

Safeguards Due Diligence Report

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August 2019

PRC: 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 JIANGXI JI'AN SUSTAINABLE URBAN
TRANSPORT PROJECT

Due Diligence Report for land acquisition and resettlement of
Ji'an Reliable Transport

Ji'an PMO
August 2019

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1 Brief Introduction

According to article 34 of the MOU (loan 3216-PRC) for the Jiangxi Ji'an sustainable urban transportation project (ADB review mission, 2-5 July 2018) "the Mission was informed that the LAR had been completed. A resettlement Due Diligence report is required for four depots by the end of October 2018." this report was prepared.

Four sites were surveyed from September 26 to 30, 2018. The interviews with Mr. Wang and Pan, Ji'an Urban Construction Investment and Development Company; Mr. Li Jianyong, Jizhou Construction Headquarters; Mr. Qiu, Ji'an Bus Company and other relevant land management and acquisition departments were carried out. Meanwhile, the LAR Notice and Agreements of High-railway station, the land certificate of Qinyuan Depot, the land usage certificate and compensation agreements of Chenbei Depot, and the land usage certificate of Sanshanggang depot of Ji'an County that is stated-owned land have been reviewed and verified randomly.

On April 25, 2019, Mr. Wang Xinjie, the Secretary of Liangyuan Village, was interviewed.

Based on above-mentioned interviews, documents review and site visits, this report was formulated.

2 Overview

Jiangxi Development and Reform Committee approved a feasibility study report (FSR) on the new scope, which changed the BRT from the median lanes to curbside lanes and included demonstrative improvements on nonmotorized transport (NMT), road safety, e-bike facility, on-street parking, public space, and traffic management in the city center.

The revised scope comprises (i) a form of BRT including dedicated bus lanes at curbside along Jinggangshan Avenue for 4.6 km in the central area and along Junshan Avenue for 3.6 km in the south; (ii) high-quality, high-frequency bus service improvement along selected high-demand routes with a unified branding of "Ji'an Reliable Transit (JRT)" for a 70 km network; (iii) four bus depots to be used for the above services; (iv) procurement of electric buses for the BRT and JRT (59 fleets of 10.5 meter buses); (v) e-bike parking (on-street and on two sides of the Tianhong Mall); (vi) improvements in public space and 1.3 km NMT, road safety, traffic management, e-bike facility, and on-street parking at the city center (Renmin Square along Jinggangshan Avenue, in Zhongshan Lu accessing the Jinggangshan Avenue corridor, along the entire 5.6 km central area of the corridor) and for a 2.0 km section of Junshan Avenue; and (vii) a pedestrian bridge across Jinggangshan Avenue which also connects shopping malls and Renmin Square. A location map of the new components is in **Error! Reference source not found.**

Except four depots, all construction activities will be implemented within

the right of way of the existing road. 4 bus depots involve in occupation of the land, which are the west high-speed railway station, Binjiang new district (qingyuan district) bus charging station, Bus Charging Station of the north city, and Sanshangang Bus Charging Station of Ji 'an county.

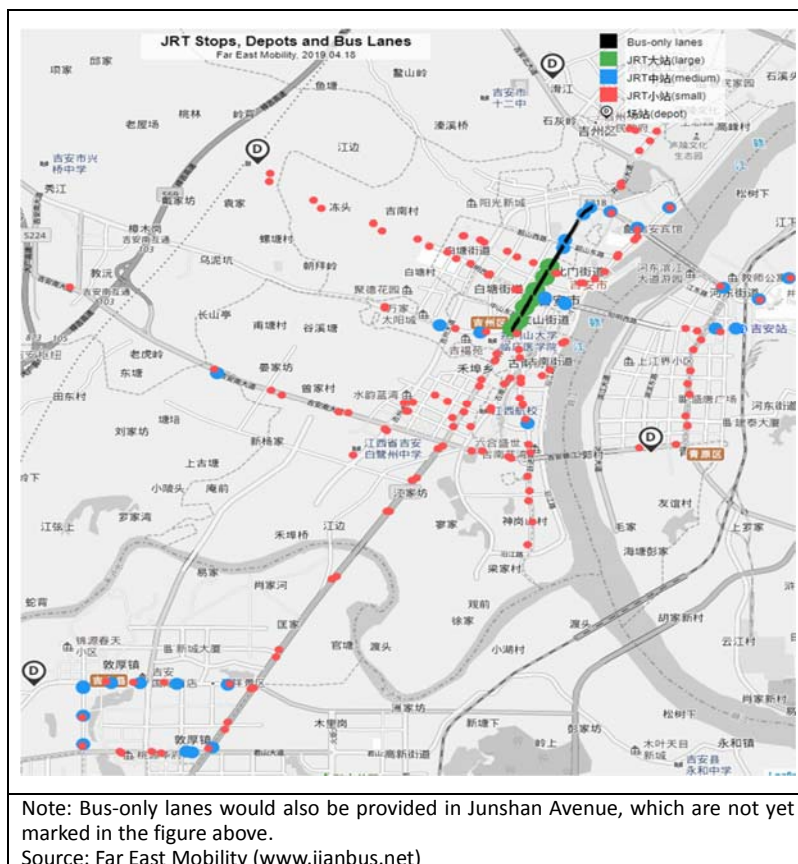


Figure 2-1 Location of JRT Network, Bus Stops and Depots

3 Project Impact

These four depots totally need 124.55 mu land. According to site visits, interviews, and documents review, it was confirmed that the land for the depots has been acquired and was owned by the Government. All land is now available for the construction. The land for the depots was not acquired in anticipation of ADB financing as four depots have already been put forward in Ji'an City Development plan and are newly added to ADB's project during mid-term adjustment. All four depots did not involve in house demolition. See details in Table 3-1.

Table 3-1 Impact of the project

name	Land occupation		Land use unit	Situation of occupation
	Square meter	mu		
High Railway station	30000	45.00	Ji'an Urban Investment	The Liangyuan village signed the agreement

name	Land occupation		Land use unit	Situation of occupation
	Square meter	mu		
			and Development Company	Land occupation of on Jan 3, 2017. Compensation had been paid. The residents live in a stable life.
Binjiang new district (qingyuan district) bus charging station	16307	24.46	Ji'an Urban Investment and Development Company	The company obtained certificate of Block c8-1 and block c8-2 in Binjiang District in 2007.
Bus Charging Station of the north city	30050	45.07	jizhou branch, land and resources bureau of Ji'an city	The group of Lukou village, Changtang town signed the land acquisition agreement on September 5, 2007. Land compensation hasd been paid. The residents live in a stable life.
Sanshangang Bus Charging Station of Ji'an county	6680	10.02	The people's government of Ji'an County	The land for the depot was reserved by Ji'an County Government several years ago. Ji'an Bus Company signed an agreement with Ji'an County Government on the construction of public transport charging station in the unified transportation parking lot of Ji'an County on August 16, 2018
Total	83037	124.55		

The land information of each depot is detailed as below:

3.1 West High-speed Railway Station

The west high-speed railway station is an integral part of the high-speed railway hub. The land has been pre-examined. The Government has issued construction land acquisition announcement, and published compensation and resettlement schemes. The main contents are shown in Table 3-2.

The High Railway Station occupies a total of 45 mu of land in the 8th group of Hutang, Liangyuan Village. The land was acquired in 2017 when the agreement was signed. According to the agreement, the compensation standard for cultivated land acquisition is 38,800 yuan/mu, and the forest land compensation standard is 16,000 yuan/mu. The compensation for young crops is 8000 Yuan/mu that was paid to the affected households directly. The rest was equally distributed to the members of the group. All compensation has been paid and distributed.

It was reported that there was no house demolition involved in West High-

speed Railway Station Depot.

According to the interviews, there is no poor population in the village group. The use of land acquisition compensation included depositing in banks, making investments and decorating houses etc.

There are 36 households and 116 people in 8 groups in Hutang. All land of this group has been acquired due to urbanization and infrastructure construction. The young people are mainly migrant workers such as painters, aluminum alloy workers, construction worker and Guoguang Supermarket servant, and so on. The monthly income ranges from 3,000 yuan to 6,000 yuan. If they are casual workers, they could earn 200 yuan per day. The level of income greatly exceeds that of farming. Life is stable. Older people take their children and do housework at home. It could be concluded that the overall income exceeds that before land acquisition according to on-site observation and consultation.

Table 3-2 the main contents of the announcement

Document No.	Name of the village	Land acq	compensation	Date
		ha	thousand yuan	
Gangguot uzizheng No. 75 { 2017 }	Liangyuan village, Jiangbian village, luotang village, baitang village, chengshang village, jinan village, wuli village.	52.665	31358.403	Oct 16,2017

The land acquisition agreement between liangyuan village, Xingqiao township and Jizhou District Land and Resources Bureau was signed on Jan 3, 2017. The main contents are shown in Table 3-3.

Table 3-3 main contents of the land acquisition agreement

Land type	Group 7 and 8 of liangyuan village	Compensation standard	Compensation
	mu	yuan/mu	yuan
Paddy field	454.747	38800	17644183.6
vegetable field	63.07	38800	2447116
woodland	72.422	16000	1158752
garden	0.696	38800	27004.8
Residential areas	1.808	26000	47008
The pond	29.281	38800	1136102.8
Homestead (industrial and mining)	4.119	26000	107094
Mixed rape	52.201	26000	1357226
Total	678.344	/	23924487.2
Date of signing agreement	January 3, 2017		

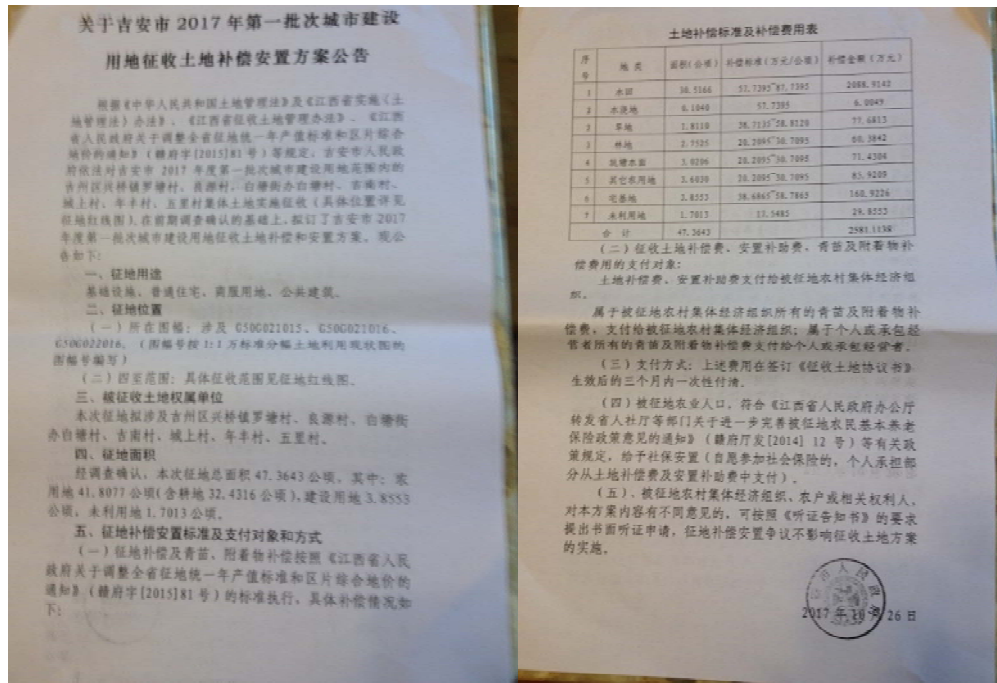


Figure 3-1 Land acquisition Announcement

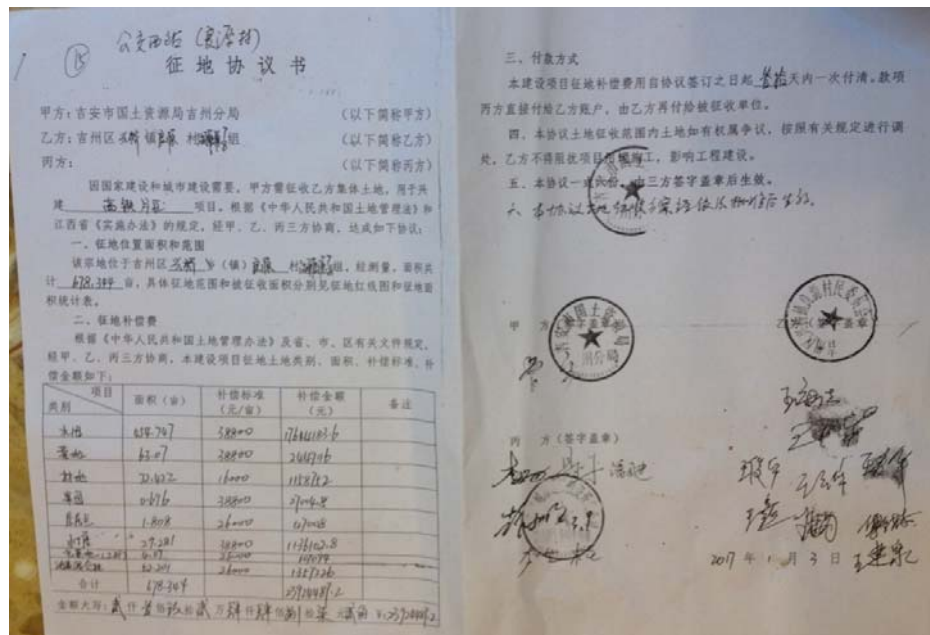


Figure 3-2 Land acquisition Agreement with Liangyuan village

September 28, 2018 Wang Zhigang The Secretary of Liangyuan Village
The land expropriation for the high-speed rail project was completed around January 2017. An agreement was signed. The land compensation has been paid. Each group of village made its own distribution plan of compensation. They were generally distributed on average among group members. The affected people are all migrant

workers. They are also planning to rely on high-speed rail to boost incomes. It can be anticipated that they would have income from house renting in the future. Life is stable now.

April 25, 2019 Wang Xinji The Secretary of Liangyuan Village

The High Railway Station occupies a total of 45 mu of land in the 8 groups of Hutang, Liangyuan Village. The land was requisitioned in 2017 when the compensation agreement was signed. The land acquisition compensation for cultivated land is 38,800 yuan/mu, and the forest is 16,000 yuan/mu. The young crops compensation of 8000 yuan per Mu was paid to the affected households directly. The rest was equally distributed among the group members. The land acquisition compensation has been paid and distributed.

There are 10 groups and 6 natural villages with 252 households, 1,200 people in Liangyuan Village. To date, there are 1,500 mu of land owned by village that are in the land acquisition plan. Annual Per capita disposable income is 15,000 yuan. Seven poor households of the village can get help from the Government. 6 poor households with Red Card could get first-year industry support with 10,000 yuan/household, and one household with Blue Card will be supported with 5,000 yuan each year for industry.

Due diligence revealed that the compensation had been paid and compensation standards were in accordance with the PRC laws and regulations. It was reported by the interviewed village leaders that affected persons have stable living conditions and stable income sources. There will be more job opportunities after the high-speed railway station puts into operation.

As discussed as above, no outstanding issues for LAR are found.

3.2 Binjiang new District (Qingyuan District) bus charging station

The land was owned by Ji 'an Urban Investment and Development Company. The Company obtained land use certificate of block C8-1 and block C8-2 in Binjiang District (Qingyuan District) in 2007.

All compensation complied with the PRC laws and regulations had been paid to affected persons.

It was reported that there was no house demolition involved in.



Figure 3-3 land use certificate obtained

3.3 Bus Charging Station of Chenbei

In 2003, Jiangxi Provincial Land and Resources Department approved the 17th batch of construction land. In the same year, Ji'an Land and Resources Bureau compiled the construction land notification materials that are called one instruction (construction land instruction) and four plans (the plan of conversion of agricultural land, the plan of supplementing cultivated land, the plan of land expropriation and the plan of land supply).

The land acquisition agreement between Jizhou District Land and Resource Bureau and Lukou village, Changtang Town was signed on September 5, 2007. The main contents are shown in Table 3-4.

It was reported that there was no house demolition involved in.

Table 3-4 main content of the agreement

land type	The group of Lukou Village	Compensation standard	Compensation
	mu	Yuan/mu	yuan
Paddy field	93.663	20000	1873260
The dry land	4.635	20000	92700
The pond	14.575	20000	291500
others	4.6	3000	13800
Total	117.473		2271260
Date of signing the agreement	September 5, 2007		

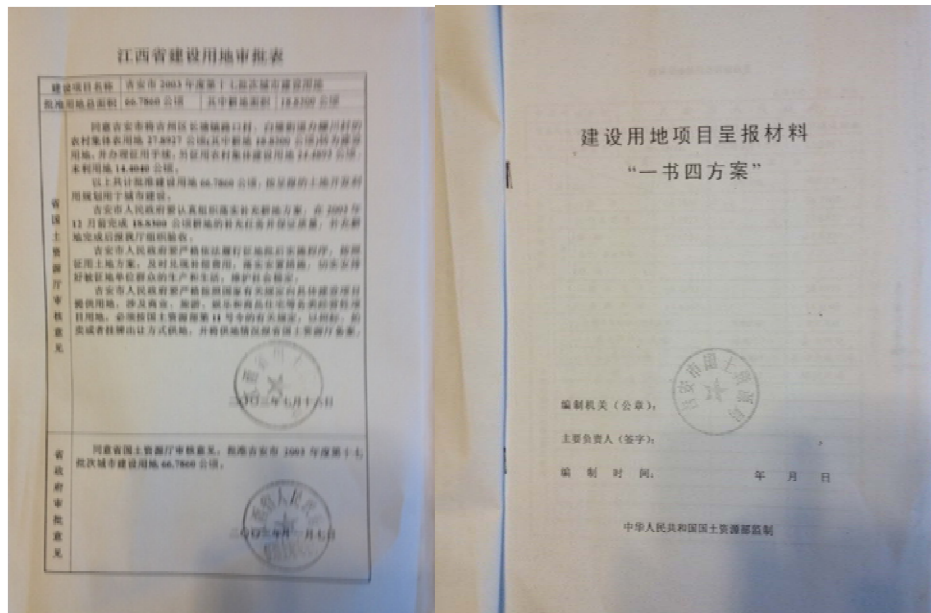


Figure 3-4 construction land application and approval

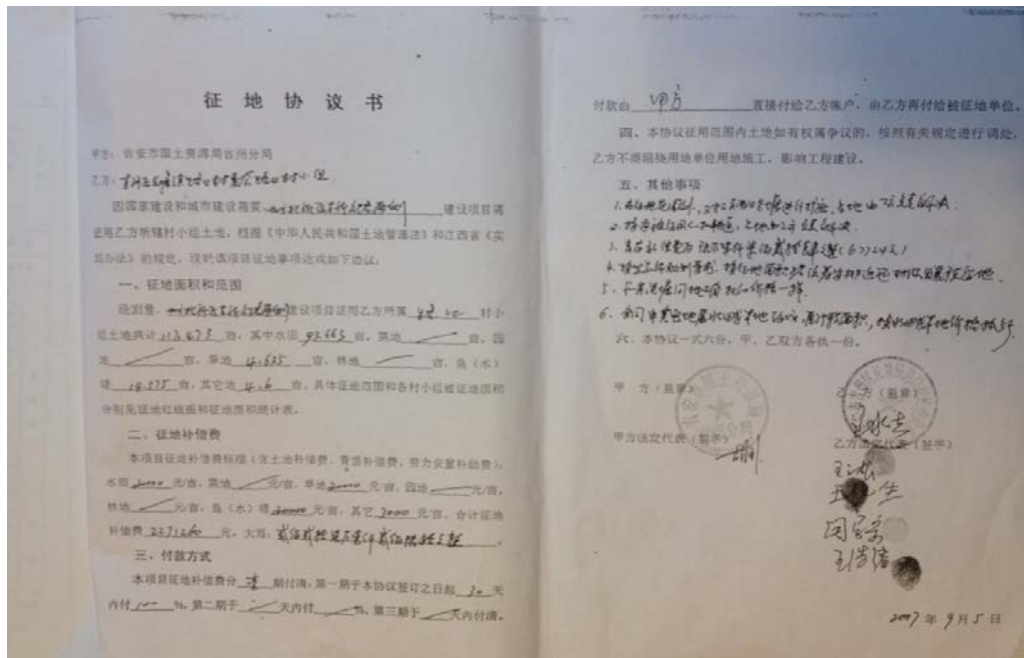


Figure 3-5 land acquisition agreement with Lukou Village

Due diligence revealed that the compensation had been paid and compensation standards were in accordance with the PRC laws and regulations. Some land-losing farmers are working in Jizhou District Industrial Park now. It was reported by village leaders that affected people have stable living conditions and stable income sources now.

3.4 Sanshangang Bus Charging Station of Ji'an county

On August 16, 2018, Ji'an Bus Company signed an agreement with the Ji'an County Government on the construction of public transport charging

station in the unified transportation parking lot of Ji'an County. The land was reserved by Ji'an County Government several years ago, and now is an empty state-owned land. No person will be affected. Also, It was reported that there was no house demolition involved in.

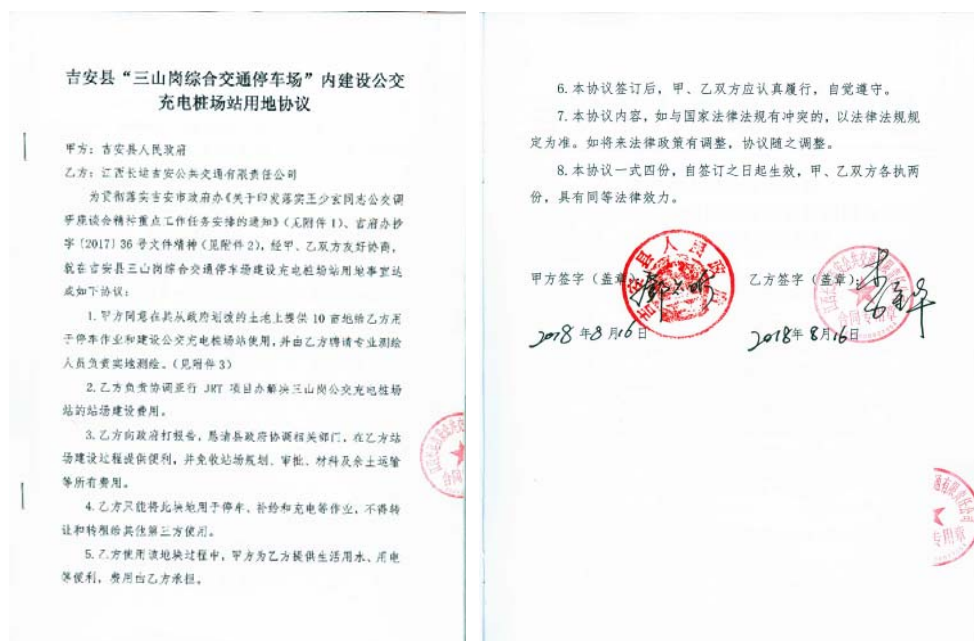


Figure 3-6 Agreement between Ji'an Bus Company and Jizhou County

4 Conclusion

i) Land use procedure for the west railway station is reasonable. Land acquisition compensation has been paid.

ii) For Binjiang New District (Qingyuan District) bus charging station, Ji'an Urban Investment and Development Company owns the land use rights and also obtained the land certificate.

iii) Land formalities of Bus charging station of the North City are complete. Land acquisition compensation has been paid. It was reported that affected people are living in stable lives.

iv) For Sanshangang Bus charging station of Ji'an County, Ji'an Bus Company signed an agreement with Ji'an County Government for the construction of public transport charging station in the unified transportation parking lot of Ji'an County.

v) It was found that compensation standards for land of four depots were in accordance with the PRC laws and regulations.

As discussed in above-mentioned sections, the land ownership of four depots is clear. Land use procedures are complete and legal. Affected people are compensated in accordance with the PRC laws and regulations. It was reported that affected persons live in a stable life. No outstanding noncompliance issues related with land acquisition and compensation were found.