	m <sup>2</sup>	570	120	68,400
		Subsidy	m <sup>2</sup>	400	32,946.88	13,178,752
		Award	m <sup>2</sup>	600	32,946.88	19,768,128

No.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
		Relocation fee	m <sup>2</sup>	16	32,946.88	527,150.08
		Transition fee	m <sup>2</sup>	192	32,946.88	6,325,800.96
		Housing decoration fee	yuan/HH	12,000	113	1,356,000
		Compensation for attached facilities (include well, grave, communication facilities, etc. )				611,935
	Subtotal					80,641,113.24
3	Support funds for Vulnerable Groups		yuan/person	2,400	38	91,200
4	Other cost	Cost of prospecting, design and scientific research		1.5%	94,045,499.86	1,410,682.498
		Monitoring and evaluation cost		1%	94,045,499.86	940,454.9986
		Skill training cost		1%	94,045,499.86	940,454.9986
5	Administration fee of resettlement	Sum of items of 1 - 4	yuan	2%	97,428,292.36	1,948,565.847
6	Contingencies	Sum of items of 1 - 4		10%	97,428,292.36	9,742,829.236
7	Total					109,119,687.4



## 10. Institutional Framework of Resettlement

The main institutional framework of land acquisition and resettlement include (there is no change in comparison with original RP):

- (1) Resettlement Leading Group of ADB Loan;
- (2) Ji'an Urban Construction Investment and Development Company;
- (3) 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);
- (4) Town or Sub-district government;
- (5) Village (resident) committee;
- (6) External monitoring agency of resettlement.

## 11. Complaint and Grievance

### 11.1 Complaint and Grievance Procedure

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. The basic treatment procedure is as follows.

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 with the village committee and the APs together within two weeks after the receipt of the complaints.

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.

Stage 3: If a complainant is still not satisfied with the decision given in Stage 2, after receiving the decision they may prosecute to a civil court based on civil procedure law.

The 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).<sup>1</sup> All grievance (oral or written) will be recorded in internal

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

and external monitoring reports and submitted to ADB. Each agency will accept APs' complaint and grievance for free, the reasonable cost will be included in contingencies cost. During the whole construction of the Project, grievance procedure is effective to ensure APs' related problems can be solved by it.

## 11.2 Contact Information of Complaint and Grievance

Every resettlement office of subproject arranges main leading official to collect and treat the affect persons' complaint and grievance. The details of leading official is shown in Table 11-1.

**Table 11-1 Complaint and Grievance Machinery and Personnel Information**

<b>Resettlement mechanism</b>	<b>Contacts</b>	<b>Position</b>	<b>Address</b>	<b>Tel.</b>
Ji'an Urban Construction Investment and Development Company	Peng Xiaoming	Assistant director of land department	No.299 Jizhou avenue, Jizhou district, Ji'an city, Jiangxi	13879609387
Ji'an Urban Construction Investment and Development Company	Li Guangming	Staff of land department	No.299 Jizhou avenue, Jizhou district, Ji'an city, Jiangxi	13207969472
Ji'an Urban Construction Investment and Development Company	Xiao Bin	Staff of PMO	No.299 Jizhou avenue, Jizhou district, Ji'an city, Jiangxi	18607069312

## 12. Resettlement Implementation

According to the schedule of the Project, the schedule of the resettlement of the Project is shown in Table 12-1.

**Table 12-1 Schedule of Resettlement**

<b>No.</b>	<b>Task</b>	<b>Target</b>	<b>Agencies responsible</b>	<b>Time</b>	<b>Remarks</b>
1	<b>Information disclosure</b>				

1.1	RIB	24 groups of 6 villages of 2 towns	IA	Oct. 2017	
1.2	Disclosure of the RP on ADB's website				
1.3	Disclosure of the updated RP on ADB's website		IA, Ji'an PMO & ADB	Nov. 2017	
<b>2</b>	<b>RP and budget</b>				
2.1	Approval of RP and budget (including compensation rates)	10,911.9687 yuan	Ji'an Municipal Government & Ji'an PMO	Sep. 2017	
2.2	Village-level income restoration programs	24 groups of 6 villages of 2 towns	Village committees	Nov. 2017	
2.3	Final RP based on the detailed design	/	Ji'an PMO and IA	Oct. 2017	
<b>3</b>	<b>DMS</b>				
3.1	DMS on the 9 affected villages	24 groups of 6 villages of 2 towns	IA & Ji'an Land and Resources Bureau	Mar.- Jun. 2017	
<b>4</b>	<b>Compensation agreement</b>				
4.1	Village-level land compensation agreement	24 groups	IA & Ji'an Land and Resources Bureau	Jun.- Dec.2017	
4.2	Household land compensation agreement	69 HHs	Village committees	Jun.- Dec. 2017	
4.3	Compensation agreement for house demolition	113 HHs	IA, Ji'an Land and Resources bureau & Ji'an Real Estate Administration Bureau	Jun.- Dec. 2017	
<b>5</b>	<b>House reconstruction</b>				
5.1	Selection and preparation of housing sites	85 HHs	Ji'an Planning Department	Sep.- Dec.2016	
5.2	Preparation of infrastructure for housing sites	85 HHs	Ji'an Real Estate Administration Bureau	Feb.2017 - Nov.2019	

5.3	HD	113 HHs	Jizhou District People's Government	Aug.- Oct. 2017	
<b>6</b>	<b>Implementation of livelihood restoration measures</b>				
6.1	Distribution of land compensation fees to households and land reallocation (if possible)	6 villages	Township governments and village collectives	Oct. 2017- Apr. 2018	
6.2	Implementation of village-level income restoration programs	6 villages	Village collectives	Oct. 2017- Apr. 2018	
6.3	Advice on income restoration, commerce and work	182 HHs	Township government village collective, and Ji'an Labour and Social Security Bureau	Oct. 2017 - Mar. 2018	
6.4	Implementation of skills training program for APs	182 HHs	Ji'an Labour and Social Security Bureau	Oct. 2017 - Apr. 2018	
6.5	Identifying vulnerable households and implementing assistance measures	22 HHs with 38 persons	Ji'an Civil Affairs Bureau and Ji'an PMO	Oct. 2017 - Apr. 2018	
6.6	Hiring APs at the construction stage	about 102 APs	Ji'an PMO, Ji'an Labor and Social Security Bureau, and contractors	Oct. 2017 - Aug. 2018	
<b>7</b>	<b>Capacity building</b>				
7.1	Training of staff of Ji'an PMO, LA and HD Management Office	15 persons	ADB	Aug. 2017- Mar. 2018	
7.2	Training of county, town and village officials	85 persons	Ji'an PMO, IA	Oct. 2017 - Apr. 2018	
<b>8</b>	<b>Monitoring and evaluation</b>				
8.1	Baseline survey	As per the RP	Jiangxi Academy of Social	Sep. 2017	



			Sciences		
8.2	Establishment of internal M&E mechanism	As per the RP	Ji'an PMO and IA	Sep. 2017	
8.3	Appointing ACVTC as the external M&E agency	One	Ji'an PMO	Oct. 2017	
8.4	Internal monitoring reporting	Quarterly report	Ji'an PMO and IA	Start from Oct. 2016	
8.5	External monitoring reporting	Semiannual report	Jiangxi Academy of Social Sciences	Oct. 2017	The external monitoring started from April 2017, and the first monitoring report will be submitted in Oct. 2017.
				Mar. 2018	
8.6	External evaluation reporting	Annual report	Jiangxi Academy of Social Sciences	Dec. 2018	
				Dec. 2019	
8.7	Post-resettlement evaluation report	One report	Ji'an PMO	Jun. 2020	
9	<b>Public consultation</b>		Monitoring agency (Jiangxi Academy of Social and Sciences), Project resettlement office, town (subdistrict) resettlement office, related village	Sep. 2017- Aug. 2019	

			committees (communities)		
10	Grievance redress		JUCIDC	Sep. 2017- Dec. 2019	
11	Disbursement of compensation fees				
11.1	Disbursement to IA	Initial funds	Resettlement implementation institution	Mar.- Aug. 2017	
11.2	Disbursement to villages	Most funds	Resettlement implementation institution	Aug. 2017 - Dec. 2018	
11.3	Disbursement to households	Most funds	Resettlement implementation institution, town governments, village (resident) committee	ongoing	
12	Commencement of civil construction		Start civil engineering		
12.1	West Zhongshan Road		JUCIDC	Mar. 2018	
	West Shaoshan Road				
	Bo'an Avenue				

### 13. Conclusion

The LA and HD of contracts of West Zhongshan Road, West Shaoshan Road and Bo'an Avenue affect 2 towns, 6 administrative village, 24 village groups, 182 households and 743 persons. Total 158.682 mu of land will be expropriated, including 109.305 mu state-owned land (which accounts for 68.88%), and 49.377 mu collective land (which accounts for 31.12%). 69 households and 267 persons are affected by LA. Total 44,919.66 m<sup>2</sup> of rural housing will be demolished, which affects 113 households and 476 persons. There are 28 households choose monetary compensation, and 85 households choose relocation resettlement whose will be resettled in Wuli Resettlement Community and New Zhanqian Community. There is no change in comparison with original RP. The total resettlement cost is 109,119,687.4 yuan.



**Table 13-1 Resettlement Entitlement Matrix**

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards	Implementation issues
Permanent LA	49.377 mu	69 households, 267persons	<p>(1) The compensations are executed by Doc. No.62 JMG [2011].</p> <p>(2) The affected village collectives, village groups or APs obtain land compensation fees.</p> <p>(3) The APs obtain resettlement subsidy, compensation fees for green crops and ground attachments.</p>	<p>(1) The compensation for paddy field, vegetable field, high-yield Orchard, artificial high - yield oil-tea garden, breeding fishpond are 58,800 yuan/mu; for dry land, dry-land tea plantation, house site are 45,000 yuan/mu; for woodland and other agricultural land, collective construction land are 39,000 yuan/mu.</p> <p>(2) The temporary resettlement fee is 8 yuan/m<sup>2</sup>; the compensation for green crops is 2020 yuan/ m<sup>2</sup> , for ground attachments is 1500 yuan/m<sup>2</sup>.</p>	
HD and resettlement	44,919.66 m <sup>2</sup>	113 households, 476 persons	(1) Implementation based on the <i>Notice of Ji'an Municipal Government Issuing Interim Measures of the Expropriation of Housing on Collective Land and Compensation in Central Planning Area of Ji'an City and Three Supportive Documents for Assessment</i>	(1) The compensation for housing with first-class structure of steel-concrete is 1,250 yuan/m <sup>2</sup> , second-class structure of steel-concrete is 1,050 yuan/ m <sup>2</sup> . The compensation for housing with first-class structure of brick-concrete is 890 yuan/ m <sup>2</sup> , second-class structure of brick-concrete is 840 yuan/m <sup>2</sup> , third-class structure of brick-concrete is 790 yuan/m <sup>2</sup> . The compensation for housing with	

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards	Implementation issues
			<p><i>Rules of the Expropriation of Housing on Collective Land in Central Planning Area of Ji'an City</i> (General Office of Ji'an Municipal Government No.7 Decree on 2017).</p> <p>(2) Monetary compensation</p> <p>(3) Exchange of titles</p>	<p>first-class structure of brick-wood is 800 yuan/ m<sup>2</sup> , second-class structure of brick-wood is 700 yuan/ m<sup>2</sup> , and third-class structure of brick-wood is 640 yuan/m<sup>2</sup>. The owner of the expropriated building shall be compensated a one-time subsidy of 1,200 yuan/m<sup>2</sup> if he signs the LAR contract and relocates within the prescribed time-limit, besides, he shall be compensated a subsidy of 20% evaluation value of legal principal rooms area.</p> <p>(2) The owner of the expropriated building who chooses exchange of titles, he can choose the related policies of expropriation of buildings on collective land and compensation or related policies of expropriation of buildings on state-owned land and compensation.</p> <p>(3) The subsidy for housing is 400 yuan/m<sup>2</sup>, and the compensation for housing decoration is 12,000 yuan/HH.</p> <p>(4) A reward for expropriated principal rooms</p>	

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards	Implementation issues
				area is 300-600 yuan/m <sup>2</sup> .	
State-owned land occupation	109.305 mu	Property owner		Land use fee for the newly increased construction-used land is 10667 yuan/mu.	
Green crops and ground attachments	27 communication poles, 67 electrical poles, 10 unused poles, 3 high-pressure tower, 7 wells, 5 manure storage (pond), 3 methane tanks, 500 m wall, 690 fruit trees, 4,724 miscellaneous trees, 33 graves,	Property owner		The compensation for concrete deep well above 2 meters in diameter is 7,000 yuan/well, for the well below 2 meters in diameter is 5,500 yuan/well, for pressure tunnel well is 2,400 yuan/well, and for pressure well is 1,200 yuan/well; for complete concrete structure of manure storage is 200 yuan/set, for incomplete concrete structure or soil structure of manure storage is 120 yuan/set; for methane tank is 2,000 yuan/set; for wall over 2 m is 300 yuan/m,the wall with 1.5 - 2 m is 250 yuan/m, the wall with 1-1.5 m is 200 yuan/m; for fruit tree over 4 years is 100 yuan/tree, for the tree below 4 years is 45 yuan/tree; for miscellaneous tree over 5 years is 6 yuan/tree, and the tree	

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards	Implementation issues
	5 pump rooms.			below 5 years is 3 yuan/tree.	

## **Appendix 1 Responsible Investigation of LA Change**

### **1. Survey Time**

From May to August, 2017.

### **2. Survey Departments and Methods**

Ji'an Urban Construction Investment and Development Company, Ji'an Land and Resources Bureau, Jizhou District Resettlement Office, related leading official in Changtang town, Baitang subdistrict, and Hebu township, and village cadres in affected village groups.

(1) Jiangxi Ruihua Land investigation and Planning Engineering Co Ltd. is responsible for field measurement.

(2) JUCIDC, Ji'an Land and Resources Bureau, and Jizhou resettlement office are responsible for collecting LA material.

(3) The related heads of Xingqiao town and Baitang subdistrict, and cadres of affected village groups are responsible for checking data of LA and affected households.

(4) Interview of affected villagers: family conditions and livelihood impact of LA.

### **3. Survey Contents and Conclusions**

(1) The conditions of LA of West Zhongshan Road. Total 107.023 mu of all types of land have been expropriated and 87 households with 349 persons will be affected by LA (see Figure 1, Figure 2 and Figure 3); all compensations for LA are paid to affected households and they are fairly satisfied with the compensations; their family livelihood are not affected by LA.

(2) The conditions of LA of West Shaoshan Road. Total 114.105 mu of all types of land have been expropriated and 93 households with 373 persons will be affected by LA (see Figure 1, Figure 2 and Figure 3); all compensations for LA are paid to affected households and they are fairly satisfied with the compensations; their family livelihood are not affected by LA.

(3) The conditions of LA of West Shaoshan Road. Total 177.895 mu of all types of land have been expropriated and 161 households with 646 persons will be affected by LA (see Figure 1, Figure 2 and Figure 3); all compensations for LA are paid to affected households and they are fairly satisfied with the compensations; their family livelihood are not affected by LA.



城上村一组土地款分配数			
姓名	金额(元)	账号	姓名
傅春财	815984	6226822017100080581	傅春财
傅亮尚	850549	17109000000045597	傅亮尚
傅凤财	629280	17109000000045601	傅凤财
傅明尚	815984	6226822017100089189	傅明尚
傅美莲	255873	171090121008471934	傅美莲
傅学仁	1179125	17109000000045628	傅学仁
傅厚财	1223976	17109000000045636	傅厚财
傅木财	494454	17109000000045644	傅木财
傅满财	1223976	17109000000045669	傅满财
傅小根	290458	171090121004155939	傅小根
傅小雅	86462	6226822017100093360	傅小雅
合计	22443140.2		

城上村一组土地款分配数  
 傅春财 傅亮尚 傅凤财 傅明尚 傅美莲 傅学仁 傅厚财 傅木财 傅满财 傅小根 傅小雅  
 2017.3.2 2017.3.3  
 总计22443140.2元  
 傅春财 傅亮尚 傅凤财 傅明尚 傅美莲 傅学仁 傅厚财 傅木财 傅满财 傅小根 傅小雅  
 2017.3.2 2017.3.3

Figure 1 Table of Distribution of LA Compensation in Group 1 of Chengshang Village

城上村一组土地款分配数			
姓名	金额(元)	账号	签名
傅春财	1241268	17109000000045378	傅春财
傅亮尚	1020117.2	171090121005533144	傅亮尚
傅勇尚	815984	17109000000045394	傅勇尚
傅冬根	1905134	171090121001150012	傅冬根
傅香根	1396900	171090121007784704	傅香根
傅河财	273166	17109000000045425	傅河财
郭凤英	290458	6226822017101070543	郭凤英
毛招英	1019980	17109000000045441	傅春财
傅贵财	1019980	17109000000045450	傅春财
傅祥财	1427972	17109000000045468	傅春财
傅仁财	611988	17109000000045476	傅仁财
刘金秀	407992	17109000000045484	傅仁财
傅桂尚	815984	17109000000045492	傅桂尚
傅学荣	867861	171090121001896130	傅学荣
傅文章	1223976	17109000000045513	傅文章
曾允英	307751	171300121002107768	傅文章
傅正财	1037272	17109000000045530	傅正财
傅满财	1223976	17109000000045548	傅满财
李全凤	815984	6226822017101007877	李全凤
李玉凤	815984	6226822017101404353	李玉凤
傅云尚	1037272	6226822017101027089	傅云尚

Figure 2 Table of Distribution of LA Compensation in Group 1 of Chengshang Village

姓名	金额(元)	账号	签名
1 尚顺菊	673885	17109000000046573	尚顺菊
2 尚明学	777125	17109000000046397	尚明学
3 尚平菊	673884	17109000000046532	尚平菊
4 尚顺珍	673885	17109000000046305	尚顺珍
5 尚金保	635035	17109000000046444	尚金保
6 尚龙生	546511	171090121001427518	尚龙生
7 尚桂生	380563	17109000000046565	尚桂生
8 尚金万	531795	17109000000046645	尚金万
9 傅金花	119237	171300121005271954	傅金花
10 尚进华	419414	17109000000046596	尚进华
11 尚冬生	538651	17109000000046604	尚冬生
12 尚春生	388423	6226825818300013227	尚春生
13 尚春菊	419413	17109000000046477	尚春菊
14 尚家庆	538651	17109000000046688	尚家庆
15 尚生菊	673885	171090121006770880	尚生菊
16 尚香生	777125	17109000000046508	尚香生
17 尚家进	515798	6226822017101119860	尚家进
18 尚寿生	515798	171090121002944037	尚寿生
19 尚家松	515798	171090121002952083	尚家松
20 尚家光	531519	171090121008838755	尚家光
21 尚乃惠	673885	17109000000046364	尚乃惠

Figure 3 Table of Distribution of LA Compensation in Xianantang Village

#### 4. Survey Explanation

The changes in the categories of collective lands: because of nearly four years between the updated RP and original RP, many categories of land have been changed by the local persons according to their needs in the course of actual working. For example, the ditches in farmland in the original RP have been counted as paddy fields in the course of LA, so there are not ditches in the report of actual LA. In addition, because of the need of cultivation, some dry lands have been become vegetable plots and paddy fields, and some standards of land compensation and land categories like paddy field have been become paddy fields. So there are many paddy fields.

#### 5. Survey Result (see Attached Table 1-1, 1-2, 1-3, 1-4 and 1-5)

Attached Table 1-1 Statistical Area of LA in West Zhongshan Road (1)

unit: mu

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 3 (Xuanshang village) of Baitang village in Baitang subdistrict	0.041		0.211			1.819	0.002		2.073	Dec.19,2016
Group 4 (Henglongpengxia village) of Baitang village in Baitang subdistrict	0.415		3.647		5.771	1.115			10.948	Jan.4,2017
Subtotal	0.456		3.858		5.771	2.934	0.002		13.021	
Standard of compensation for LA (yuan/mu)	58,800		58,800	58,800	39,000	58,800	45,000			
<b>Compensation amount (yuan)</b>	26,812.800		226,850.400	0.000	225,069.000	172,519.200	90.000		651,341.400	

Unit / Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 4 of Chaobailing in Luotang village, Xingqiao town	11.001	7.104			32.721	2.940	11.103		64.869	Jan.5,2017
Group 5 of Lingnaoshang in Luotang village, Xingqiao town	7.771	0.505							8.276	
Group 6 of Luotangxia in Luotang village, Xingqiao town	14.124	4.491							18.615	
Subtotal	32.896	12.100	0.000		32.721	2.940	11.103		91.760	
Standard of compensation for LA (yuan/mu)	38,800	26,000	38,800	38,800	16,000	38,800	26,000			
<b>Compensation amount (yuan)</b>	1,276,364.800	314,600.000	0.000	0.000	523,536.000	114,072.000	288,678.000		2,202,650.800	

Unit / Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
<b>Total</b>	33.352	12.100	3.858	0.000	38.492	5.874	11.105	0.000	104.781	
<b>Total compensation amount (yuan) = compensation amount for LA + work expenses (2,000 yuan/mu)</b>									3,063,554.200	

Attached Table 1-2 Statistical Area of LA in West Zhongshan Road (2)

unit: mu

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 1 of Baitang village in Baitang subdistrict									0	
Group 3 (Xuanshang village) of Baitang village in Baitang subdistrict	1.239		0.601			0.402			2.242	Dec.19,2016
Subtotal	1.239		0.601			0.402	0.000		2.242	
Standard of compensation for LA (yuan/mu)	58,800		58,800	58,800	39,000	58,800	45,000			
<b>Compensation amount (yuan)</b>	72,853.200		35,338.800	0.000	0.000	23,637.600	0.000		131,829.600	
<b>Total compensation amount (yuan) = compensation amount for LA + work expenses (2,000 yuan/mu)</b>									136,313.600	

Attached Table 1-3 Statistical Area of LA in West Zhongshan Road

unit: mu

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 1 and 2 (Dongtou village) of Chengshang village in Baitang subdistrict	2.289								2.289	Jan.5,2017
Group 3 (Chengshang village) of Chengshang village in Baitang subdistrict	9.529		8.931		0.066	7.724			20.961	Dec.28,2016
Subtotal	11.818		8.931	0.000	0.066	7.724	0.000	0.000	28.539	
Standard of compensation for LA (yuan/mu)	58,800		58,800	58,800	39,000	58,800	45,000			
<b>Compensation amount (yuan)</b>	694,898.4		525,142.8	0	2,574	454,171.2	0		1,676,786.400	

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 7 of Jiangbian in Jiangbian village, Xingqiao town	14.688		1.602			2.089			18.379	Dec.23,2016
Renjia of Jiangbian village, in Xingqiao town	11.552	1.407			2.860		5.642		21.461	
Group 6 of Luotang village in Luoqiao town	39.555				17.723	4.181	6.291		67.750	Jan.5,2017
Group 7 of Maobei in Luotang village, Xingqiao	22.218	0.637			9.957	1.016	7.938		41.766	Jan.5,2017
Group 2 of Jiangbian village in Xingqiao town									0.000	
<b>Subtotal</b>	88.013	2.044	1.602		30.540	7.286	19.871		149.356	
Standard of compensation for LA (yuan/mu)	38,800	26,000	38,800	38,800	16,000	38,800	26,000			



Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Compensation amount (yuan)	3,414,904.400	53,144.000	62,157.600	0.000	488,640.000	282,696.800	516,646.000			
Total	99.831	2.044	10.533	0.000	30.606	15.010	19.871			
Total compensation amount (yuan) = compensation amount for LA + work expenses (2,000 yuan/mu)									6,797,621.200	

Attached Table 1-4 Statistical Area of LA in West Shaoshan Road (1)

unit: mu

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 4 (Xiazhou village) of Ji'nan village in Baitang subdistrict	16.939		0.254						17.193	Dec.23,2016

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 5 (Sujia village) of Ji'nan village in Baitang subdistrict	16.864		0.228				0.031		17.123	Dec.16, 2016
Group 9 (Sujia village) of Ji'nan village in Baitang subdistrict	0.064				0.759				0.823	Dec.19,2016
Group 4 (Zhoujia village) of Wuli village in Baitang subdistrict	6.037		0.064			0.130			6.231	Jan.9,2017
Group 6 (Zhoujia village) of Wuli village in Baitang subdistrict	0.068								0.068	
Group 7 (Zhoujia village) of Wuli village in Baitang subdistrict	11.363		0.506						11.869	
Group 4 (Zhoujia village) of Wuli village in Baitang subdistrict						1.101			1.101	

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 5 (Sujia village) of Ji'nan village in Baitang subdistrict					1.243				1.243	Dec.16,2016
Subtotal	51.335		1.052		0.759	0.130	0.031		53.307	
Standard of compensation for LA (yuan/mu)	58,800		58,800	58,800	39,000	58,800	45,000			
<b>Compensation amount (yuan)</b>	3,018,498.000		61,857.600	0.000	29,601.000	7,644.000	1,395.000		3,118,995.600	
Group 4 of Chunqian in Jiangbian village, Xinqiao town	6.624	2.358			11.155	0.460			20.597	Dec.23,2016
Group 7 of Jiangbian in Jiangbian village, Xingqiao town	12.750		2.024			2.356			17.130	
Renjia in Jiangbian village, Xingqiao town	17.051	0.155							17.206	

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Renjia in Jiangbian village, Xingqiao town						0.822			0.822	
<b>Subtotal</b>	36.425	2.513	2.024		11.155	3.638			55.755	
Standard of compensation for LA (yuan/mu)	38,800	26,000	38,800	38,800	16,000	38,800	26,000			
<b>Compensation amount (yuan)</b>	1,413,290.000	65,338.000	78,531.200	0.000	178,480.000	141,154.400	0.000		1,811,455.600	
<b>Total</b>	87.760	2.513	3.076	0.000	11.914	3.768	0.031	0.000	109.062	
<b>Total compensation amount (yuan) = compensation amount for LA + work expenses (2,000 yuan/mu)</b>									5,148,575.200	

Attached Table 1-5 Statistical Area of LA in West Shaoshan Road (2)

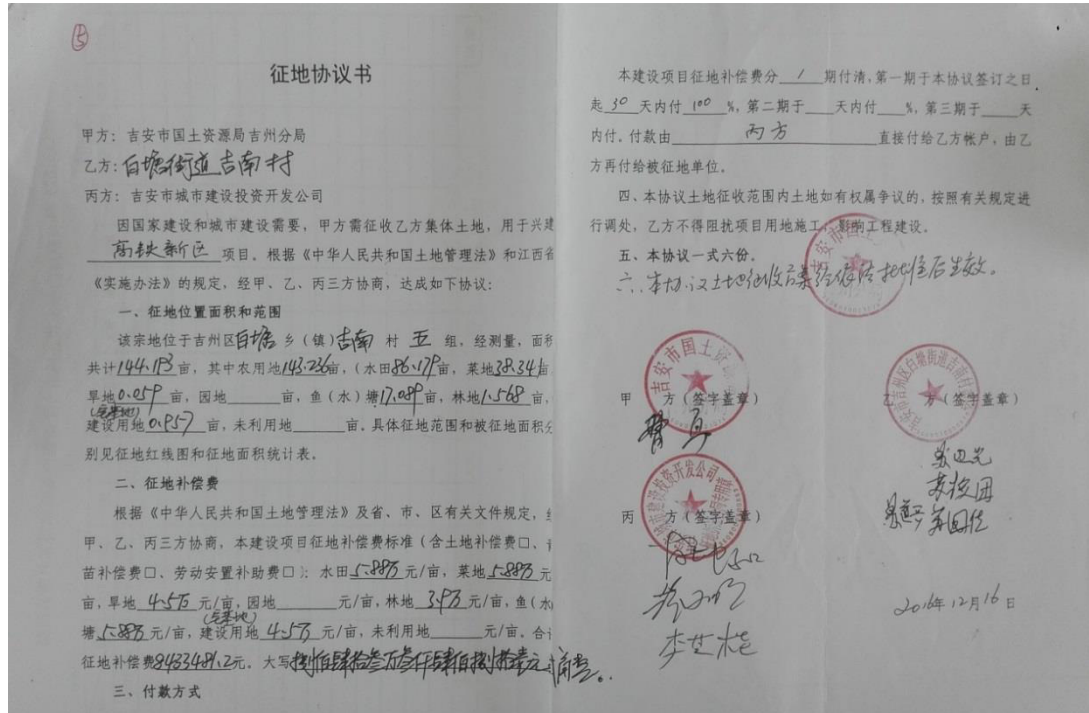
unit: mu

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Group 1 and 2 of Wuli village in Baitang subdistrict									0.000	
Group 3 of Wuli village in Baitang subdistrict									0.000	
Group 4 of Wuli village in Baitang subdistrict			2.259						2.259	Jan.9,2017
Group 5 of Wuli village in Baitang subdistrict			0.383						0.383	
Group 7 of Wuli village in Baitang subdistrict			0.392			0.502			0.894	
Group 4, 5, 6 and 7 of Wuli village in Baitang subdistrict						1.507			1.507	

Unit \ Category	Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond	Residential area	State-owned land and others	Total	Time of LA
Subtotal	0.000		3.034			2.009	0.000		5.043	
Standard of compensation for LA (yuan/mu)	58,800		58,800	58,800	39,000	58,800	45,000			
Compensation amount (yuan)	0.000		178,399.200	0.000	0.000	118,129.200	0.000		296,528.400	
Total compensation amount (yuan) = compensation amount for LA + work expenses (2,000 yuan/mu)									306,614.400	

## 6. Land Acquisition Agreement

Attached Figure 1-1 - Figure 1-4 are part of the land acquisition agreement of West Zhongshan Road, West Shaoshan Road and Bo'an Avenue.



Attached Figure 1-1

征地协议书

甲方：吉安市国土资源局吉州分局

乙方：吉州区白塘街道五里村村委会第4、5、6、7村民小组

丙方：吉州区白塘街道办事处、吉州区人民政府

因国家建设和城市建设需要，甲方需征收乙方集体土地，用于兴建高铁新区 县老年病医院等项目。根据《中华人民共和国土地管理法》和江西省《实施办法》的规定，经甲、乙、丙三方协商，达成如下协议：

一、征地位置面积和范围

该宗地位于吉州区白塘乡（镇）五里村4、5、6、7组，经测量，面积共计489.844亩，其中农用地482.51亩，（水田392.457亩，菜地5.178亩，旱地      亩，园地      亩，藕（水）塘8.342亩，林地      亩，建设用地（道路）      亩，建设用地（宅基地）0.333亩，未利用地      亩。具体征地范围和被征地面积分别见征地红线图和征地面积统计表。

二、征地补偿费

根据《中华人民共和国土地管理法》及省、市、区有关文件规定，经甲、乙、丙三方协商，本建设项目征地补偿费标准（含土地补偿费□、青苗补偿费□、劳动安置补助费□）：水田588<sup>00</sup>元/亩，菜地588<sup>00</sup>元/亩，旱地      元/亩，园地      元/亩，林地      元/亩，藕（水）塘588<sup>00</sup>元/亩，建设用地（道路）      元/亩，建设用地（宅基地）      元/亩。

**Attached Figure 1-2**

# 征 地 协 议 书

甲方：吉安市国土资源局吉州分局（以下简称甲方）

乙方：吉州区兴桥镇江村社区（以下简称乙方）

丙方：吉安城市建投投资开发有限公司（以下简称丙方）

因国家建设和城市建设需要，甲方需征收乙方集体土地，用于兴建城西高铁站区项目。根据《中华人民共和国土地管理法》和江西省《实施办法》的规定，经甲、乙、丙三方协商，达成如下协议：

## 一、征地位置面积和范围

该宗地位于吉州区兴桥乡（镇）江村社区组，经测量，面积共计167.502亩，具体征地范围和被征收面积分别见征地红线图和征地面积统计表。

## 二、征地补偿费

根据《中华人民共和国土地管理办法》及省、市、区有关文件规定，经甲、乙、丙三方协商，本建设项目征地土地类别、面积、补偿标准、补偿金额如下：

项目 类别	面积(亩)	补偿标准 (元/亩)	补偿金额 (元)	备注
水田	103.527	3.88	401.68476	
菜地	11.72	3.88	45.4736	
旱地	5.252	2.6	13.6552	
林地	12.877	1.6	20.6032	
果园	0.664	3.88	2.57632	
水坑	31.356	3.88	121.66128	
道路	0.278	1.6	0.4448	
沟渠	0.021	3.88	0.08148	
未耕种	1.702	3.88	6.6236	
合计	167.502			

金额大写：玖仟陆佰壹拾贰万玖仟陆佰肆拾叁元捌角

## 三、付款方式

本建设项目征地补偿费用自协议签订之日起30天内一次付清。款项由甲方直接付给乙方账户，由乙方再支付给征收单位。

四、本协议土地征收范围内土地如有权属争议，按照有关规定进行调处，乙方不得阻扰项目用地施工，影响工程建设。

五、本协议一式六份，由三方签字盖章后生效。

六、本协议土地征收案件依法处理后生效

甲方（签字盖章）

乙方（签字盖章）

丙方（签字盖章）

**Attached Figure 1-3**



### 征 地 协 议 书

甲方：吉安市国土资源局吉安分局  
乙方：吉州区 兴桥镇 泔水村 仁东组  
丙方：吉安市城市投资开发有限公司

(以下简称甲方)  
(以下简称乙方)  
(以下简称丙方)

因国家建设和城市建设需要，甲方需征收乙方集体土地，用于兴建 泔水村安置房 项目。根据《中华人民共和国土地管理法》和江西省《实施办法》的规定，经甲、乙、丙三方协商，达成如下协议：

一、征地位置面积和范围

该宗地位于吉州区 兴桥镇 乡（镇） 泔水村 仁东组，经测量，面积共计 612.6834 亩，具体征地范围和被征收面积分别见征地红线图和征地面积统计表。

二、征地补偿费

根据《中华人民共和国土地管理法》及省、市、区有关文件规定，经甲、乙、丙三方协商，本建设项目征地土地类别、面积、补偿标准、补偿金额如下：

类别	项目	面积（亩）	补偿标准（元/亩）	补偿金额（元）	备注
水田		374.1254	32800	12290393.12	
水塘		61.264	32800	2007033.12	
道路		1.265	16000	100240	
池塘		44.247	32800	1460383.6	
林地		47.782	16000	764512	
旱地		67.528	26000	1755728	
荒地		0.442	7800	3236.6	
合计		612.6834		21895133.92	

金额大写：贰仟壹佰捌拾玖万伍仟伍佰叁拾叁元玖角贰分

### 三、付款方式

本建设项目征地补偿费用自协议签订之日起叁拾天内一次付清。款项丙方直接付给乙方账户，由乙方再付给被征收单位。

四、本协议土地征收范围内土地如有权属争议，按照有关规定进行调处，乙方不得阻扰项目用地施工，影响工程建设。

五、本协议一式六份，由三方签字盖章后生效。

3. 本协议土地征收方案经依法批准后生效。

甲方(签字盖章)

丙 字 號

2016 年 12 月 20 日

**Attached Figure 1-4**

## Appendix 2 Investment Budget of Sub-projects

Attached Table 2-1 Resettlement Budget of Bo'an Avenue

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
1	LA					
1.1	Permanent LA on collective land	Paddy field (including green crops fee)	yuan/mu	60,820	1.232	74,930.24
		Dry land (including green crops fee)	yuan/mu	47,020	2.567	120,700.34
		Woodland	yuan/mu	39,000	0	0
		Pond	yuan/mu	39,000	1.152	44,928
		Ditch	yuan/mu	39,000	0.123	4,797
		Residential area	yuan/mu	39,000	5.653	22,0467
		Road	yuan/mu	39,000	0	0
		Ground attachments	yuan/mu	1,500	10.727	16,090.5
1.2	Related costs of permanent LA on	Land use fee for the newly increased construction-used land	yuan/mu	18,667	10.727	200,240.909

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
	collective land	Farmland use tax	yuan/mu	21667	3.799	82,312.933
		Farmland reclamation fee (paddy)	yuan/mu	30,000	1.232	36,960
		Farmland reclamation fee (dry land)	yuan/mu	20,000	2.567	51,340
		Flood control and security fund	yuan/mu	1,000	10.727	10,727
		Social security fee	yuan/mu	6,000	10.727	64,362
1.3	Compensation for state-owned land	State-owned land	yuan/mu	115,000	0	0
1.4	Management fee of LA		yuan	4%	927,855.922	37,114.23688
1.5	Approval cost of LA		yuan/mu	500	13.437	6,718.5
	Subtotal					971,688.6589
2	Housing					
	Rural housing	Brick-concrete	m <sup>2</sup>	890	15,400	13,706,000
		Brick-wood	m <sup>2</sup>	800	4,430	3,544,000
		Simple (including cowshed, board room, shed, etc.)	m <sup>2</sup>	570	40	22,800
		Subsidy	m <sup>2</sup>	400	15,400	6,160,000

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
		Reward	m <sup>2</sup>	600	15,400	9,240,000
		Relocation fee	m <sup>2</sup>	16	15,400	246,400
		Transition fee	m <sup>2</sup>	192	15,400	2,956,800
		Decoration fee	yuan/HH	12,000	46	552,000
		Compensation for ancillary facilities (including well, grave, communication facilities, etc.)				358,800
	Subtotal					36,786,800
3	Subsidy for vulnerable groups		yuan/person	2,400	17	40,800
4	Other fees (base on the sum of items 1 and 2)	Survey, design and research fee		1.5%	37,758,488.66	566,377.3299
		ME fee		1%	37,758,488.66	377,584.8866
		Technical training fee		1%	37,758,488.66	377,584.8866
5	Administrative fee of resettlement	Base on the sum of items 1 and 4	yuan	2%	39,120,835.76	782,416.7152
6	Contingency fee	Base on the sum of items 1 and 4		10%	39,120,835.76	3,912,083.576

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
7	Total					43,815,336.05

**Attached Table 2-2 Resettlement Budget of West Shaoshan Road**

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
1	LA					
1.1	Permanent LA on collective land	Paddy field (including green crops fee)	yuan/mu	60,820	2.237	136,054.34
		Dry land (including green crops fee)	yuan/mu	47,020	8.346	392,428.92
		Woodland	yuan/mu	39,000	1.243	48,477
		Pond	yuan/mu	39,000	2.851	111,189
		Ditch	yuan/mu	39,000	1.453	56,667
		Residential area	yuan/mu	39,000	13.245	516,555
		Road	yuan/mu	39,000	0.565	22,035
		Ground attachments	yuan/mu	1,500	29.94	44,910

1.2	Related costs of permanent LA on collective land	Land use fee for the newly increased construction-used land	yuan/mu	18,667	29.94	558,889.98
		Farmland use tax	yuan/mu	21,667	10.583	229,301.861
		Farmland reclamation fee (paddy)	yuan/mu	30,000	2.237	67,110
		Farmland reclamation fee (dry land)	yuan/mu	20,000	8.346	166,920
		Flood control and security fund	yuan/mu	1,000	29.94	29,940
		Social security fee	yuan/mu	6,000	29.94	179,640
1.3	Compensation for state-owned land	State-owned land	yuan/mu	115,000	16.044	1,845,060
1.4	Management fee of LA		yuan	4%	4,405,178.101	176,207.124
1.5	Approval cost of LA		yuan/mu	500	58.087	29,043.5
	Subtotal					4,610,428.725
	Housing					
	Rural housing	Brick-concrete	m <sup>2</sup>	890	6,440	5,731,600
		Brick-wood	m <sup>2</sup>	800	2,908.44	2,326,752
		Simple (including cowshed, board room, shed, etc.)	m <sup>2</sup>	570	20	11,400

		Subsidy	m <sup>2</sup>	400	6,440	2,576,000
		Reward	m <sup>2</sup>	600	6,440	3,864,000
		Relocation fee	m <sup>2</sup>	16	6,440	103,040
		Transition fee	m <sup>2</sup>	192	6,440	1,236,480
		Decoration fee	yuan/HH	12,000	26	312,000
		Compensation for ancillary facilities (including well, grave, communication facilities, etc.)				68,735
	Subtotal					16,230,007
3	Subsidy for vulnerable groups		yuan/person	2,400	9	21,600
4	Other fees (base on the sum of items 1 and 2)	Survey, design and research fee		1.5%	20,840,435.73	312,606.5359
		ME fee		1%	20,840,435.73	208,404.3573
		Technical training fee		1%	20,840,435.73	208,404.3573
5	Administrative fee of resettlement	Base on the sum of items 1 and 4	yuan	2%	21,591,450.98	431,829.0195
6	Contingency fee	Base on the sum of items 1 and 4		10%	21,591,450.98	2,159,145.098

7	Total					24,182,425.09
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**Attached Table 2-3 Resettlement Budget of West Zhongshan Road**

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
1	LA					
1.1	Permanent LA on collective land	Paddy field (including green crops fee)	yuan/mu	60,820	2.312	140,615.84
		Dry land (including green crops fee)	yuan/mu	47,020	1.459	68,602.18
		Woodland	yuan/mu	39,000	0	0
		Pond	yuan/mu	39,000	0	0
		Ditch	yuan/mu	39,000	0.047	1,833
		Residential area	yuan/mu	39,000	3.516	137,124
		Road	yuan/mu	39,000	1.376	53,664
		Ground attachments	yuan/mu	1,500	8.71	13,065
1.2	Related costs of permanent LA on collective land	Land use fee for the newly increased construction-used land	yuan/mu	18,667	8.71	162,589.57
		Farmland use tax	yuan/mu	21,667	3.771	81,706.257
		Farmland reclamation fee (paddy)	yuan/mu	30,000	2.312	69,360



No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
		Farmland reclamation fee (dry land)	yuan/mu	20,000	1.459	29,180
		Flood control and security fund	yuan/mu	1,000	8.71	8,710
		Social security fee	yuan/mu	6,000	8.71	52,260
1.3	Compensation for state-owned land	State-owned land	yuan/mu	115,000	57.92	6,660,800
1.4	Management fee of LA		yuan	4%	7,479,509.847	299,180.3939
1.5	Approval cost of LA		yuan/mu	500	87.158	43,579
	Subtotal					7,822,269.241
2	Housing Rural housing					
		Brick-concrete	m <sup>2</sup>	890	11,106.88	9,885,123.2
		Brick-wood	m <sup>2</sup>	800	4,514.34	3,611,472
		Simple (including cowshed, board room, shed, etc.)	m <sup>2</sup>	570	60	34,200
		Subsidy	m <sup>2</sup>	400	11,106.88	4,442,752
		Reward	m <sup>2</sup>	600	11,106.88	6,664,128
		Relocation fee	m <sup>2</sup>	16	11,106.88	177,710.08

No.	Item	Category	Unit	Standard	Qty.	Sum (yuan)
		Transition fee	m <sup>2</sup>	192	11,106.88	2,132,520.96
		Decoration fee	yuan/HH	12,000	41	492,000
		Compensation for ancillary facilities (including well, grave, communication facilities, etc.)				184,400
	Subtotal					27,624,306.24
3	Subsidy for vulnerable groups		yuan/person	2,400	12	28,800
4	Other fees (base on the sum of items 1 and 2)	Survey, design and research fee		1.5%	35,446,575.48	531,698.6322
		ME fee		1%	35,446,575.48	354,465.7548
		Technical training fee		1%	35,446,575.48	354,465.7548
5	Administrative fee of resettlement	Base on the sum of items 1 and 4	yuan	2%	36,716,005.62	734,320.1125
6	Contingency fee	Base on the sum of items 1 and 4		10%	36,716,005.62	3,671,600.562
7	Total					41,121,926.3