

Resettlement Plan

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March 2019

People's Republic of China: Jiangxi Ji'an Sustainable Urban Transport Project

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

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**Loan 3216-PRC
ADB Financed
Jiangxi Ji'an Sustainable Urban
Transport Project**

**Yudai River Updated Resettlement Plan
&
Due Diligence Report**

Ji'an PMO

March 2019

1. Background	4
1.1 Design variation, Resettlement impact and implementation	4
1.2 This Report	Error! Bookmark not defined.
1.3 The methods of the updated Rp and its main results	6
2. Project Impact	7
2.1 Land Acquisition	7
2.2 Ground Attachments, Special Facilities and Housing Attached Facilities	8
2.3 Housing Demolition	10
2.3.1 Rural Housing Demolition	11
2.3.2 Urban Housing Demolition	11
3. Resettlement Policy and Compensation Standard	13
3.1 Resettlement Policy	13
3.1.1 Monetary Compensation	13
3.1.2 Property Exchange	14
3.2 Compensation Standard	15
3.2.1 Compensation Standard of Collective Land	15
3.2.2 Compensation Standard for Green Crops and Ground Attachments	16
3.2.3 Changes of Related Tax Standard	16
3.2.4 Compensation Standard for Rural Housing Demolition	16
3.3 Endowment Insurance of Land-loss Farmers	19
3.4 Compensation Qualifications and Cut-off date	20
4. Public Participation	23
5. Resettlement Plan	32
5.1 Housing Resettlement	32
5.1.1 Resettlement proposal	32
5.1.2 Luling Yujing Community	33
5.1.3 Luling Wenjing Community	34
5.1.4 Conclusion	35
5.2 The Restoration of Affected Peasant's Living Standard	36
6. Budget and Management of Resettlement Funds	38
6.1 Constitution of Resettlement Funds	38
6.2 Budget of Resettlement Funds	38
7. Institutional Framework of Resettlement	40
8. Grievance Redress	41
8.1 Complaint and Grievance Procedure	41
8.2 Contact Information of Complaint and Grievance	41
9. Resettlement Implementation	42
10. Monitoring Evaluation	45
10.1 Arrangement	45
10.2 Resettlement Monitoring Evaluation	45
11. Conclusion	47
Appendix 1 Due Diligence Report land acquisition of Yudai River subproject	48

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Endorsement Letter

This updated resettlement plan (URP) is prepared based on the final design and detailed measurement survey. The URP complies with ADB's Safeguards Policy Statement 2009 and laws of the People's Republic of China and local regulations. To ensure the adequate and timely completion of resettlement, the URP also includes some additional measures and arrangements for implementation and monitoring.

Ji'an Municipal Government (JMG) hereby acknowledges the contents of this URP and warrants that the budgetary funds under this URP will be included in the general budget of the Subproject and made available on time. JMG has discussed this URP with the agencies concerned and got their endorsement. JMG hereby authorizes Ji'an Urban Investment and Development Company (JUIDC) to implement the resettlement work of the Sub-project of Yudai River rehabilitation.



Deputy Director of the PMO

Ji'an Urban Investment and Development Company (JUIDC)

31 March. 2019

1. Background

1.1 Updated Resettlement Plan Overview

Jiangxi Ji'an Sustainable Urban Transport Project consists of five components: (i) urban road, (ii) public transportation (iii) transportation management and safety, (iv) environmental protection, and (v) institutional capacity development. In July 2014, the draft Resettlement Plan (RP) based on the feasibility study prepared by Ji'an Urban Investment Co. Ltd was approved by ADB. According to project design and the draft of RP, land acquisition (LA) and resettlement would mainly be caused by sub-projects for urban roads, including the construction of Junhua Avenue, West Yangming Road, West Shaoshan Road and Bo'a Avenue, and the construction of Yudai River of environment protection project (Yudai River Subproject).

As foreseen during project preparation, the draft RPs were to be updated based on final project design and detail surveys of resettlement impacts. The updated RPs should be approved by ADB before engineering works begin.

As of November 2017, the RPs for West Zhongshan Road, West Shaoshan Road and Bo'an Avenue have been updated and disclosed on the ADB website.

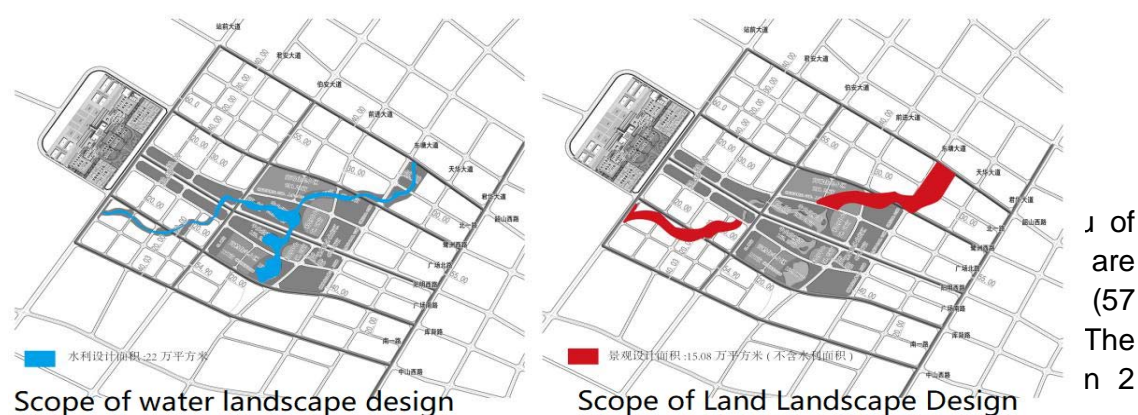
Due to the adjustment of the Detailed Control Plan for Ji'an High-speed Rail New Area and the development of domestic projects, the final detailed design of Yudai River Subproject was only confirmed in 2018. This updated RP was prepared according to the final detailed design of the subproject.

1.2 Design Variation and Key Resettlement Impacts

The Yudai River Subproject, one of subprojects under the ADB loan, was proposed in 2013, starting from southern to Zhanqian Avenue to northern of Zhenjun Mountain, with a total length of 5.87km. The Yudai River subproject includes a Yudai River improvement component and partial landscape engineering. The preliminary design of this subproject was finished and approved by Jiangxi Provincial Development and Reform Committee (PDRC) in June 2016. According to the Detailed Control Plan of Ji'an High-speed Rail New area completed in 2017 and the construction map (completed in 2018) of the Yangming West Road Central Landscape Belt Project that was financed by the local government, there are certain differences in the project scope between the current Yudai River sub-project and the original one. The reasons are as follows:

- ✧ The original approved preliminary design was “X” type, but its direction was inconsistent with the detailed Control Plan of Ji'an High-speed Rail New area of Yudai River system and the existing water system, the original design covers an area of 1,622 mu, but the Control Plan covers 547.396 mu.
- ✧ There is a certain overlap of about 184 mu between the central landscape area of Yangming West Road and the Yudai River. This overlap area will be financed by the local government not is not anticipant of this ADB project.

As a result, the final scope for the ADB-financed subproject is 363.396 mu, including 45.719 mu of state-owned land¹ (12.58%) and 317.677 mu of collective land (87.42%). The map below shows the scope of the Yudai River Subproject.



Item	Affected town/township	Affected administrative village	Affected village (village group)
Yudai River	Baitang subdistrict	Chengshang	Group 1, 2
		Ji'nan	Group 4,5,6,7,8,9

¹ 45.719 mu of state-owned land mentioned here is river bed which belonged to the state and managed by the Agriculture and Water Conservancy Bureau without affected people.

² 45.719 mu of state-owned land mentioned here is river bed which belonged to the state and managed by the Agriculture and Water Conservancy Bureau without affected people.

	Xingqiao town	Jiangbian	Renjia, group 9
		Liangyuan	Group 5,6 and Yuanjia
		Luotang	Group 7,8

Source: PMO.

As of December 2018, the majority of collective land (287.908 mu out of 317.677 mu collective land) had been acquired by the local government, only the remaining 29.772 mu of collective construction land, namely house plots and 45.719 mu of state-owned land have not yet been acquired and 18076.83 m² of rural houses have not been demolished which will affect 57 AHs with 381 APs in 3 village groups of 2 villages in 2 townships.

The original RP APs will not be affected by this ADB project (but they will be affected by another domestic PRC project which is independent from the ADB financed project). There is no restriction of improving land impact. It was confirmed that the principle of avoidance of involuntary resettlement impacts was considered for the design of this subproject. The total land acquisition area has been greatly reduced and the house demolition couldn't be avoided. The project design is consistent with Control Plan and all of the APs understand this.

1.3 The Methods of RP Updating

To update this RP, field measurement and physical quantity surveys were conducted, and related government departments, affected organizations and APs were interviewed.

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.

In order to set up a practical and reliable basis for the project, guarantee 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 gathered and integrated 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 utilized data from the socioeconomic survey, social impact evaluation survey and various ways to understand the basic condition of the project, solicit all APs' opinions, and consult with APs on questions of common concern. In the future, a series of public participation meetings 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 institutions have been equipped with adequate staff and necessary office facilities.

During the implementation of resettlement, Jiangxi Academy of Social Sciences will continue to be 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 recommendations to the PMO, so that the resettlement institutions at all levels can function effectively, the PMO can coordinate all parties work and know well the conditions in the implementation of resettlement.

The updated report follows the final design and on-site survey. The RP was updated for the 75.491 mu of land which have not yet been acquired and 18076.83 m² rural houses which have not demolished. The resettlement budget of Yudai River subproject is 46,688,975 yuan. The Subproject will start from April 2019.

As for 287.908 mu of acquired collective land, due diligence report was prepared. The land acquisition compensation of acquired land has been distributed to people in village groups in average, therefore, a total of 452 households with 1900 persons in the affected village groups were affected by land acquisition. The compensation rates were higher than those in the original RP. A total of 14.785 million Yuan compensation had been disbursed. The affected households have been compensated fully, and have stable employment now. It was confirmed that there were no remaining issues by land acquisition. See the due diligence report for details (Appendix 1).

2. Project Resettlement Impact

2.1 Summary of LAR Impacts

According to the project's final detailed design, the remaining 29.772 mu of collective construction land and 45.719 mu of state-owned land which have not yet been acquired and 18076.83 m² rural houses which have not yet been demolished affect a total of 57 AHs with 381 APs in 3 villages groups of 2 villages in 2 townships. The 57 AHs were also affected by collective land acquisition, and are part of the annexed.

Table 2-1 Project Affected Populations

Village name	Only LA		Only Residential HD		Both LA and HD	
	HHs	APs	HHs	APs	HHs	APs
Luotang	0	0	0	0	5	30
Ji'nan	0	0	0	0	52	351
Total	0	0	0	0	57	381

Source: detailed measurement survey

2.2 Land Acquisition Impacts

This subproject needs further to acquire 29.772 mu of collective construction land (house plots) in Jinan Village in Baitang subdistrict and Luotang village in Qingqiao township resulting in 57 AHs and 381 APs who are also affected by house demolition.

45.719 mu of state-owned land are river bed which belongs to the state and is managed by the Agriculture and Water Conservancy Bureau without affected people.

2.3 Ground Attachments, Special Facilities and Housing Attached Facilities

Compared with the original plan, electricity poles and communication poles are added, while voltage lines and telephone lines are decreased based on the survey. A total of 323 tombs will be affected. The family members will be told one year in advance and prepared for relocation, with a standard compensation of 1,200 Yuan/tomb. The selected relocation site is in Jiangbian Village within Ji'an High-speed rail New District with respect of the local custom. The details of ground attachments and special facilities are shown in Table 2-2.

At the same time, the housing attached facilities are also surveyed, see Table 2-3.

Table 2-2 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
Yudai River	Original	0	0	0	0	0	0	0	0	0	4.5	1	0
	Updated	21	0	36	0	3	0	1	0	0	0	0	0
	Difference	21	0	36	0	3	0	1	0	0	-4.5	-1	0

Source: detailed measurement survey

Table 2-3 Rural Housing Attached Facilities

Item	Category	Unit	Qty.
Well	Concrete deep well (over 2 meters in diameter)	well	3
	Concrete deep well (below 2 meters in diameter)	well	5
	Pressure tunnel well	well	3
	Pressure well	well	7
Manure storage (pond)	Complete concrete structure	set	0
	Incomplete concrete structure or soil structure	set	0
Methane tank	Concrete structure	set	6
Wall	Level 1 (over 2 meters)	m	750
Fruit tree	Over 4 years and bearing fruits	tree	105
	Below 4 years and unbearing fruits	tree	45
Miscellaneous tree	Over 5 years	tree	296
	Below 5 years	tree	3121
Grave		piece	323
Pump room		set	0

Source: detailed measurement survey

2.4 Housing Demolition Impacts

A total of 18,076.83 m² of rural housing will be demolished and 57 households with 381 persons will be affected by Yudai River Subproject. In the original RP, this subproject was planning to affect 5,143 m² houses with 11 households and 61 persons. Compared with the original RP, additional 12,934 m² with 46 households will be affected due design variation. See Table 2-4.

Table 2-4 Comparison of Rural Housing Demolition

	Town/Subdistrict	Village	Group	AH(HH)	AP(person)	Area of HD(m ²)
Planned	Baitang	Chengshang	Group 4	6	33	2470
		Baitang	Group 2	1	4	280
		Wuli	Group 6,9	1	4	1490
		Jinan	Group 4	2	14	570
	Xingqiao	Jiangbian	Group 4	1	6	333
Subtotal				11	61	5143
Updated	Xingqiao	Luotang	Dongjiet	5	30	1777

	Town/Subdistrict	Village	Group	AH(HH)	AP(person)	Area of HD(m²)
			ang			
	Baitang	Jinan	Qiaotou	8	40	2300
		Jinan	Sujia	44	311	14000
Subtotal				57	381	18077
Difference				46	320	12934

Source: original RP and detailed measurement survey

2.4.1 Rural Housing Demolition

A total of 18077 m² of rural housing will be demolished by the Yudai River subproject, including brick-concrete structures (8609 m²), brick-wood structures (6424 m²), and other kinds of simple sheds (3044 m²). 57 households with 381 persons will be affected. See Table 2-4.

Table 2-5 Rural Housing Demolition

Structure	Unit	Yudai River
Brick-concrete	m²	8609
Brick-wood	m²	6424
Sample Room	m²	1811
Cottage	m²	0
Makeshift shelter	m²	1233
Total		18077
AH	households	57
AP	person	381

Source: detailed measurement survey

2.4.2 Urban Housing Demolition

No urban housing will be demolished by this subproject.

2.5 Vulnerable Groups

According to the DMS, there were a total of 4 vulnerable households (VH) with 19 persons in Ji'an village. Of these, 3 VHs have seriously ill family members and 1 VH has a family member with a mental disability. Please find the information on the 4 VHs in table 2-6. .

Although these households have family members in serious illnesses, which has an

impact on the family's income, –they are getting the necessary support and assistance as follows: 1) other family members have jobs and contribute to the total household income; 2) the VHs receive the subsidy of minimum living security (MLS) from the government each month which was about 305 Yuan per capita; 3) the elderly family members who have reached retirement age can receive pension for Endowment Insurance of Land-loss Farmer every month which is about 500 to 600 Yuan per capita.

Table 2-6 Social-economic situation of VHs

No.	Population	Reason for vulnerability	MLS subsidy (Yuan/month)	Did they have other income resource?	Area of house (m2)	Relocation Planning
1	5	The daughter was disabled (mentally))	305	Yes	420	Buy 5 houses after HD, 1 is for living and rent out the remaining houses.
2	7	The son (26 years old) suffered from tuberculosis.	305	Yes	400	Buy 4 houses after HD, 2 are for living and rent out the other houses.
3	2	The son has serious disease.	305	Yes	230	Buy 3 houses, 1 is for living and rent out the other houses.
4	5	Head of household himself has serious disease.	305	Yes	447	Buy 5 houses after HD, 1 is for living and rent out the other houses.
Total	19				1497	

Source: detailed measurement survey

3. Resettlement Policy and Compensation Standard

3.1 Resettlement Policy

The resettlement policies for housing demolition include monetary compensation and property exchange. Before making such choice, three steps are involved. First, determination of the scope of house demolition on collective-owned land areas. Second assessment of value of expropriated houses based on qualified property assessment agency selected by the government. Third, selection of compensation and rehabilitation by the AHs.

3.1.1 Monetary Compensation

(1) Individual Residential Houses

① If an owner chooses exchange titles and his expropriated houses belong to individual residential houses. The replacement price of main buildings and auxiliary structure of house will be assessed, and the owner will be paid money according to the appraisal price.

② 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/m² according to the area of main buildings and a subsidy of 20% appraisal price of main building's area.

If an owner chooses self-resettlement because they have somewhere else to live and will not need a place for the transition, they shall not be paid temporary transition fees after he gets compensation fees and subsidies. The auxiliary structure of house will be compensated at full replacement cost without additional subsidies and awards. The main house that does not meet the conditions of resettlement will not be paid additional subsidies, for example, the rooms used for shops which have been compensated according to the compensation standard of shops. Please find details in "individual residential shops" as follows.

(2) Individual Residential Shops

"Individual residential shops" refers to a kind of residential house which uses part of its rooms as shops. For example, the residential houses which are built along the road, the owners use the ground floor or one of the rooms on the street as shops. They operate small business by themselves or rent out the space to other people. The "individual residential shops" continue operation until the date on the government has made a decision of housing acquisition more than 1 years. The compensation for the rooms used as shops within 30 m² will be paid according to the standard of shops when house demolition occurs..

After compensation for the shop of the house, the APs could also choose property exchange and the area of shops will be included in the total area of affected houses.

(3) Public Buildings

For the public buildings like ancestral hall, office buildings of village committee are not entitled to property exchange, it will be paid 1,200 yuan/m² in lump-sum cash compensation according to appraisal value, without the other subsidies, i.e. transition subsidy.

3.1.2 Property Exchange

If an owner chooses property exchange, expropriation is carried out according to the related policies of housing expropriation on collective land or the policies of housing expropriation on state-owned land, which will be chosen by the owner. Both of the opinions could achieve 1 m² of original housing exchanged to 1 m² resettlement housing.

1) 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 and will be settled accounts through the price differences between resettlement housing price and assessed price. The owner will be provided purchase subsidy of 400 yuan/m² according to the area of main buildings. The resettlement area will be controlled by two indicators, the total construction area of resettlement housing and per capita area of housing. It means that resettlement will be carried out controlled area, and the exceeded area which equals to demolished area minus resettled area will be paid by money and vice versa. The expropriated housing that meets 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 m² and the per capita resettlement area should not exceed 60 m², the exceeded area will be paid by money. For the per capita area of the original house is less than 30 m², the households will be compensated and resettled as per 30 m² per capita at resettlement price. The resettlement housing that the extra area within 10 m² will be provided resettlement price, the resettlement housing that the extra area beyond 10 m² will be accounted according to the price of commercial buildings in the same plot and period. The resettlement of attachment buildings will be monetary compensation according to the housing replacement price 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. For those to be resettled uniformly on state-owned land, the price for housing will be 1,450 yuan/m². The allocation of resettlement housing will be arranged according to the order of housing demolition.

2) For those whose houses are expropriated according to policies for houses on State-owned land, the original house will be assessed by the price of the houses on State-owned land and the value of resettlement housing which AHs choose to purchase will also be evaluated at market price and it is almost the same and could achieve "1 m² exchange to 1 m²". The balance after purchasing the resettlement housing will be paid to the AHs in cash.

3.1.3 Housing Assessment

The value of expropriated housing will be evaluated by a qualified real estate evaluation. The AH can choose either monetary compensation or exchange of titles. The housing assessment procedure is as follows:

1. The selected evaluation agency conducts housing assessment.
2. Providing the draft assessment results to the resettlement office of the district and

AHs.

3. Providing demolition compensation assessment report to resettlement office of the district and AHs 7 days later after receipt of the results.
4. If the AHs or resettlement office of the district disagree with the report, they can apply for review and reappraisal to the evaluation agency within 10 days from the date of receipt of the report and the agency should conduct housing review and reappraisal within 10 days from the date of receipt of the appliance.
5. If the AHs or resettlement office of the district still disagree with the reappraisal report, they could apply for the authentication to the City Committee of Experts on Real Estate Assessment. The latter will make an authentication decision within 10 days.
6. The agency should correct the error and conduct the housing assessment again if there are technical problems.

3.2 Compensation Standard

3.2.1 Compensation Standard of Collective Land

The compensation for rural collective land acquisition includes 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.245 Decree 2016), the compensation standards for collective land in Baitang subdistrict and Xingqiao town are higher than that in the original RP. See Table 3-1.

Table 3-1 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	--

3.2.2 Compensation Standard for Green Crops and Ground Attachments

Table 3-2 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	2300	+586
Xingqiao town	1,403	2300	+897

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 standards for collective land acquisition in the subproject are those of Baitang sub district according to the principle of proximity to the project area and the principle of implementing the higher rates.

3.2.3 Changes of Related Tax Standard

Table 3-3 Related Tax Compensation Standard

Item	Unit	Original standard	updated standard	Change
Land use fee for the newly increased construction-used land	yuan/mu	18667	18667	0
Farmland reclamation fee (paddy field)	yuan/mu	15000	60000	15000
Farmland reclamation fee (dry land)	yuan/mu	15000	40000	5000
Farmland use tax	yuan/mu	15000	21667	6667
Flood Control and Security Fund	yuan/mu	1000	1000	0
Social security fee	yuan/mu	—	10000	10000
Approval Cost of Land Acquisition	yuan/mu	1000	500	-500

3.2.4 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/m². In general brick-concrete structure housing figures, the replacement price is higher

than the compensation for rural housing at the price of 820 yuan/m². See Table 3-4.

Table 3-4 Replacement Price of Housing

Item	Unit	Steel-concrete		Brick-concrete			Brick-wood			Simple
		Level 1	Level 2	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
Updated	yuan/m ²	1,250	1,050	890	840	790	800	700	640	570
Original	yuan/m ²	1,120	900	820	770	720	700	640	580	520
Difference	yuan/m ²	+130	+150	+70	+70	+70	+100	+60	+60	+50

(2) Compensation Standard for Ground Attachments

Table 3-5 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	5,000 yuan/well	+1,500
	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 ²	40 yuan/m ²	+10
	Incomplete structure	20 yuan/m ²	30 yuan/m ²	+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
	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)	40 yuan/m	150 yuan/m	+110

Item	Type	Compensation standard before update	Compensation standard after update	Change
	foundation			
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 property exchange and his building belongs to dwelling house, the building expropriation department shall pay a transition subsidy of 8 yuan/m² per month to the owner according to area of expropriated principal room, which increases by 3 yuan/m² per month compared to the original standard. For the ready house resettlement, the owner shall be receive the transition subsidy for three months in a one-time payment. For the resettlement housing to be completed in future, the owners settled in multi-story buildings shall be compensated with transition subsidies for a period not exceeding 24 months, which is an increase of 6 months compared to the original RP. And the owners settled in high-rise buildings or multi-story and high-rise buildings shall be compensated with transition subsidies for a period not exceeding 36 months , which is an increase of 18 months compared to the original RP. If the transition is delayed because of the building expropriation department, the building expropriation department shall pay twice the transition subsidy for every month using the above standard to the owners from the date exceeding the initial period. Other compensation fees include housing subsidy, relocation fees and interim transition fees, (see Table 3-6).

Table 3-6 List of Housing Subsidy, Relocation Fee and Interim Transition Fee

Item	Unit	Original standard	Present standard	Change
Subsidy	yuan/m ²	400	400	0
Relocation fee	yuan/m ²	5*2	8*2	6
Interim transition fee	yuan/m ²	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/m² 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 3-7 Reward Standard of Principal Room

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

3.3 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 of the Project, total 16 households will and may take part in 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.

3.4 Compensation Qualifications and Cut-off date

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

The cut-off date: it refers to the date from issuing the LA and HD announcement in the Project. The affected persons can't build new housing, rebuild housing and enlarge 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. The date was November 2nd, 2016.

3.5 Entitlement Matrix-see Table 3-8

Table 3-8 Resettlement Entitlement Matrix

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
Permanent LA	29.772 mu	57 households, 381 persons	<p>(1) The compensations are executed according to 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 and house site are 45,000 yuan/mu; for woodland and other agricultural land, collective construction land are 45,000 Yuan/mu.</p> <p>(2) the compensation for green crops is 2300 Yuan/m², for ground attachments is 1500 yuan/m².</p> <p>The compensation is better to replacement cost.</p>
HD and resettlement	18077 m ²	57 households, 381 persons	<p>(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 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) Option 1: Monetary compensation</p> <p>(3) Option 2: Property exchange (housing on collective land or state-own land)</p> <p>(4) The actual compensation fee will be calculated on the basis of the resettlement options and accordingly assessment price report prepared by the qualified evaluation agency and the results of the negotiation between the two parties before the project implementation</p>	<p>(1) The compensation for housing with first-class structure of steel-concrete is 1,250 yuan/ m² , second-class structure of steel-concrete is 1,050 yuan/ m² . The compensation for housing with first-class structure of brick-concrete is 890 yuan/m², second-class structure of brick-concrete is 840 yuan/ m², third-class structure of brick-concrete is 790 yuan/ m² . The compensation for housing with first-class structure of brick-wood is 800 yuan/m², second-class structure of brick-wood is 700 yuan/m², and third-class structure of brick-wood is 640 yuan/ m² . The owner of the expropriated building shall be compensated a one-time subsidy of 1,200 yuan/m² 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/m², and the compensation for housing decoration is 12,000 yuan/HH.</p>

ADB Financed Jiangxi Ji'an Sustainable Urban Transport Project-Yudai River Updated RP 2018

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
			The compensation and resettlement policies are "equivalent" and even better to replacement cost.	(4) A reward for expropriated principal rooms area is 300-600 yuan/m ² .
State-owned land occupation	45.719 mu	Belonged to the state and managed by the Agriculture and Water Conservancy Bureau		Land use fee for the newly increased construction-used land is 10667 yuan/mu.
Green crops and ground attachments	21 communication poles, 36 electrical poles, 0 high-pressure tower, 18 wells, 0 manure storage (pond), 6 methane tanks, 750 m wall, 150 fruit trees, 3417 miscellaneous trees, 323 graves, 0 pump rooms.	323 households and 3 village collectives		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 5000 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 below 5 years is 3 yuan/tree.
Vulnerable groups		4 households	Jiangxi standard low-income protection household	130-200 Yuan/household/month

4. Public Participation

During the RP preparation, RP updating and DMS, a wide range of participation was carried out, from December 2016 to August 2018. Ji'an Municipal People's Government, Shanghai Urban Construction Design& Research Institute, Jiangxi Ruihua Land investigation and Planning Engineering Co. Ltd., JUCIDC, resettlement 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 benefitting to improve APs' living standard and local economic development.

Table 4-1 Disclosure of Resettlement Information and Main Activities Consultation

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer	Questions	Solution
1	May 2014 - Feb 2018(serval times)	Optimizing the Project design	Shanghai Urban Construction Design& Research Institute, JUCIDC, affected villages and representatives of APs.	N/A	JUCIDC	The original design was "X" type, but its direction was inconsistent with the detailed control planning and the existing water system in the high-speed rail new area of Ji'an City.	Design variation. The LA area reduced 1258 mu.
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 villagers and residents.	125	JUCIDC	Some of APs have disputes over the ownership of land or ground attachments with other villagers during the DMS period .	All of the issues have been resolved by the village committee and resettlement office on the spot through mediating and remeasuring.
3	Mar. - Jun. 2017	Standard of compensation for LA	Ji'an Municipal People's Government, JUCIDC, affected enterprises, affected village, affected village groups and	35	JUCIDC	Hope the rates to be higher.	1. Promotion of compensatory policies. 2 Maintain policy stability.

Table 4-1 Disclosure of Resettlement Information and Main Activities Consultation

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer	Questions	Solution
			representatives of APs.				
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.	95	JUCIDC	Both hope to be placed in the ideal house number	1 Publicity programme. 2 Advocacy policy. 3 Lottery
5	Mar. - Jun. 2017	Socioeconomic survey	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	120	JUCIDC	Hoping to do some small business after LAR near the high-speed rail station	The positive social effects are fully considered in the design of the community.
6	Mar. - July 2017	Resettlement mode and wish	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	53	JUCIDC	Discuss and determine resettlement scheme	Developing a sound compensation strategy to ensure the livelihood restoration of vulnerable groups

Table 4-1 Disclosure of Resettlement Information and Main Activities Consultation

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer	Questions	Solution
7	Mar. - July 2017	Resettlement policies	JUCIDC, expert group of immigration advisory, affected enterprises, affected village, affected village groups and representatives of APs.	37	JUCIDC	Discuss and determine resettlement scheme	Increasing income level and offering more job opportunities through resettlement
8	Mar. - July 2017	Resettlement site consultation	JUCIDC, affected enterprises, affected village, affected village groups and representatives of APs.	17	JUCIDC	\	\
9	May - June 2017	Resettlement policies and plan	Ji'an Municipal People's Government, JUCIDC	15	Ji'an Land and Resources Bureau	\	\
10	July - August 2017	DMS and updated RP	Ji'an Land and Resources Bureau, JUCIDC	6	JUCIDC	Why does the RP need updating?	Explanation of ADB policies
11	August 2017	Distribution of land	JUCIDC, affected organizations, affected	389	JUCIDC		1 Fully negotiated distribution. 2 Agreement of affected persons of

Table 4-1 Disclosure of Resettlement Information and Main Activities Consultation

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer	Questions	Solution
		compensations	villages, affected village groups and representatives of APs				the distribution programme
12	June - July 2017	Consultation of housing evaluation and demolition	JUCIDC, resettlement consultant team, affected organizations, affected villages, affected village groups and representatives of Aps	65	JUCIDC	Think the house is priced too low	1 Publication of assessment methodology. 2 Publication of evaluation results
13	Feb 2018	Inform the original APs about the design variation	JUCIDC, original affected households	15	JUCIDC	The reason of adjustment.	Explanation the reasons to the original APs and all of them understood quite well.
14	March to August 2018	Consultations with the AHs (several times)	JUCIDC, resettlement consultant team, and representatives of Aps	N/A	JUCIDC	Determine resettlement policy, standard and scheme	1. Resettlement policy explanation. 2. Consultation about the willingness of resettlement and transition planning. 3. Developing a sound compensation strategy to ensure the livelihood

Table 4-1 Disclosure of Resettlement Information and Main Activities Consultation

No.	Time	Content of public participation and consultation	Participant	Number of participant	Organizer	Questions	Solution
							restoration of vulnerable groups
15	August 2018	Disclose resettlement communities	To public	N/A	Planning bureau	The APs were very concerned about the location of the resettlement housing and when will the construction complete	The Planning Bureau have disclosed the basic information and site selection scheme of Luling Wenjing and Luling Yujing Resettlement Communities
16	September 2018	Due diligence for acquired land of this subproject	JUCIDC, resettlement consultant team, affected organizations, affected villages, affected village groups and representatives of APs	45	JUCIDC		APs are satisfied with the resettlement policies, LAR implementation and their income has risen, demonstrating that the resettlement program of the proposed plant has been effective.
17	September 2018	External monitoring (only road subprojects)	JUCIDC, resettlement consultant team, affected organizations, affected villages, affected village groups and representatives of APs	47	JUCIDC		

Note: The activities were conducted for the whole project together including the road subprojects.



Figure 4-1 Housing mapping and evaluation

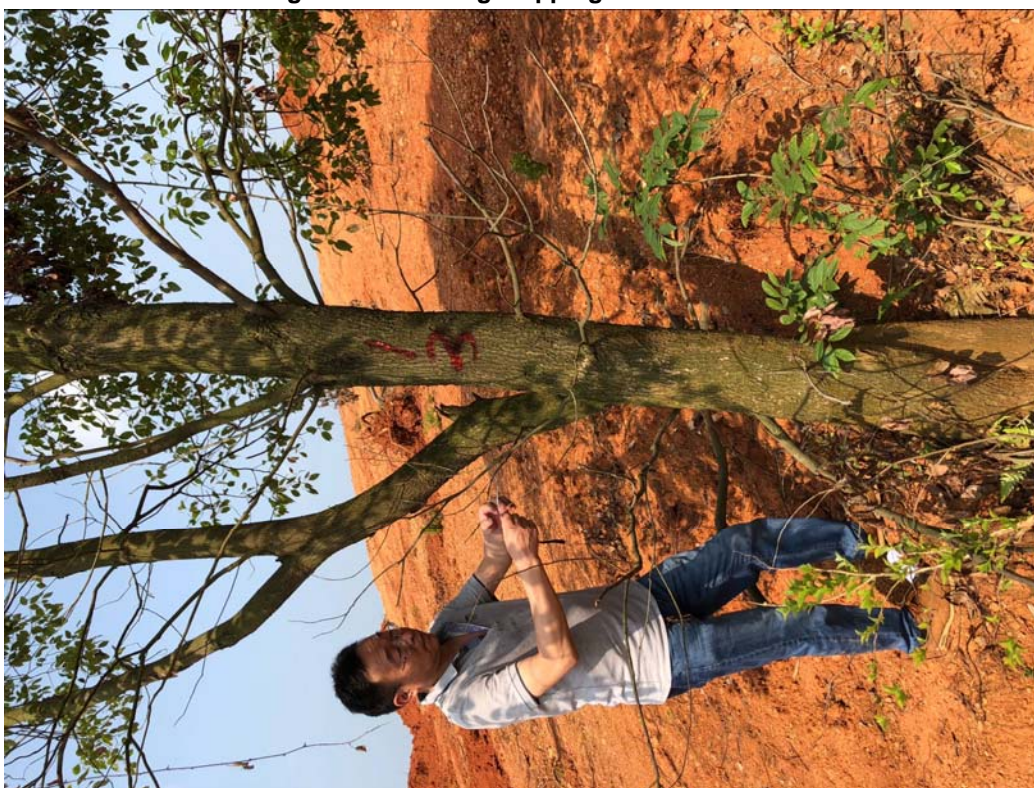


Figure 4-2 Technicians of district forestry bureau evaluating camphor trees



Figure 4-3 Training on policies of LA and HD



Figure 4-4 Policy propaganda conference organized by working group of HD



Figure 4-5 Publicizing policy of LA, HD and resettlement

With the continuous progress of project preparation and implementation, JUCIDC will further carry out consultation activities. The main contents of consultation will 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 will ensure them the resettlement sites and supporting facilities ; and be solicited the opinions for resettlement. After relocation advisory meeting, the relocation staff will negotiate 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 carried 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.

In addition, the monitoring agency will independently carry out survey on LAR implementation, meetings and interviews with the affected persons to collect their opinions and suggestions, and provide monitoring information and recommendations for relocation departments at all levels. The plan of consultation with the affected persons is shown in Table 4-2.

Table 4-2 Plan of Consultation with the APs

Consultation Content	Time Plan	Participant
Problems in the project implementation	Sep. 2018 - Dec. 2019	Project resettlement office, related village committees (communities)
Suggestion and complaint collection	Sep. 2018 - Dec. 2019	Monitoring agency (Jiangxi Academy of Social and Sciences), Project resettlement office, town (subdistrict) resettlement office

5. Resettlement and Rehabilitation Plan

5.1 Resettlement of HD

5.1.1 Willingness of Resettlement

The subproject will affect 57 households with 381 persons and demolish 18077 m² of housing.

From March to August 2018, JUCIDC have held surveys and consultations with 57 affected households to learn about the willingness of resettlement, and prepared resettlement plan as per their opinions and suggestions.

People has two options for housing demolition resettlement, one is monetary compensation, and the other is property exchange in Luling Wenjing and Luling Yujing Resettlement Communities. During the survey and consultations, all of the AHs chose property exchange. The market price of these two communities is about 4,000 Yuan/m² and the market rent price nearby is about 1000 yuan to 1500 yuan per month. The average housing area of the AH is 264 m² (not including the area of simple shed) and the AH could purchase more than 3 resettlement apartments after relocation. They plan to live in 1 or 2 houses and rent out the remaining houses after relocation.

As the construction of Luling Wenjing and Luling Yujing communities have been started since the end of 2018 and are expected to be complete in December 2020, making the transition period about 2 years. The AHs could choose to apply for the transition apartment in Jiahe Xiyuan community for 3 years or get transition subsidy and arrange the transition by themselves. There are also 100 of the 400 apartments in Jiahe Xiyuan Community which are ready for those affected by house demolition. Priority will be given to those over the age of 70. For temporary resettlement, most of the AHs prefer to choose to get the transition subsidy and find a place for the transition by themselves, such as renting houses nearby, living in other houses of their own and living in relative's houses. The rent price in the project area is about 1000 yuan/month for 80-100 m² apartment. As the average affected house area is 264 m² and the average transition subsidy for the AHs is about 2110 yuan per month which is enough for the AHs to rent houses during transition period. If the construction of the resettlement community delayed, the AHs will continue to receive transition subsidies and the standard of the subsidy will be doubled.

Table 5-1 Resettlement destinations

Town	Village	Group	House hold	Persons	Area (m ²)	Resettlement
Xinqiao	Luotang	Dongji e tang	5	30	1777	Luling Wenjing and Luling Yujing Community
Baitang	Jinan	Qlaotou	8	40	2300	Luling Wenjing and Luling Yujing Community
	Jinan	Shujia	44	311	14000	Luling Wenjing and Luling Yujing Community
Total			57	381	18077	

Source: consultations with AHs during August 2018.

5.1.2 Resettlement Communities

● Luling Yujing Community

(1) Location and land area

The land block number for this community is DDA2017028. According to the regulations of the former New District of the High-Speed Rail Station, the block is located east of Qianjin Avenue, South of Beiyi Road, West of Dongtang Avenue, and north of Luzhou West Road. The total land area is 8.7495 Ha. The community is about 2 km from the original location of the affected villages.

11 commercial residential buildings, 8 resettlement buildings, 3 public supporting buildings and 1 kindergarten building will be built on the block.

(2) Construction schedule:

Construction will start before the end of December 2018. It is expected to be completed in December 2020 and the AH will be relocated then.



Figure 5-1 The final design of Luling Yujing Community

● Luling Wenjing Community

(1) Location and land area

According to the regulations of the former New District of the High-Speed Rail Station, the High-Speed Rail New Area controls the east of Tianhua Avenue, South of Kubei Road, West of Junhua Avenue, and north of Nanyi Road. The total land area is 7.74955 Ha. The community is about 2 km from the original location of the affected villages.

On the East side of the block, resettlement houses should be set up centrally, with no less than 816 sets and a total construction area of no less than 93695.84 m². The planning, design and construction are carried out in strict accordance with the layout of the housing units provided and the relevant documents of the headquarters of the former New District of the high-speed rail station.

The total construction area of the block is 246458.87 m², the total capacity construction area is 181784.23 m². The building covers an area of 15419.71 m², the landscape area is 24,899 m², the floor area ration is 2.35, the building density is 19.90 %, and a greening rate is 32.13 %. The total parking lots are 1,577, including 83 on the ground and 1,494 underground.

Eight commercial residential buildings, eight residential buildings, three public supporting buildings and one kindergarten building will be built

(2) Construction schedule:

Construction will start before the end of December 2018. It is expected to be completed in December 2020 and allow immigrants to relocate.



Figure 5-2 The final design of Luling Wenjing Community

Jiahe Xiyuan Community

Jiahe Xiyuan community is located east of the planned road, South of Kubei West Road, West of Dongtang Avenue, and north of Lijiatang Road. The total land area is 3.34 Ha. Some of the apartments are used for the households in the district affected by house demolition for 3 years during the transition period. The construction of Jiahe Xiyuan community was started in 2016 and has been completed in 2018. The apartments used for the temporary living of the AHs were decorated simply and are about 50 m2 per set. It is about 3 km from the project affected villages.



Figure 5-3 The current situation of Jiahe Xiyuan Community

5.2 Resettlement of Collective Land Acquisition

This subproject only needs to acquire 29.772 mu of collective construction land. Therefore, incomes of affected person will not be impacted.

The resettlement method used for the land acquisition of the Yudai River is cash compensation. Affected households, when compensated, are given priority in terms of access to project created jobs, trainings, as well as proximity to non-agricultural work.

According to the survey, the project area is Ji'an High Speed Rail New District. High Speed Rail New District will become an important part of the development plan of Ji'an City, where a number of non-agricultural jobs will be created. Therefore, the affected persons will have priorities in these jobs, and maintain their income.

5.3 Resettlement Plan of VHs

Although 4 VHs receive the MLS subsidy from government, they are not considered low income, as only one family member in each HH has a serious illness or disability and can not work or live independently. Other family members have jobs and can support the household as a whole. According to the interviews, all of them prefer to choose property exchange in Luling Wenjing and Luling Yujing Resettlement Communities. They will receive resettlement houses of the same area as their original houses without additional payment. It is estimated that the VHs could get 3 to 5 resettlement houses according to their original house area. They plan to live in 1 or 2 houses and rent out the remaining houses. According to the market rent price, they could get at about 1000 yuan to 4000 yuan rental income per month after relocation. The elder family members will receive income from pension of endowment insurance for land-loss farmers after land acquisition. The job opportunities of this Subproject during construction and operation period will give priority to the VHs. Please find the details in table 5-2.

Table 5-2 Socio-economic situation of VHs

No.	Population	Area of house (m2)	Relocation Planning	Rehabilitation planning
1	5	420	Exchange 5 houses after HD, 1 is used for living and the others will be rented out.	<ul style="list-style-type: none"> ● Rent income: about 4000 yuan/month ● Pension of endowment insurance for land-loss farmers: 500 yuan/month ● Job opportunities.
2	7	400	Exchange 4 houses after HD, 2 are	<ul style="list-style-type: none"> ● Rent income: about 2000

			used for living and rent out the remaining houses.	yuan/month <ul style="list-style-type: none"> ● Pension of endowment insurance for land-loss farmers: 1000 yuan/month (2 persons) ● The remaining HD compensation used for cure of disease. ● Job opportunities.
3	2	230	Exchange 3 houses, 1 is used for living and rent out the remaining houses.	<ul style="list-style-type: none"> ● Rent income: about 2000 yuan/month ● The remaining HD compensation used for cure of disease. ● Job opportunities.
4	5	447	Exchange 5 houses after HD, 1 use is for living and rent out the remaining houses.	<ul style="list-style-type: none"> ● Rent income: about 4000 yuan/month ● Pension of endowment insurance for land-loss farmers: 500 yuan/month ● The left HD compensation used for cure of disease. ● Job opportunities.
Total	19	1497		

Source: detailed measurement survey

5.4 Conclusion

(1) The special policies of housing expropriation were prepared in Ji'an city.

(2) The affected persons were informed the location of the resettlement communities and agreed with the resettlement plan.

(3) During transition period, the AHs could choose to apply for the transition apartment in Jiahe Xiyuan community for 3 years or get transition subsidies and arrange the transition by themselves. The transition subsidy is enough for the AHs to rent houses during transition period. If the construction of the resettlement community delayed, the AHs will continue to receive transition subsidies and the standard of the subsidy will be doubled.

(4) The characteristics and special demands of the vulnerable groups have been and will continue to 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 will be satisfied. The distribution of subsidies such as MLS and other support from the local government will continue to be the responsibility of the local government (Civil Affair Bureau).

6. Budget and Management of Resettlement Funds

6.1 Constitution of Resettlement Funds

The resettlement funds of the subproject 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 2300 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.

6.2 Budget of Resettlement Funds

According to compensation standards and resettlement impacts, the total resettlement cost of this subproject is 46,688,975 yuan. See Table 6-1.

Table 6-1 Budget of Resettlem entNo.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
						Yuan
1	LA					

Table 6-1 Budget of Resettlement entNo.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
						Yuan
1.1	1	Construct ion land (house plot)	Yuan/mu	45000	29.772	1339740
1.2	2	State-ow ned land	Yuan/mu	115000	45.719	5257685
1.3	Manageme nt fee of LA		Yuan	4%	6597425	263897
1.4	Approval cost of LA		Yuan/mu	500	29.772	14886
	Subtotal					6876208
2	Housing					
	Rural housing	Brick-concr ete	m ²	890	8609.14	7662135
		Brick-wood	m ²	800	6423.54	5138832
		Simple shed (cowshed, sample room, makeshift shelter)	m ²	570	1811.34	1032464
		Subsidy	m ²	400	15032.68	6013072
		Award	m ²	600	15032.68	9019608
		Relocation fee	m ²	16	15032.68	240523
		Transition fee	m ²	192	15032.68	2886275
		Housing decoration fee	yuan/HH	12000	57	684000
		Compensat ion for attached facilities (include well, grave, communica				709864

Table 6-1 Budget of Resettlement entNo.	Item	Category	Unit	Standard	Quantity	Sum (yuan)
						Yuan
		tion facilities, etc.)				
	Subtotal					3338677 2
3	Other cost	Cost of prospecting design and scientific research		1.50%	4026297 9.84	603945
		Monitoring and evaluation cost		1%	4026297 9.84	402630
		Skill training cost		1%	4026297 9.84	402630
4	Administrati on fee of resettlemen t	Sum of items of 1 - 4	yuan	2%	4180658 4	836132
5	Contingenci es	Sum of items of 1 - 4		10%	4180658 4	4180658
	Total					4668897 5

7. Institutional Framework of Resettlement

The main institutional framework of land acquisition and resettlement has been established as which is the same to that in original RP. The main organizations are:

- (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.

8. Grievance Redress

8.1 Complaint and Grievance Procedure

In order to solve problems effectively and ensure the project construction and land acquisition and resettlement are carried out successfully, a transparent and effective grievance and appeal channel has been set up. The basic treatment procedures are 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 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).³ All grievance (oral or written) will be recorded in internal 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 subproject, grievance procedure is effective to ensure APs' related problems can be solved by it.

8.2 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 8-1.

Table 8-1 Complaint and Grievance Machinery and Personnel Information

Resettlement mechanism	Contacts	Position	Address	Tel.
Ji'an Urban Construction Investment and Development Company	Huang maoping	Staff of PMO	No.299 Jizhou avenue, Jizhou district, Ji'an city, Jiangxi	15279685715

9. Resettlement Implementation

According to the schedule of the subproject, the schedule of the resettlement is shown in Table 9-1.

Table 9-1 Schedule of Resettlement

No.	Task	Target	Agencies responsible	Time	Remarks
1	Information disclosure				
1.1	RIB	3 groups of 2 villages of 2 towns	IA	2019.05	
1.2	Disclosure of the updated RP on official website		IA	2019.04	
1.3	Disclosure of the updated RP on ADB's website		ADB	2019.04	
2	RP implementation				
2.1	Approval of updated RP and budget (including compensation rates)	46,688,975 yuan	Ji'an Municipal Government & Ji'an PMO	2019.03	
2.2	House demolition	57 AHs	Village committees, resettlement office and IA	2019.05	
2.3	Relocation	57 AHs	Ji'an PMO and IA	2020.12	
3	DMS				
3.1	DMS on the affected villages	15 groups of 5 villages	IA & Ji'an Land and Resources Bureau	2018.3—2018.9	done
3.2	The detailed socio-economic survey of the 57 AHs	57 AHs	External monitoring agency and IA	2019.04	
3.3	Housing assessment demolition	57 AHs	Evaluation agency, village committees, resettlement office and IA	2019.04	
4	Compensation agreement				
4.1	Household land compensation agreement	57 HHs	Village committees, resettlement office and IA	2019.05	
4.2	Compensation agreement for house demolition	57 HHs	IA, Ji'an Land and Resources bureau & Ji'an Real Estate Administration Bureau	2019.05	

5	Implementation of livelihood restoration measures				
5.1	Distribution of land compensation fees to households and land reallocation (if possible)	1 villages	Township governments and village collectives	2018.10—2018.11	
5.2	Implementation of village-level income restoration programs	1 villages	Village collectives	2018.10—2020.10	
5.3	Advice on income restoration, commerce and work	57 HHs	Township government village collective, and Ji'an Labour and Social Security Bureau	2018.10—2020.6	
5.4	Implementation of skills training program for APs	57 HHs	Ji'an Labour and Social Security Bureau	2018.10—2020.6	
5.5	Identifying vulnerable households and implementing assistance measures		Ji'an Civil Affairs Bureau and Ji'an PMO	2018.10—2020.6	
5.6	Hiring APs at the construction stage	about 45 APs	Ji'an PMO, Ji'an Labor and Social Security Bureau, and contractors	2018.10—2020.12	
6	Capacity building				
6.1	Training of staff of Ji'an PMO, LA and HD Management Office	5 persons	ADB	2018.10—2020.12	
7	Monitoring and evaluation				
7.1	Baseline survey	As per the RP	Jiangxi Academy of Social Sciences	2018.10	
7.2	Establishment of internal M&E mechanism	As per the RP	Ji'an PMO and IA	December 2018	
7.3	Internal monitoring reporting	Semi-annual report	Ji'an PMO and IA	Start from September 2018	
7.4	External monitoring reporting	Semi-annual report	Jiangxi Academy of Social Sciences	September 2018	
				May 2019	
7.5	External evaluation reporting	Annual report	Jiangxi Academy of Social Sciences	Dec. 2018	
				Dec. 2019	

7.6	Post-resettlement evaluation report	One report	Ji'an PMO	June 2020	
8	Public consultation		Monitoring agency (Jiangxi Academy of Social and Sciences), Project resettlement office, town (subdistrict) resettlement office, related village committees (communities)	May2018- Dec. 2020	
9	Grievance redress		JUCIDC	August 2018- Dec. 2019	
10	Disbursement of compensation fees				
10.1	Disbursement to IA	Initial funds	Resettlement implementation institution	2018.10—2018.12	
10.2	Disbursement to villages	Most funds	Resettlement implementation institution	2018.10 - 2018.12	
10.3	Disbursement to households	Most funds	Resettlement implementation institution, town governments, village (resident) committee	2018.12	
11	Commencement of civil construction		Start civil engineering		
11.1	Yudai River		JUCIDC	2018.11	

10. Monitoring Evaluation

10.1 Arrangement

According to the plan for the implementation of the subproject, the land acquisition and house demolition of 57 HHs will start from April 2019 to the completion of the relocation to the resettlement communities in December 2020. In order to link the resettlement progress plan with the project construction plan, the project land acquisition information disclosures and resettlement consultation activities have been carried out since November 2016.

10.2 Resettlement Monitoring Evaluation

As described in the resettlement plan, the Yudai River will implement internal and external monitoring of resettlement.

1) Internal monitoring

Ji'an PMO will introduce an internal monitoring and operational mechanism to check resettlement activities, establish a basic database on resettlement, use it to prepare resettlement plan and monitor all affected households, and conduct internal monitoring of the entire process of preparation and implementation of resettlement.

Ji'an PMO will submit progress reports to ADB on a quarterly basis. The report will present statistics for the past three months in tabular form, reflecting progress by comparing actual and planned land acquisition, resettlement and use of compensation funds. As of the end of September 2018, the Ji'an PMO had submitted six internal monitoring reports to ADB.

2) External monitoring

Jiangxi Academy of Social Sciences (the Monitor) was engaged to implement the project of external monitoring of resettlement. The external monitor will submit monitoring and evaluation reports to ADB on a semi-annual basis.

Regular monitoring reports should include, at a minimum, the following: 1) The subject of this report; 2) Progress in the resettlement process; 3) Main findings monitored by the monitoring body; 4) Main problems; 5) Basic evaluation observations and recommendations for external monitoring.

The objectives of external monitoring agency will include: 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.

The external monitor 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.

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.

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' rights 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 preresettlement and post-resettlement. 5) Assessment of IA operation: APs' satisfaction with RP; problems existed in the course of resettlement; experience and lesson conclusion.

During the monitoring, vulnerable groups will 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.

Based on the current project schedule and the implementation of resettlement, external monitoring will submit monitoring and evaluation reports as planned in April 2019. The baseline survey and monitoring will cover the 57 AHs as well as the AHs in this DDR.

11.Conclusion

The land acquisition and demolition work of the Yudai River subproject affected 2 townships, 5 administrative villages, and 15 village groups, and the total permanent land occupation was 363.396 mu, of which state-owned land was 45.719 mu(12.58 %) and collective land 317.677 mu(87.42 %); Rural houses to be demolished are 18077 m², affecting 57 households and 381 people.

As of September 30, 2018, 287.908 mu of collective land had been acquired, therefore only 29.772 mu of construction land will be acquired by Yudai River subproject. Because the land compensation fees are distributed in village groups on average, the people of the groups are all counted as affected persons, resulting in 452 households and 1,900 people affected. The rates of collective land acquired are higher than those in resettlement plan. A total of 14.785 million Yuan had been disbursed. The affected households have been compensated fully, and have stable jobs now. It was confirmed that there are no remaining issues by land acquisition.

For house demolition, the resettlement options including monetary compensation and property exchange will be offered to affected households. The resettlement sites are Luling Yujing and Luling Wenjing. The estimated total cost of resettlement is 46.8233 million Yuan.

Appendix 1 Due Diligence Report land acquisition of Yudai River subproject

1. Due diligence information and methodology

This due diligence report is prepared on the basis of a document review and a field survey.

The documents collected by this due diligence include: project approval documents, and various agreements related to the resettlement of immigrants. Public participation; The payment of compensation for land requisition and demolition of the project includes: compensation standard, compensation amount and compensation payment process, etc..

The field investigation includes institutional interviews, interviews with villagers, etc., respectively with the Ji'an City Project Office, the Chengshang Village Committee, the Jinan Village Committee, the Liangyuan Village Committee, the Luotang Village Committee, the Jiangbian Village Committee, the Ji'an City High Railway Company, and the affected households. The discussions were held to understand the land acquisition compensation and resettlement implementation. At the same time, the relevant land acquisition materials were reviewed and verified, and site visits were also conducted.

2. Resettlement Impact and Implementation

2.1 Impact of resettlement

(1) Resettlement impact comparison

As of September 30, 2018, 287.908 mu of collective land had been collected, and 29.772 mu of construction land have not yet been acquired. Compared with that in RP, 1258.603 mu land decreased. A comparison of resettlement impacts is presented in table 1.

Table 1 Project impact comparison

Unit: mu

Original plan	Actual				Difference
	State-owned land	Collective land			
		Acquired	To be acquired	Total	
1622.002	45.716	287.908	29.772	363.396	1258.606

(2) Acquisition of Collective Land

The Yudai River will occupy 363.396 mu of land on the basis of the final design. Due to design changes, the original Yudai River Yangmingxi section of the project was not included in the ADB project, therefore, the Yudai River needs to acquire only 363.396 mu of land. Among them, 45.716 mu(12.58 %) of state-owned land and 317.677 mu(87.42 %) of collective land.

Among the collective land, there are 223.882 mu(61.6 %) of paddy fields, 24.942 mu(6.86 %) of dry land, 15.225 mu(4.19 %) of forest land, 20.758 mu(5.71 %) of ponds, 31.397 mu(8.63 %) of house plots, and 1.491 mu of ditches(0.41 %).

Table 2 Comparison of collective land acquisition for projects

	Original	Updated	Difference
Paddy field	1108.938	223.882	-885.056
Dry land	76.078	24.942	-51.136
Garden land	3.285	0	-3.285
Woodland	157.241	15.225	-142.016
Pond	67.822	20.758	-47.064
Ditches	56.753	1.491	-55.262
Tomb	2.963	0	-2.963
House plots	18.856	31.379	12.523
Road	26.811	0	-26.811
State-owned and others	103.255	45.719	-57.536
Total	1622.002	363.396	-1258.606

(3) Change reasons

There are some differences between the original design and the final design of Yudai River subproject. The specific reasons are as follows:

- ✧ The original approved preliminary design was “X” type, but its direction was inconsistent with the detailed Control Plan of Ji'an High-speed Rail New area of Yudai River system and the existed water system, the original design covers an area of 1,622 mu, but the Control Plan covers 547.396 mu.
- ✧ There is a certain overlap about 184 mu between the central landscape area of Yangming West Road and Yudai River. This overlap area will be invested locally.

According to the above, the control of the Jian High Speed Rail New Area detailed planning of the Yudai River system covers an area of approximately 547.396 mu. Among them, the core landscape area of the Yangming West Road Central Landscape Belt Project and the overlapping area of the Yudaihe Project cover an area of about 184 mu, which is invested and constructed by the local government of Ji'an City; The remaining scope is the current Yudaihe project design scope, covering an area of approximately 363.396 mu.

The detailed control plan for the high-speed rail new area in Ji'an City was completed and approved in 2017. The construction map of the Yangming West Road

Central Landscape Belt Project was completed in 2018 and passed the review of the graphic review center. The control plan of the Yudai River is shown in Figure 1.

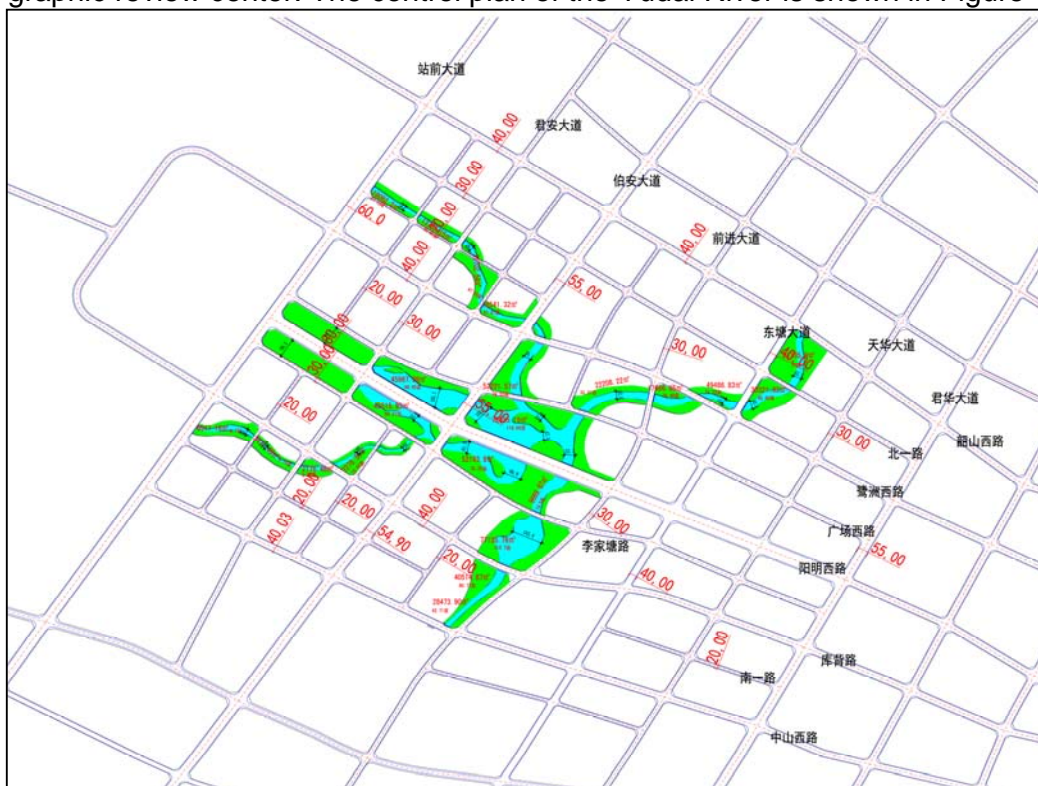


Figure 1 Yudai River Control Plan

(4) Affected persons by land acquisition

Because the land acquisition compensation fees were distributed in village groups on average. All people in groups were counted as affected persons, resulting in 452 households and 1,900 people. The population affected by the project is shown in table 3.

Table 3 Affected person

Town	Village	Group	Land Acquired	To be acquired	Total	Affected people		ethnic minority	Poor population
			Mu	Mu	Mu	Household	Person	Household	Person
Baitang	Jinan	Group 4、5、6、7、8、9	166.578	29.772	196.35	189	830	0	0
	Chenshang	Group 1、2	17.05	0	17.05	95	391	0	0
	Jiangbia	Group	4.55	0	4.55	51	215	0	0

Town	Village	Group	Land Acquired	To be acquired	Total	Affected people		ethnic minority	Poor population
			Mu	Mu	Mu	Household	Person	Household	Person
	n	3、9							
Xinqiao	Liangyuan	Group 5、6、Yuanjia	20.57	0	20.57	47	203	0	0
	Luotang	Group 7、8	79.16	0	79.16	70	261	0	0
Total			287.908	29.772	317.68	452	1900	0	0

2.2 Compensation Standard

2.1.1 Compensation Standard of Collective Land Acquisition

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 those in the original RP. Rice is the main plant in affected area. According to survey and data, the AAOV of rice planting is about CNY 1080/mu in a season and the net income is CNY375/mu in a season, and CNY750/mu one year. The compensation standard is about 52 to 78 times of the net income of the rice planting. See Table 4.

Table 4 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	Planned	56,800	43,000	37,000	--
	Updated	58,800	45,000	39,000	39,000
	Difference	+2,000	+2,000	+2,000	--

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
Xingqiao town	Planned	33,000	23,000	16,000	--
	Updated	38,800	26,000	16000	7,800
	Difference	+5,800	+3,000	+0	--

2.1.2 Compensation Standard for Green Crops and Ground Attachments

Table 5 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	2300	+586
Xingqiao town	1,403	2300	+897

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 subdistrict according to the principle of proximity to the project area and the principle of implementing the higher rates.

2.3 Compensation Funds and Payments

Yudai River subproject is one of subprojects of entire high-speed rail project. According to the investigation and agreement, the total compensation was 14,785,600 Yuan. All compensation had been paid to affected villages and affected persons. The compensation for land acquired by Yudai River is shown in table 6.

The land acquisition agreements were sampled during the investigation and are summarized in Table 7.

ADB Financed Jiangxi Ji'an Sustainable Urban Transport Project-Yudai River Updated RP 2018

Table 6 Total Compensation of Land Acquired by Yudai River

Items/Villages	Unit	Paddy field	Dry land	Garden Land	Woodland	Pond	Ditch	Tomb	House plots	Road	Total
Chenshang	Mu	12.762	3.994		0	0	0	0	0.29		17.046
Jinan	Mu	133.422	17.039		1.629	12.502	0.918	0	1.068		166.578
Jiangbian	Mu	4.554	0		0	0	0	0	0		4.554
Liangyuan	Mu	17.277	1.707		1.393	0	0.195	0	0		20.572
Luotang	Mu	55.867	2.202		12.203	8.256	0.378	0	0.249		79.155
Total	Mu	223.882	24.942	0	15.225	20.758	1.491	0	1.607	0	287.905
Baitang	Yuan/mu	58800	45000		39000	58800	45000		45000		
Xinqiao	Yuan/mu	38800	26000		16000	38800	26000		26000		
Compensation fee	Yuan	11701381.6	1048119	0	281067	1055450.4	56208	0	67584	0	14209810
Management fee	Yuan										575810
Total											14785620

Table 7 Sampled Agreement Summary

Land category		Baitang	Jinan Group 9	Jinan Group 6	Jinan Group 7	Jinan Group 8	Chengshang Group 1,2	Jiangbian Renjia	Liangyuan Group 5	Liangyuan Group 6	Luotang Maobei	Luotang
Paddy field	Mu	86.179	147.092	182.896	157.328	184.067	501.721	394.1854	167.802	133.578	226.797	301.7607
Garden Land	Mu	38.341	4.822	12.91	5.1976	7.434	99.486	67.528	5.086	4.012	44.747	124.1253
Dry land	Mu	0.059	0				0.933				20.997	
Woodland	Mu	0	0				13.031	41.247	0.103	0.539	0.39	12.535
Pond	Mu	17.089	19.177	40.833	40.447	20.872	109.47	61.264	11.408	6.591	18.727	62.016
Forestland	Mu	2	1.441	155.843	1.08	0.38	295.304	47.782	2.823	4.596	48.172	236.705

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d												
Construct ion land	Mu	0.957	1.593	4.146	0.3859	0.7235	19.033	6.256	1.462	1.31	0.515	9.023
Unutilized land	Mu	0	0	0	0			0.412			4.702	0.734
Total	Mu	144.193	174.125	396.628	204.4385	213.4765	1038.978	618.6744	188.684	150.626	365.047	746.899
Compens ation fee	Yua n	843348 1	10188034.8	20153589.6	11992037	12530568.9	54886280.4	21895513	7237861	5722732	12258129	21762732
Agreeme nt date		2016.12 .16	2016.12.19	2016.12.19	2017.01.0 2	2017.02.22	2017.01.01	2016.12.2 0	2016.12.25	2016.12.25	2016.12.2 7	2016.12.2 7

2016年吉南苏家五组高铁新区征地补偿费						
序号	姓名	每人应得	人口	金额(元)	身份证号	签名
1	苏云坤	91668.27	5	458341	1710900000000441070	苏云坤
2	苏国传	91668.27	4	366673	1710900000000441153	苏国传
3	苏冬团	91668.27	3	275005	1710900000000441161	苏冬团
4	苏松团	91668.27	5	458346	1710900000000443992	苏松团
5	苏春团	91668.27	5	458341	171090000000044008	苏春团
6	苏招团	91668.27	3	275005	171090000000044016	苏招团
7	苏忠团	91668.27	5	458341	171090000000044024	苏忠团
8	苏道云	91668.27	8	733346	171090000000044104	苏道云
9	苏喜团	91668.27	5	458341	171090000000044145	苏喜团
10	苏金传	91668.27	4	366673	171090000000044129	苏金传
11	苏宽传	91668.27	4	366673	171090000000044137	苏宽传
12	苏惠团	91668.27	4	366673	171090000000044057	苏惠团
13	苏阳团	91668.27	4	366673	171090000000044065	苏阳团
14	苏道正	91668.27	2	183335	171090121007675555	苏道正
15	苏道光	91668.27	8	733346	171090000000044090	苏道光
16	苏道龙	91668.27	6	550009	171090000000044081	苏道龙
17	苏真传	91668.27	6	550009	171090000000044032	苏真传
18	彭发秀	91668.27	1	91668	171090000000044049	彭发秀
19	苏杰	91668.27	5	458341	171090121001162261	苏杰
20	苏道兵	91668.27	5	458341	171090000000044112	苏道兵
合计				84333481		

木数同全付
胡东白
2017.3.

55

Date 2018.09.27 Luotang

Village Committee Chief Wang yuansheng

The Yudai River subproject completed land acquisition around November 2016. An agreement was signed. The land compensation fee has been paid. Each group of villagers drew up its own distribution plan. Compensation was paid in groups on average. The village has 340 households and thousands of mu of mountains. Life is stable.

Date 2018.09.28 Jinan

Village Committee Chief Zengshaohua

The Yudai River subproject completed land acquisition around December 2016. An agreement was signed. The land compensation fee has been paid. Each group of villagers drew up its own distribution plan. Compensation was paid in groups on average. Affected people go outside to work. There are also plans to rely on high-speed rail to develop the economy to increase income. In the future, there will also be income from housing rental. Life is now stable.

Date 2018.09.28 Chengshang

Village Committee Chief Lixingyun

The Yudai River subproject completed land acquisition around December 2016. An agreement was signed. The land compensation fee has been paid. Each group of villagers drew up its own distribution plan. Compensation was paid in groups on average. Affected people go outside to work. There are also plans to rely on high-speed rail to develop the economy to increase income. In the future, there will also be income from housing rental. Life is now stable. However, the government needs to coordinate the use of land for development and raise the income level of affected persons.

Date 2018.09.28 Jiangbian

Village Committee Chief Wangxinqiang

The Yudai River subproject completed land acquisition around December 2016. An agreement was signed. The land compensation fee has been paid. Compensation in Group 9 is 95,000 Yuan per capital. Each group of villagers drew up its own distribution plan. Compensation was paid in groups on average. Affected people go outside to work. There are also plans to rely on

high-speed rail to develop the economy to increase income. In the future, there will also be income from housing rental. Life is now stable. However, the government needs to coordinate the use of land for development and raise the income level of affected persons.

Date 2018.09.28 Liangyuan
Village Committee Chief Wangzhigang

The Yudai River subproject completed land acquisition around December 2016. An agreement was signed. The land compensation fee has been paid. Each group of villagers drew up its own distribution plan. Compensation was paid in groups on average. One person in 5 groups was allocated 110,000 yuan, and every person in 6 groups was assigned 80,000 yuan. Affected people go outside to work. There are also plans to rely on high-speed rail to develop the economy to increase income. In the future, there will also be income from housing rental. Life is now stable.

3 Implementing agencies

The resettlement implementing agencies are compliance with those proposed in resettlement plan.

The PMO of Ji'an ADB is responsible for coordinating and managing the implementation of the entire project and land acquisition and resettlement. Resettlement consultants will assist Ji'an PMO in the preparation of final resettlement plan, progress reports and provision of resettlement-related training.

The implementation of the land acquisition and resettlement of the Yudai River was carried out by the Land Department of the Urban Construction Investment Development Corporation of Ji'an City and the affected villages/communities.

The external resettlement monitoring and evaluation institution is Jiangxi Academy of Social Sciences.

Table 7 Resettlement Organization

Resettlement Institution	Responsible person
PMO	Mr Li
Chengshang	Lixingyun
Jinan	Zengshaohua

Jiangbian	Wangxinqiang
Liangyuan	Wangzhigang
Luotang	Wanyunsheng
External institution (Jiangxi Academy of Social Sciences)	Mr Yi

4 Public participation, disclosure of information and complaints

4.1 Public Participation and Access to Information

The land acquisition of the Yudai River is implemented by the Ji'an City Construction Investment Development Corporation. In the process of resettlement, extensive information disclosure and information disclosure have been carried out.

1) Notice of land acquisition

On November 2, 2016, the Land and Resources Bureau of Ji'an City issued the "Notice of Land Acquisition" to affected villages and affected households, informing them of the purpose, scope, compensation policies and standards for land acquisition.

From November 2016 to August 2017, the Ji'an municipal government issued a notice on land acquisition and launched the land acquisition work for the project.

2) On-site meetings

From November 2016 to September 2018, during the implementation of the project land acquisition process, Ji'an City Urban Construction Investment and Development Corporation, village committees and affected households conducted extensive participation and consultations. Mainly include:(1) Convening a village meeting to inform the purpose, scope, compensation policy and standards of land acquisition; (2) Selected representatives participated in the assessment and measurement of project land acquisition; (3) Publication of measurement results.



3) Land acquisition agreement signing

On the basis of full consultation with the households affected by land requisition, a compensation agreement was signed and compensation payments were paid.

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:吉州区吴城镇罗塘村村委会 (以下简称乙方)
 丙方:吉安新城建设开发有限公司 (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 城市基础设施 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 吴城镇 罗塘村 罗塘组,经测量,面积共计 746.899 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	面积(亩)	补偿标准(元/亩)	补偿金额(元)	备注
水田	30.767	2800	86147.6	
旱地	13.846	2600	36039.6	
园地	12.532	3800	47623.6	
林地	1.620	16000	25920.0	
其他	0.016	23500	378.4	
合计	746.899		193689.2	

金额大写:壹仟玖佰叁拾陆仟玖佰玖拾贰元

三、付款方式

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

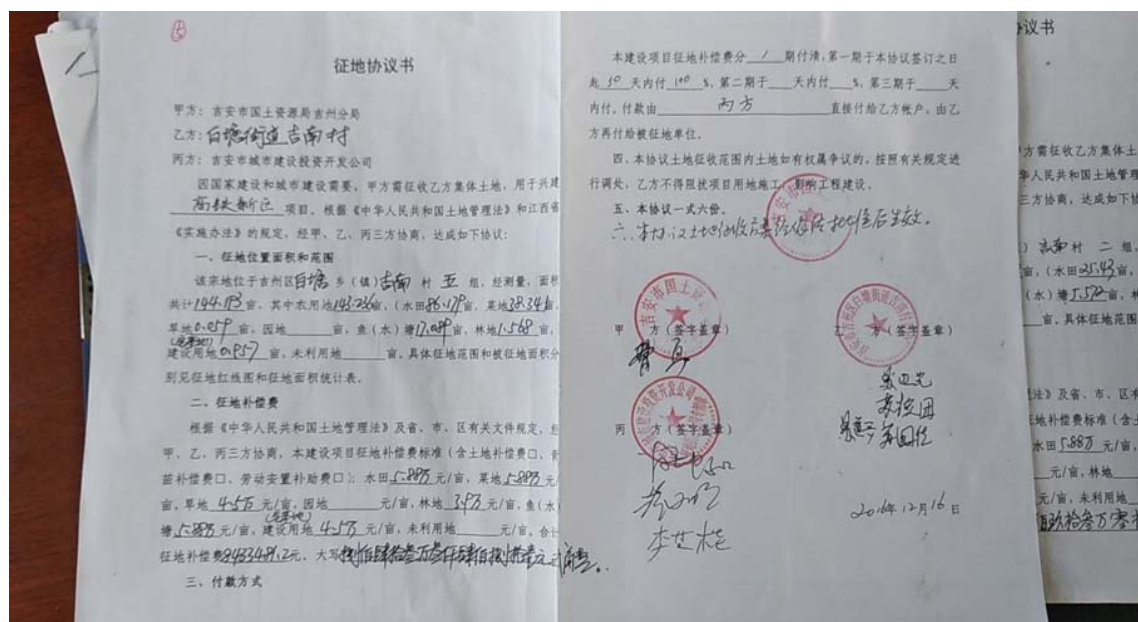
四、本协议土地征收范围内土地如有权属争议,按照有关规定进行调处。乙方不得阻挠项目用地施工,影响工程建设。

五、本协议一式六份,由三方签字盖章后生效。

六、本协议未尽事宜,由三方协商解决。

甲方(盖章): 吉安市国土资源局吉州分局
 乙方(盖章): 吉州区吴城镇罗塘村村委会
 丙方(盖章): 吉安新城建设开发有限公司

2016年10月27日



4.2 Grievance Redress

Each sub-project placement office placed a focal person in charge of collecting and receiving complaints from the affected population. The name, office address and contact number of the person are shown in table 8.

Table 8 Contact information of Appeal Accepting Agencies

Resettlement Institution	Responsible person	Contact phone number
PMO	Oscar	15279685715
Chengshang	Lixingyun	13576632202
Jinan	Zengshaohua	13979691557
Jiangbian	Wangxinqiang	15970233949
Liangyuan	Wanzhigang	15879611198
Luotang	Wanyunsheng	13879648242
External institution	Mr Yi	13970970079

5 Processing of land acquisition and income recovery

5.1 The processes of land acquisition implementation

Gaining approval of land use pre-examination

Preparing for Application Form and three Scheme for construction land.

Publicizing land acquisition announcement for construction land in Ji'an City.see table 9.

Announcing land acquisition and resettlement plan by land acquisition for urban construction in Ji'an City.

Table 9 Notice of Collection of Construction Land in Ji'an City

Document	Village	Area	Compensation	Date
		ha	Yuan	
Ji'an 2016 3rd part Resettlement Notice	Luotang、 Liangyuan、 Biatang、 Jinan、 Chengshang、 Nianfeng、 Wuli、 Lukou	27.3041	19,232,915	2017.04.23
Ganguotu zizheng { 2017 } No.75	Liangyuan、 Jiangbian、 Luotang、 Baitang、 Chengshang、 Jinan 、 Wuli	52.665	31,358,403	2017.10.16
Ganguotu zizheng { 2017 } No.75	Liangyuan、 Jiangbian、	45.0619	26,298,782	2017.10.16

	Luotang、Baitang、 Chengshang、Jinan			
Ganguotu zizheng { 2017 } No.75	Liangyuan、 Jiangbian、 Luotang、Baitang、 Chengshang、Jinan	48.454	26,587,72 0	2017.10.16
Ganguotu zizheng { 2017 } No.75	Liangyuan、 Jiangbian、 Luotang、Baitang、 Chengshang、 Nianfeng\Wuli	41.8077	25,811,13 8	2017.10.16

关于吉安市 2016 年第三批次城市建设 用地征收土地补偿安置方案公告

根据《中华人民共和国土地管理法》及《江西省实施〈土地管理法〉办法》、《江西省征收土地管理办法》、《江西省人民政府关于调整全省征地统一年产值标准和区片综合地价的公告》（赣府字[2015]81号）等规定，吉安市人民政府依法对吉安市 2016 年度第三批次城市建设用地范围内的白塘街办白塘村、城上村、吉南村、年丰村、五里村、长塘镇路口村、兴桥镇罗塘村集体土地实施征收（具体位置详见征地红线图），在前期调查确认的基础上，拟订了吉安市 2016 年度第三批次城市建设用地征收土地补偿和安置方案。现公告如下：

一、征地用途

基础设施、商服用地、公共建筑。

二、征地位置

（一）所在图幅：涉及 G50G021015 等 4 幅图。（图幅号按 1:1 万标准分幅土地利用现状图的图幅号编写）

（二）四至范围：具体征收范围见征地红线图。

三、被征收土地权属单位

本次征地拟涉及白塘街办白塘村、城上村、吉南村、年丰村、五里村、长塘镇路口村、兴桥镇罗塘村。

四、征地面积

经调查确认，本次征地总面积 36.2283 公顷，其中：农用地 27.3041 公顷（含耕地 15.5442 公顷），建设用地 4.5827 公顷，未利用地 4.3415 公顷。

五、征地补偿安置标准及支付对象和方式

（一）征地补偿及青苗、附着物补偿按照《江西省人民政府关于调整全省征地统一年产值标准和区片综合地价的公告》（赣府字[2015]81号）的标准执行，具体补偿情况如下：

土地补偿标准及补偿费用表

序号	地类	面积(公顷)	补偿标准(万元/公顷)	补偿金额(万元)
1	水田	13.9174	87.7395	1221.1053
2	旱地	1.5636	58.8120	91.9584
3	水浇地	0.0632	87.7395	5.5451
4	林地	5.9173	30.7095	181.7173
5	其它农用地	5.8426	30.7095	179.4233
6	村庄工矿用地	4.5827	20.2095—58.7865	167.3548
7	未利用地	4.3415	17.5485	76.1868
合 计		36.2283		1923.2014

（二）征收土地补偿费、安置补助费、青苗及附着物补偿费用的支付对象：

土地补偿费、安置补助费支付给被征地农村集体经济组织。

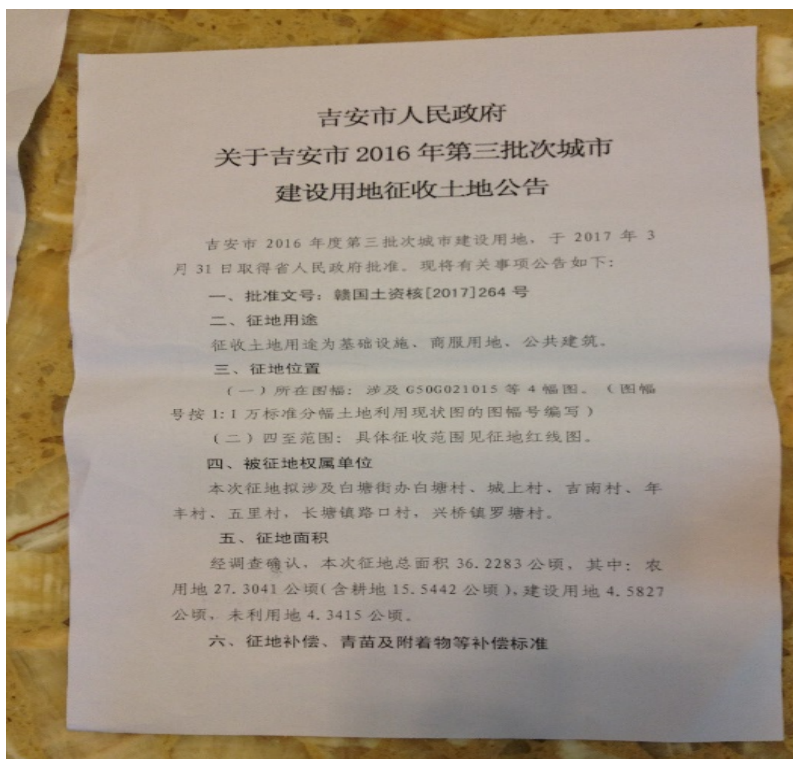
属于被征地农村集体经济组织所有的青苗及附着物补偿费，支付给被征地农村集体经济组织；属于个人或承包经营者所有的青苗及附着物补偿费支付给个人或承包经营者。

（三）支付方式：上述费用在签订《征收土地协议书》生效后三个月内一次性付清。

（四）被征地农业人口，符合《江西省人民政府办公厅转发省人社厅等部门关于进一步完善被征地农民基本养老保险政策意见的通知》（赣府厅发[2014]12号）等有关政策规定，给予社保安置（自愿参加社会保险的，个人承担部分从土地补偿费及安置补助费中支付）。

（五）、被征地农村集体经济组织、农户或相关权利人，对本方案内容不同意见的，可按照《听证告知书》的要求提出书面听证申请，征地补偿安置争议不影响征收土地方案的实施。





Land Acquisition Announcement and Compensation Rates



Application Form and Three Schemes for construction land

5.2 Recovery of income

According to the original RP, the project will take a series of measures to help and support APs, including:

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

According to the interviews with APs, during LAR implementation, the main measures for income recovery of the affected persons were depositing the compensation into banks to get stable interest, non-agricultural employment and participation in endowment insurance for land-loss farmers program. The elderly APs who have reached the retirement age can get pensions every month from 500 yuan to 1000 yuan per capita which is much higher than the agriculture income before and

more stable. Most of the middle-aged APs got jobs as landscaping workers and cleaning workers in the new district under the support of the local government. Some of the young APs worked in the supermarket, restaurant and hotels after short skill trainings by the employers. Because of the construction of the new high-speed rail area, a lot of jobs have been created, providing people with stable incomes. Some of the APs have used the land acquisition compensation to start small businesses and spend on outside employment which increase both sideline income and wage income. Post land acquisition phase does not show any impoverishment of affected households. In fact, due to the generous cash compensation that they received, household income has increased.

Please find the cases in two affected villages as follows on the information of current employment situation of the APs, income changes before and after LA of the AHs. External monitoring will reflect further information through sample households surveys.

(1) One village group in Ji'nan Village Committee in Baitang Subdistrict

According to the original RP, there were 38 HHs in No.8 village group in Ji'nan Village Committee, a total of 157 people. Before LA, annual net income per capita of the village group was 7,000 yuan/year in 2014, of which agricultural income accounted for 40% and other sources of income accounted for 60%. The village group's agricultural cultivation was dominated by rice and vegetables and was the city's vegetable base. There were more villagers engaged in vegetable business in the village groups of Jinan village committee. After LA (not only for this Subproject, but also for other domestic projects), the APs lost most of their land, the APs didn't engage in agriculture anymore, almost all AH have one person working in the factories nearby or in the Jinggangshan economic and technological development zone and one person working in the service industry in the city. With the annual interest on compensatory deposits and increased wage incomes, the annual average income of the APs increased by 6705 yuan per capita to 13705 yuan, about 9.26% more than the average annual net income per capita of rural people in Ji'an city which was 12543 yuan in 2018. Please find the details in table 10 and table 11.

Table 10 Current Employment Situation of APs in Ji-nan Village Committee

Unit: number of APs

Village	Group	HHs	Work in the manufacturing industry	Small business (Self-employed, such as transport, vegetable business)	Work in service industry	Landscaping worker and cleaning workers	Migrate work outside
Ji'nan	8	38	35	15	30	10	4

Source: interview and consultation in the affected village in August 2018.

Table 11 Income changes before and after LA of the AHs in Ji'nan Village Committee

Unit: Yuan/year per capita

Village	Group	HHs	Per capita loss of cultivated land per year	Annual new employment income per capita	Per capita annual interest on compensatory deposits	Total additional per capita income	Income changes per capita
Ji'nan	8	38	750	5809	1646	7455	+6705

Source: original RP and interview and consultation in the affected village in August 2018.

(2) One village group in Luotang Village Committee in Xingqiao Township

According to the original RP, there are a total of 25 HHs with 102 persons in the group 7 of Luotang village committee. Before LA, the per capita farmland was 2.07 mu. The annual net income per capita was CNY7,000 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. Most of villagers went to work in Guangdong province as migrant workers. After LA (not only for this Subproject, but also for other domestic projects), the APs lost most of their land, the APs didn't engage in agriculture anymore, more APs work outside as migrant workers, almost all AH has one person working in the service industry in the city. With the annual interest on compensatory deposits and increased wage income, the annual average income of the APs increased by 6807 yuan per capita to 13807 yuan, about 10.08% more than the average annual net income per capita of rural people in Ji'an city which was 12543 yuan in 2018. Please find the details in table 12 and table 13.

Table 12 Current Employment Situation of APs in Luotang Village Committee

Unit: number of APs

Village	Group	HHs	Work in the manufacturing industry	Small business (Self-employed, such as transport, vegetable business)	Work in service industry	Landscaping worker and cleaning workers	Migrate work outside
Luotang	7	25	15	5	20	4	15

Source: interview and consultation in the affected village in August 2018.

Table 13 Income changes before and after LA of the AHs in Luotang Village Committee

Unit: Yuan/year per capita

Village	Group	HHs	Per capita loss of cultivated land per year	Annual new employment income per capita	Per capita annual interest on compensatory deposits	Total additional per capita income	Income changes per capita
Luotang	7	25	1553	5882	2478	8360	+6807

Source: original RP and interview and consultation in the affected village in August 2018.

6 Conclusion

(1) The land use formalities of Yudai River are complete. The land use pre-examination of the construction land, Application Form and Three Plans and an announcement for construction land in Ji'an City and an announcement on the land compensation and resettlement plan for urban construction land in Ji'an City had been gained which are compliance with PRC laws and regulations.

(2) Most of the land acquisition for the Yudai River project has been completed. The project land procedures are in accordance with relevant laws and regulations of China. The Yudai River had acquired 287.908 mu collective land and will acquire the remaining 29.772 mu collective construction land. A total of 450 households and 1,900 people were affected. Compared with the resettlement plan, the total land acquisition decreased by 1258.6 mu due to the adjustment of the overall plan for the high-speed rail area in Ji'an City.

(3) Land acquisition compensation had been fully paid, totaling 15.0347 million Yuan. The compensation policy and compensation standards are in line with relevant Chinese laws and regulations and are higher than the policies and standards established in the resettlement plan approved by the ADB.

(4) The project's resettlement policy is open and transparent. The extensive public participations and consultations have been conducted, and the grievance redress mechanism has been established. Currently Ji'an PMO has not received any complaints.

(5) External monitoring will further focus on the restoration of the livelihood of affected people whose land had been acquired by the Yudai River.

Appendix 2 Resettlement Information Booklet

1. Basic Project Information

Jiangxi Ji'an Sustainable Urban Transport Project consists of five components: (i) urban roads, (ii) public transportation (iii) transportation management and safety, (iv) environmental protection, and (v) institutional capacity development. The land acquisition and resettlement is 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 (Yudai River Subproject). This updated resettlement plan was prepared for the Yudai River Subproject. The resettlement area belongs to Jiazhou district (at the county level), Ji'an city in the project. The concrete area is in Baitang Subdistrict and Xingqiao township. 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 polices of state land acquisition and resettlement and the effect to your family.

2. Resettlement Impacts

A total of 363.396 mu of land need to be acquired including 45.719 mu of state-owned land⁴ (12.58%) and 317.677 mu of collective land (87.42%), there are also 18076.83 m² rural houses will be affected by house demolition of this subproject with 57 households and 381 persons. None of urban houses will be affected by the HD. The 317.677 mu of collective land belonged to 15 village groups of 5 villages in 2 townships. The scope of project impact is shown below.

Table 1-1 Scope of Project Impact

Item	Affected town/township	Affected administrative village	Affected village (village group)
Yudai River	Baitang subdistrict	Chengshang	Group 1, 2
		Ji'nan	Group 4,5,6,7,8,9
	Xingqiao town	Jiangbian	Renjia, group 9
		Liangyuan	Group 5,6 and Yuanjia
		Luotang	Group 7,8

Source: PMO.

⁴ 45.719 mu of state-owned land mentioned here is river bed which belonged to the state and managed by the Agriculture and Water Conservancy Bureau without affected people.

As to Dec 2018, the majority of collective land (287.908 mu out of 317.677 mu collective land) had been acquired by the local government, only the remaining 29.772 mu of collective construction land, namely house plots and 45.719 mu of state-owned land have not been acquired yet and 18076.83 m² rural houses have not been demolished which will affect 57 AHs with 381 APs in 3 villages groups of 2 villages in 2 townships.

3. Resettlement Policy and Compensation Standard

Based on adequate survey, the policy of LAR is formulated in accordance with ADB policy and requirements, 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 short time after resettlement.

3.1 Compensation standard for collective land acquisition

The compensation for rural collective land acquisition includes 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.245 Decree 2016), the compensation standards for collective land of house site in Baitang subdistrict and Xingqiao town are CNY 45000/mu and CNY 26000/mu.

3.2 Compensation standard and resettlement for house demolition

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.

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 policies for housing demolition include monetary compensation and property exchange.

- (1) 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 collective 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 area.
- (2) Temporary Resettlement Fees. Including housing purchasing subsidy which is 400

yuan/m², relocation fee which is 16 yuan/m², transition subsidy is 8 yuan/m² per month and compensation for housing decoration is 12000 yuan per HH. If the interim transition is delayed because of building expropriation department, the building expropriation department shall pay twice the transition subsidy for every month using the above standard to the owners from the date exceeding the original period.

- (3) Reward for the Owners of Expropriated Housing. The owners of housing shall be rewarded 300-600 yuan/m² 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.

4. Resettlement measures and livelihood restoration

The APs has two options for housing demolition resettlement, one is monetary compensation, and the other is property exchange in Luling Wenjing and Luling Yujing Resettlement Communities.

Construction of two resettlement communities have been started in the end of December 2018. It is expected to be completed in December 2020 and the AH will be relocated from then. The AHs can choose to apply for the transition apartment in Jiahe Xiyuan community for 3 years or get transition subsidy and arrange the transition by themselves. If the construction of resettlement community is delayed, the AHs will continue to receive transition subsidy and the standard of the subsidy will be doubled.

5. Grievance Procedures

In order to solve problems effectively and ensure the project construction and land acquisition and resettlement are carried out successfully, a transparent and effective grievance and appeal channel has been set up. The basic treatment procedures are 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 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). All grievance (oral or written) will be recorded in internal 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 subproject, grievance procedure is effective to ensure APs' related problems can be solved by it.

Every resettlement office of the different subprojects has arranged a main official to collect and treat the affect persons' complaints and grievances. The details of leading official is shown in following table.

Complaint and Grievance Machinery and Personnel Information

Resettlement mechanism	Contacts	Position	Address	Tel.
Ji'an Urban Construction Investment and Development Company	Huang Maoping	Staff of PMO	No.299 Jizhou avenue, Jizhou district, Ji'an city, Jiangxi	15279685715

6. Resettlement cost and implementation schedule

All resettlement costs have been included in total project cost. According to compensation standards and resettlement impacts, the total resettlement cost of this subproject is 46,823,374 yuan.

Land acquisition and house demolition of 57 HHs is expected to start from April 2019 until the completion of the relocation in the resettlement communities in December 2020.

7. Entitlement matrix

Resettlement Entitlement Matrix

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
Permanent LA	29.772 mu	57 households, 381 persons	(4) The compensations are executed according to Doc. No.62 JMG [2011]. (5) The affected village collectives, village groups or APs obtain land compensation fees. (6) The APs obtain resettlement subsidy, compensation	(3) 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 and house site are 45,000 yuan/mu; for woodland and other agricultural land, collective construction land

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
			fees for green crops and ground attachments.	are 45,000 Yuan/mu. (4) the compensation for green crops is 2300 Yuan/m ² , for ground attachments is 1500 yuan/m ² .
HD and resettlement	18077 m ²	57 households, 381 persons	(5) 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 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). (6) Option 1: Monetary compensation (7) Option 2: Property exchange (housing on collective land or state-own land) (8) The actual compensation fee will be calculated on the basis of the	(5) The compensation for housing with first-class structure of steel-concrete is 1,250 yuan/ m ² , second-class structure of steel-concrete is 1,050 yuan/m ² . The compensation for housing with first-class structure of brick-concrete is 890 yuan/ m ² , second-class structure of brick-concrete is 840 yuan/ m ² , third-class structure of brick-concrete is 790 yuan/m ² . The compensation for housing with first-class structure of brick-wood is 800 yuan/ m ² , second-class structure of brick-wood is 700 yuan/ m ² , and third-class structure of brick-wood is 640 yuan/ m ² . The owner of the expropriated building shall be compensated a one-time subsidy of 1,200 yuan/m ² if he signs the LAR contract and relocates within the

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
			resettlement options and according to the assessment price report prepared by the qualified evaluation agency and the results of the negotiation between the two parties before the project implementation	prescribed time-limit, besides, he shall be compensated a subsidy of 20% evaluation value of legal principal rooms area. (6) 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. (7) The subsidy for housing is 400 yuan/m ² , and the compensation for housing decoration is 12,000 yuan/HH. (8) A reward for expropriated principal rooms area is 300-600 yuan/m ² .
State-owned land occupation	45.719 mu	Belonged to the state and managed by the Agriculture and Water Conservancy Bureau		Land use fee for the newly increased construction-used land is 10667 yuan/mu.
Green crops and ground attachments	21 communication poles, 36 electrical poles, 0 high-pressure tower, 18 wells, 0 manure storage (pond), 6 methane tanks, 750 m wall, 150 fruit trees,	323 households and 3 village collectives		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 5,000 yuan/well, for pressure tunnel well is 2,400 yuan/well, and for pressure well is 1,200 yuan/well;

Type of Impact	Degree of Impact	APs	Compensation and resettlement policy	Compensation standards
	3417 miscellaneous trees, 323 graves, 0 pump rooms.			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 below 5 years is 3 yuan/tree.
Vulnerable groups		4 households	Jiangxi standard low-income protection household	130-200 Yuan/household/month