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Asian Development Bank Loaned Chuxiong Infrastructure Construction Project----Wuding Urban Environmental Improvement Sub-project

Monitoring Report on Resettlement and Minority Development

(Phase VI)

Sichuan FONTAL Strategic Consulting Co., Ltd
March 2018
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1 Summary of Monitoring

1.1 Project Progress

Contents of the Asian Development Bank (ADB) Loaned Chuxiong Infrastructure Construction Project Wuding Urban Environmental Improvement Sub-project (the Project) include: (1) River regulation and flood control---Wulong River; (2) Urban development---roads and auxiliary facilities; (3) Urban environmental health and sustainable development---solid waste management of the downtown area; (4) Capability development. The river regulation and flood control works involve in regulation of the 2500m riverway of the Wulong River, and the urban development works concerns the construction of 8 urban roads with total length of 9.45km.

Wuding Subproject was officially commenced in December 2015. Up to the present, RMB 631.5 million of investment was completed, including RMB 80.78 million was drawn from the ADB and the application for drawing another RMB 20 million is under approval. 400 million yuan PPP Project funds were credited into account, in which, 210 million yuan have been replaced.

As for the mid-term adjustment projects, include: upgrading and upgrading of Zhongxin Street, construction of urban sewage pipe network, purchase of new energy buses, demonstration project of sponge city in northwest China, urban intelligent transportation system, Garbage transfer station and garbage cleaning and transportation equipment procurement, urban road network street lamp upgrading, urban greening upgrading, etc. The mid-term adjustment project is estimated to have a total investment of 204.5165 million yuan, with ADB lending 141.4857 million yuan and domestic capital 63.0308 million yuan. At present, the project concept, preliminary program, research report and EIA report have been prepared. January 23, 2018, feasibility report by the provincial government investment projects assessment center organization expert review. March 23, the feasibility study report by the Wuding county development and Reform Bureau report submitted to the State Development and Reform Bureau reported to the provincial development and Reform Commission to review for approval. The plan is to start the procurement of civil engineering contract packages and equipment contract packages by the end of 2018.

1.2 Progress of Land Acquisition and Demolition

In the current monitoring phase, the resettlement work is pushed forward smoothly. Up to the present, all of the 22 teams affected by land acquisition have signed on the land acquisition agreement. Totally 466.89mu of land is acquisitioned, including 464.31mu of farmland, 1mu of fishpond, and 1.58mu of residential site. The land compensation for the 22 villages which have signed the land acquisition agreement has been allocated, and the resettlement by social security and employment is being carried out. 1167 land-losing farmers and farmers who had their farmland acquisitioned under the subproject were included in the basic living allowance plan, with the criteria of allowance reaching RMB 3,720 per person per year.

In the RAP, 11 urban families are involved in the demolition and relocation in urban areas, while in practice 12 families have signed the agreement, because two apartments of a family were registered in the name of one person in the RAP, but the agreement was separately concluded. At present, the urban demolition and
relocation has been finished, and the resettlement sites have been determined. Compensation to these 12 families was finished, with the amount of compensation reaching RMB 21.46 million. As for rural house demolition involved in the Mudan Road work, the site for resettlement is determined; the assessment on house demolition, preparation of plan of the resettlement site, and site leveling are finished; the field survey and design are being carried out, the Regulations on Acquisition and Compensation is released for execution; and the Shishan Town is carrying out work for the masses. Up to the present, 7 households have signed the agreement, while the remaining 4 households are expected to sign the agreement for acquisition and compensation by the end of March 2018. The relocation of tap water pipelines, power lines, telecommunication, radio and TV, telecom, and China mobile communication networks, and natural gas pipelines are finished.

As for changes in compensation standards and resettlement policies, all these compensation rates and resettlement policies have met the relevant requirements in the updated resettlement plan. In which, the compensation standard for acquisitioned collectively-owned land is RMB 90,000/mu, plus young crop (if any) compensation of RMB 1,200/mu. In addition, farmers with land being acquisitioned are included in the social security plan. Households with their houses being demolished can prefer compensation by way of either money or relocated houses.

1.3 Monitoring on Ethnic Minority Development

In the first monitoring stage, the monitoring team carried out visiting survey on project willingness among minorities in the Xihe Village inhabited extensively by minorities. According to such visiting survey, 95% of the Hui people and Yi people affected by the Project show their support to the Project and are willing to accept the current policies on land acquisition, demolition and resettlement. Furthermore, the Project Owner and the resettlement authorities at all levels have also carried out a lot of meetings on the Project in all affected villages inhabited by minorities.

In the fourth phase of monitoring, the minority development measures for the Project was implemented by ways of public participation to discuss the proposal for land acquisition and house demolition and the implementation of skill training schemes.

During the investigations and interviews made at the current phase of monitoring, none of the minority people affected by the Project raised any objection on the implementation or resettlement work of the Project. The participation of minority people was taken into full consideration in the work concerning land acquisition, house demolition, skills training, livelihood recovery under the Project and sufficient respect was shown to the willingness of minority people.
2 Monitoring on Project Contents and Influences

2.1 Monitoring on Project Contents

Contents of the Asian Development Bank (ADB) Loaned Chuxiong Infrastructure Construction Project Wuding Urban Environmental Improvement Sub-project (the Project) include: (1) River regulation and flood control---Wulong River; (2) Urban development---roads and auxiliary facilities; (3) Urban environmental health and sustainable development---solid waste management of the downtown area; (4) Capability development. The river regulation and flood control works involve in regulation of the 2500m riverway of the Wulong River, and the urban development works concerns the construction of 8 urban roads with total length of 9.45km.

So far, the cumulative investment of 631.5 million yuan, including the ADB withdrawals 80.7789 million yuan. Beicheng Avenue has completed subgrade construction, all kinds of pre-buried pipelines have been laid, medium-grained asphalt concrete surfacing, road edge stone, pile foundation of Wulong River No. 4 Bridge and precast box beam hoisting construction, into modified asphalt concrete surface layer laying, traffic sign line, Signs and sidewalk shaping, street lamp procurement and green planting stage. Wuzheng Road completed subgrade construction, all kinds of pre-buried pipeline laying, road surface engineering, road edge stone, traffic sign line, sign construction, sidewalk shaping is basically completed, entering the stage of street lamp bidding procurement and green planting construction stage. Wu Chan Road completes the subgrade engineering, all kinds of pre-buried pipeline laying, medium grain asphalt concrete surface, road edge stone construction, into the modified asphalt concrete surface laying, traffic signs, signs and sidewalk shaping, street lamp bidding procurement and green planting construction stage. Wuxu Road completes subgrade engineering, various kinds of pre-buried pipeline laying, medium grain asphalt concrete surface layer, road edge stone, Wulong River No. 3 bridge pile foundation and precast box beam hoisting construction, entering modified asphalt concrete surface layer laying, traffic sign line, Signs and sidewalk shaping, street lamp procurement and green planting stage. The subgrade construction of Chengbei Road and branch road, the laying of all kinds of pre-buried pipelines, the construction of medium grained asphalt concrete surface layer, the road edge stone, the pile foundation of the No. 1 bridge across Wulong River and the prefabricated box girder, the construction of the surface layer of modified asphalt concrete, the traffic sign line, Signs and sidewalk shaping, street lamp procurement and green planting construction stage, branch road cleaning work is being stepped up. Mudan Road completed the subgrade engineering, all kinds of pre-buried pipeline laying, medium grain asphalt concrete surface, road edge stone and Wulong River No. 2 bridge pile foundation construction, the eastern side bridge pile construction is under way, into the modified asphalt concrete surface laying, Wulong River No. 2 bridge pile cap and box girder hoisting, traffic signs, signs and sidewalk shaping, street lamp procurement and green planting stage. Caixuan Road, Binhe Road have been cleared, earthwork subgrade and all kinds of pre-buried pipelines have been laid, among them, Caixuan Road, Binhe Road (Mudanlu Bridge to Wulong River No. 5 Bridge) have completed subgrade engineering, water stabilized layer and medium-grained asphalt concrete surface have been constructed, into the modified asphalt concrete surface laying, traffic signs, signs and sidewalk shaping, street lamp procurement and green planting construction stage, Wulong River Regulation and Rain Water Regulation Pool.
completed 80% on both sides of the Wulong River, 40% river bank construction. Rain Water regulating pool completed the collection and demolition of various buildings, installation of drainage pipes into the earthwork construction phase.

![Figure 2-1 Current Engineering Situation of the Project](image)

## 2.2 Monitoring on Project Impact

### 2.2.1 Monitoring on Physical Indicators of Permanent Land Acquisition

According to the updated resettlement plan, totally 466.89mu of land will be acquisitioned permanently by the Project, including farmland (464.31mu, accounting for 99.45%), fishpond (1mu, accounting for 0.21%) and house site (1.58mu, accounting for 0.34%), with totally 2497 people of 573 households from 5 villages (communities) being influenced directly. All of the 22 villages involved in land acquisition have completed the acquisition work, as shown in Table 2-1.

### Table 2-1 Statistics on Permanent Land Acquisition in the Resettlement Plan

<table>
<thead>
<tr>
<th>Town</th>
<th>Village/ Community</th>
<th>Production Team</th>
<th>Permanent Land Acquisition (mu)</th>
<th>Sub-total</th>
<th>Affected Households</th>
<th>Affected Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Xiao I</td>
<td>19.825</td>
<td>19.825</td>
<td>15</td>
<td>71</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Xiao II</td>
<td>15.62</td>
<td>15.62</td>
<td>13</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Xiao III</td>
<td>8.95</td>
<td>8.95</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Daxi II</td>
<td>32.14</td>
<td>32.14</td>
<td>48</td>
<td>216</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Daxi III</td>
<td>3.66</td>
<td>3.66</td>
<td>8</td>
<td>39</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Qingzhensi Team I</td>
<td>36.54</td>
<td>36.54</td>
<td>29</td>
<td>136</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Qingzhensi Team II</td>
<td>38.76</td>
<td>38.76</td>
<td>30</td>
<td>144</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yongji</td>
<td>12.77</td>
<td>12.77</td>
<td>36</td>
<td>159</td>
</tr>
<tr>
<td></td>
<td>Yongning Village</td>
<td>Baiyi I</td>
<td>18.66</td>
<td>18.66</td>
<td>42</td>
<td>188</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Baiyi II</td>
<td>26.95</td>
<td>26.95</td>
<td>42</td>
<td>187</td>
</tr>
<tr>
<td></td>
<td>Jiucheng Community</td>
<td>Upper Jiucheng I</td>
<td>25.49</td>
<td>25.49</td>
<td>56</td>
<td>254</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Upper Jiucheng II</td>
<td>30.87</td>
<td>30.87</td>
<td>53</td>
<td>233</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Down Jiucheng</td>
<td>19.08, 1.58</td>
<td>20.66</td>
<td>25</td>
<td>119</td>
</tr>
<tr>
<td></td>
<td>Beijing Community</td>
<td>Team I</td>
<td>11</td>
<td>11</td>
<td>8</td>
<td>44</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Team II</td>
<td>4.68</td>
<td>4.68</td>
<td>3</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Team III</td>
<td>37</td>
<td>37</td>
<td>14</td>
<td>51</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Team IV</td>
<td>20</td>
<td>20</td>
<td>12</td>
<td>47</td>
</tr>
</tbody>
</table>
2.2.2 Monitoring on Physical Indicators of Temporary Land Acquisition

Section construction is applied by the Project. To avoid temporary land
occupation, engineering machinery, stockpiles and temporary work sheds are put and built in the area enclosed by red lines in the Project field. Thus no temporary land acquisition is involved.

2.2.3 Monitoring on Physical Indicators of Demolition

Houses to be demolished by the Project include rural residents’ houses on the collectively-owned land and urban residents’ houses on the state-owned land. To be specific, area of houses on the collectively-owned land to be demolished is 820m², including brick-concrete houses (560m², accounting for 68.29%), earth-wood houses (110m², accounting for 13.41%), simple-structure houses (150m², accounting for 18.29%), owned by 28 people from 7 households (21 people from 5 households of which are also affected by land acquisition).

As indicated in RAP, the area of houses on the state-owned land to be demolished is 2,969m², all brick-concrete houses, owned by 38 people from 11 households. In the signing of agreements, 12 demolition and relocation agreements have been concluded, as one household is increased, Duan Guixian, wife of Zhao Zheng’an. Their houses were regarded as one in the RAP, but signed separate agreements as two households. The demolition work has been completed.

The acquisition and compensation agreement has been signed for Junzailai houses at Binhe Road, the compensation payment has been paid, the demolition works have been completed. After the demolition of the Beijie community has been completed, 7 households in the Jiucheng community have signed a house demolition agreement, as shown in the Table 2-2, 2-3, 2-4.

Table 2-2 List of Rural Residents’ Houses to Be Demolished

<table>
<thead>
<tr>
<th>Road</th>
<th>Village</th>
<th>Group</th>
<th>S/N</th>
<th>Householder</th>
<th>Family Population</th>
<th>Area of House to be Demolished (m²)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mudan Road</td>
<td>Jiucheng Community</td>
<td>Down Jiucheng</td>
<td>1</td>
<td>Yin Mingfa</td>
<td>3</td>
<td>150 150 0 0 0 0</td>
<td>(1) Households No.3-No.7 are affected also by land acquisition;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>Yang Wenzhong</td>
<td>4</td>
<td>110 0 0 0 110 0</td>
<td>(2) Houses of households No.6 and No.7 are store-residence buildings, thus the demolition area includes also the store area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>Yang Wenke</td>
<td>7</td>
<td>120 0 0 0 120 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>Yang Wengu</td>
<td>5</td>
<td>160 0 0 0 160 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>Yang Lihua</td>
<td>3</td>
<td>130 0 0 0 130 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>Yang Yulan</td>
<td>3</td>
<td>90 0 0 0 0 90</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7</td>
<td>Wu Taoping</td>
<td>3</td>
<td>60 0 0 0 0 60</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>28</td>
<td>820 560 0 110 150</td>
<td></td>
</tr>
<tr>
<td>Percentage (%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>\ 100</td>
<td>68.29 0 13.41 18.3</td>
<td></td>
</tr>
</tbody>
</table>

Table 2-3 List of Urban Residents’ Houses Already Demolished

<table>
<thead>
<tr>
<th>Road</th>
<th>Community</th>
<th>S/N</th>
<th>Householder Name</th>
<th>House area (m²)</th>
<th>Compensation method</th>
<th>Compensation amount (RMB 10,000)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beicheng Avenue</td>
<td>Beijie Community</td>
<td>1</td>
<td>Zhao Wei</td>
<td>660</td>
<td>Resettlement in other place</td>
<td>314.95</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>Zhao Zheng’an</td>
<td>421</td>
<td>Resettlement in other place</td>
<td>134.00</td>
<td>Wife of Zhao Zheng’an</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>Duan Guixian</td>
<td>390</td>
<td>Resettlement in other place</td>
<td>22.10</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>Zhang Jianming</td>
<td>218</td>
<td>Resettlement in other place</td>
<td>82.31</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td>Zhou Huixian</td>
<td>218</td>
<td>Monetary compensation</td>
<td>381.21</td>
<td>Mistakenly indicated as Zhou Huixiang before</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6</td>
<td>Zhou Zhengguo</td>
<td>218</td>
<td>Monetary compensation</td>
<td>260.49</td>
<td>Transferred from Zhong Wenhua</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7</td>
<td>Zhao Zhengu</td>
<td>218</td>
<td>Resettlement in other place</td>
<td>125.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>8</td>
<td>Zhang Junfeng</td>
<td>218</td>
<td>Resettlement in other place</td>
<td>85.41</td>
<td>Son of Yang Jinzi</td>
</tr>
<tr>
<td></td>
<td>Householder</td>
<td>Affected Population</td>
<td>Area of the proposed stores to be demolished</td>
<td>Land nature</td>
<td>Comment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---------------</td>
<td>---------------------</td>
<td>---------------------------------------------</td>
<td>-------------</td>
<td>--------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Yan Biao</td>
<td>218</td>
<td>Monetary compensation</td>
<td>317.10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Zhou Daowu</td>
<td>218</td>
<td>Resettlement in other place</td>
<td>52.71</td>
<td>Younger brother of the former householder Zhou Daowen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Chen Meiyun</td>
<td>218</td>
<td>Resettlement in other place</td>
<td>43.72</td>
<td>Mistakenly spelled in the previous phase</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Chen Rong</td>
<td>144</td>
<td>Monetary compensation</td>
<td>326.05</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>2969</strong></td>
<td><strong>2146.02</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 2-4 List of Affected Shops to be Demolished and Relocated

<table>
<thead>
<tr>
<th>Town</th>
<th>Road</th>
<th>Community</th>
<th>Householder</th>
<th>Affected Population</th>
<th>Area of the proposed stores to be demolished</th>
<th>Land nature</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shishan</td>
<td>Beicheng</td>
<td>Beijie</td>
<td>Zhao Wei</td>
<td>2</td>
<td>120</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Avenue</td>
<td>Community</td>
<td>Zhao Zheng’an</td>
<td>5</td>
<td>180</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Duan Guixian</td>
<td>2</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhang Jianming</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Huixiang</td>
<td>2</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Zhengguo</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhao Zhenghua</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhang Junfeng</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yan Biao</td>
<td>5</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Daowu</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Chen Meiyun</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Chen Rong</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Total</strong></td>
<td>44</td>
<td>1275</td>
<td></td>
<td>Under demolition</td>
</tr>
</tbody>
</table>

2.2.4 Monitoring on Land Attachments and Infrastructure

Totally 8 kinds of land attachments are affected by the Project, including trees, poles and brick fences. Up to the present, the relocation of tap water pipelines, power lines, telecommunication, radio and TV, telecom, China mobile, and natural gas pipelines was finished. See Table 2-5 for details.

Table 2-5 Land Attachments Affected by the Project (by-village)

<table>
<thead>
<tr>
<th>Town</th>
<th>Village/Community</th>
<th>Tree with DBH (diameter at breast height 15-20cm) (non-fruit)</th>
<th>Tree with DBH (diameter at breast height 10-20cm) (fruit)</th>
<th>Biogas generating pit (pcs)</th>
<th>10KV high-voltage power line (pcs* mile)</th>
<th>Low-voltage power line (pcs* mile)</th>
<th>Overhead communication cables and power lines (pcs * mile)</th>
<th>TV Trunk line (poles included) (pcs*mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shishan</td>
<td>Xihe Villagers’ Committee</td>
<td>42 55 173.42 0 0 0 0 0 0 0 0 8*0.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yongning Villagers’ Committee</td>
<td>0 0 450 0 1 0 0 0 0 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Jiucheng Community</td>
<td>0 0 0 240 0 5*0.1 0 0 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Beijie Community</td>
<td>0 0 0 0 0 0 0 0 0 0 0 10*0.35 0 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zhongma Community</td>
<td>0 0 0 0 0 0 0 0 0 0 0 12*0.2 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>42 55 623.42 240 1 5<em>0.1 10</em>0.35 12<em>0.2 8</em>0.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3 Monitoring on Compensation Standards and Policies

3.1 Monitoring on Compensation for Land Acquisition

According to the Compensation Standard (Revised) for Land Acquisition of the Fifteen States (Cities) of Yunnan Province (dated May 26, 2014) by the Land and Resources Department of Yunnan Province and the General Level of Annual Output Value for Land Acquisition and By-area Comprehensive Land Price Standard of Yunnan Province (Trial) (W Z T [2009] No.102) and the Compensation Standard for Crops and Land Attachments of Wuding County (W Z T [2009] No. 113), released and implemented by the People's Government of Wuding County, compensation standards listed in the following Table 3-1 are applied by the Project.

Table 3-1 Multiples and Standards of Compensation Fund for Collectively-owned Land

<table>
<thead>
<tr>
<th>Township(town)</th>
<th>Plot Level</th>
<th>Compensation Standard (RMB/mu)</th>
<th>Uniform Annual Output Value (RMB/mu)</th>
<th>Multiple of Compensation</th>
<th>Crop Compensation (RMB/mu)</th>
<th>House Site, Grain-sunning Ground (RMB/mu)</th>
<th>Fish Pond (RMB/mu)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shishan Town</td>
<td>Level I</td>
<td>90000</td>
<td>3000</td>
<td>30</td>
<td>1200</td>
<td>70000</td>
<td>60000</td>
</tr>
</tbody>
</table>

Remarks: the revised compensation standard for land acquisition after May 2014 of Yunnan Province is still lower than that formulated by the Project, thus, the former compensation standard is applied for land acquisition by the Project.

Figure 3-1 Compensation Fee for Land Acquisition Set forth in the Agreement is RMB 91,200/mu (young crop compensation included)

3.2 Compensation Standard for House Demolition

1) Residential Houses

According to the Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown (W Z T [2011] No. 38), price evaluation is applied for residential houses built on both the state-owned land and the collectively-owned land of Wuding County, with compensation standard being determined based on such evaluated price, analysis on actual price of affected houses (by-type) and reference from compensation standards made to similar houses in previous projects.
According to the resettlement plan, houses demolished by the Project are compensated by three ways: (1) relocation nearby, mainly for reformed houses of public institutions, houses built via jointly raised money and identified stores, being demolished; (2) relocation in other places, mainly for houses built on collectively-owned land in rural areas to be demolished by the Project; (3) monetary compensation (applicable to all houses being demolished and other auxiliary facilities).

Table 3-2 Compensation Standard for Residents’ Houses and Auxiliary Facilities

<table>
<thead>
<tr>
<th>Affected of Type</th>
<th>Structure</th>
<th>Unit</th>
<th>Base Price (RMB)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>House compensation</td>
<td>House Site</td>
<td>RMB/m²</td>
<td>105</td>
<td>The compensation standard for houses shall follow the market evaluation but shall in no case be lower than the base price determined by the Project.</td>
</tr>
<tr>
<td></td>
<td>Brick-concrete Structure</td>
<td>RMB/m²</td>
<td>850</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Brick-wood Structure</td>
<td>RMB/m²</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Soil-wood Structure</td>
<td>RMB/m²</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Simple Structure</td>
<td>RMB/m²</td>
<td>260</td>
<td></td>
</tr>
<tr>
<td>Other compensations</td>
<td>Relocation Subsidy</td>
<td>RMB</td>
<td>2000</td>
<td>Satisfy needs for two relocations</td>
</tr>
<tr>
<td></td>
<td>Temporary Resettlement Subsidy</td>
<td>RMB/m²-Month</td>
<td>5</td>
<td>Based on 12 months temporarily</td>
</tr>
<tr>
<td></td>
<td>Relocation incentive fee</td>
<td>RMB/Household</td>
<td>2000</td>
<td>One month included</td>
</tr>
<tr>
<td></td>
<td>Half a month earlier</td>
<td>RMB/Household</td>
<td>1500</td>
<td>Half a month to one month</td>
</tr>
<tr>
<td></td>
<td>One month earlier</td>
<td>RMB/Household</td>
<td>1000</td>
<td>One week to half a month</td>
</tr>
<tr>
<td></td>
<td>Within given time</td>
<td>RMB/Household</td>
<td>500</td>
<td>One-time award</td>
</tr>
</tbody>
</table>

2) Non-residential Houses

All the non-residential houses to be demolished by the Project are in the residential-store structure, thus the evaluation on such houses are conducted simultaneously with that on residential houses and compensation standards to such houses are determined by related policies and reference from the by-type analysis on such affected houses. See Table 3-3 for details.

Table 3-3 Compensation Standards on Non-residential Houses and Auxiliary Facilities

<table>
<thead>
<tr>
<th>Affected of Type</th>
<th>Structure</th>
<th>Unit</th>
<th>Base Price (RMB)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition of Houses on State-owned Land and Collectively-owned Land</td>
<td>Brick-concrete</td>
<td>RMB/m²</td>
<td>850</td>
<td>Stores involved in the Project are all in residence-store structure, compensation for relocation and temporary transition are all included in the compensation for house; Wuding County adopts the market evaluation way for house demolition compensation and the final market evaluated price will be no lower than the base price determined by the Project.</td>
</tr>
<tr>
<td></td>
<td>Brick-wood</td>
<td>RMB/m²</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Soil-wood</td>
<td>RMB/m²</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Simple structure</td>
<td>RMB/m²</td>
<td>260</td>
<td></td>
</tr>
<tr>
<td>Other compensations</td>
<td>Compensation for production halts or business halts</td>
<td>RMB/m²</td>
<td>50</td>
<td></td>
</tr>
</tbody>
</table>

3) Housing demolition at Mudan Road

In view of the houses to be demolished at Mudan Road, the People’s Government of Wuding County issued Acquisition and Compensation of Construction Houses at Mudan Road for ADB Project of Wuding County (WZBF [2017] No. 64) (see Annex 1).

The people affected by the demolition may choose the cash compensation,
and the affected people who have the complete land use right and the ownership of the above buildings can choose the compensation method of land replacement for resettlement at different places.

The resettlement sites are built by the principle of "unified planning and style", and resettled households should build their new houses as required. The resettled people who choose the land replacement are resettled at different places based on the principle of “getting the land exactly the same to the acquisitioned one”.

### Table 3-4 Relevant Compensation Standards for Mudan Road demolition

<table>
<thead>
<tr>
<th>Affected of Type</th>
<th>Unit</th>
<th>Base Price (RMB)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Idle land in the village</td>
<td>RMB/mu</td>
<td>91200</td>
<td></td>
</tr>
<tr>
<td>In absence of certificate within the fence</td>
<td>RMB/m²</td>
<td>600</td>
<td></td>
</tr>
<tr>
<td>Temporary Resettlement Subsidy</td>
<td>RMB/m²·Month</td>
<td>10</td>
<td>According to residential area calculation</td>
</tr>
<tr>
<td>Relocation Subsidy</td>
<td>RMB/Household</td>
<td>3000</td>
<td></td>
</tr>
<tr>
<td>Exceptional poverty subsidy</td>
<td>RMB/Household</td>
<td>3000</td>
<td>By showing related effective evidences and certificates</td>
</tr>
<tr>
<td>Relocation incentive fee</td>
<td>RMB/Household</td>
<td>Up to 9000</td>
<td></td>
</tr>
</tbody>
</table>

### 3.3 Compensation for Attachments and Infrastructure

According to the Compensation Standard for Crops and Land Attachments of Wuding County (W Z T [2009] No. 113), the compensation standards for land attachments and infrastructure here are determined by the principle of replacement price. See Table 3-5 for details.

### Table 3-5 Compensation Standards for Land Attachments and Infrastructure

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Compensation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthen houses (drying room and livestock pens included)</td>
<td>RMB/m²</td>
<td>260</td>
</tr>
<tr>
<td>Earth fence</td>
<td>RMB/m²</td>
<td>290</td>
</tr>
<tr>
<td>10kv High-voltage power line (pole included)</td>
<td>RMB/km</td>
<td>80000</td>
</tr>
<tr>
<td>Low-voltage power line (pole included)</td>
<td>RMB/km</td>
<td>40000</td>
</tr>
<tr>
<td>Overhead communication cable and power line</td>
<td>RMB/km</td>
<td>60000</td>
</tr>
<tr>
<td>TV trunk line (pole included)</td>
<td>RMB/km</td>
<td>35000</td>
</tr>
<tr>
<td>Trees with DBH 10-20cm (non-fruit)</td>
<td>RMB/PCS</td>
<td>60</td>
</tr>
<tr>
<td>Trees with DBH 5-10cm (non-fruit)</td>
<td>RMB/PCS</td>
<td>30</td>
</tr>
<tr>
<td>Biogas-generating pit</td>
<td>RMB/PCS</td>
<td>2500</td>
</tr>
</tbody>
</table>

### 3.4 Other Fees and Charges

See Table 3-6 for details of other fees and charges.

### Table 3-6 Standard of Resettlement Fees and Charges of the Project

<table>
<thead>
<tr>
<th>S/N</th>
<th>Item</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administration cost of acquired land</td>
<td>2.8% of the basic resettlement fees</td>
</tr>
<tr>
<td>2</td>
<td>Farmland occupation tax</td>
<td>RMB 14666.74/mu</td>
</tr>
<tr>
<td>3</td>
<td>Farmland reclamation cost</td>
<td>RMB 10500/mu</td>
</tr>
<tr>
<td>4</td>
<td>Payment for use of newly added construction land</td>
<td>RMB 9333.38/mu</td>
</tr>
<tr>
<td>5</td>
<td>Basic pension fund for land-acquisitioned farmers</td>
<td>RMB 20000/mu</td>
</tr>
<tr>
<td>6</td>
<td>Farmland quality guarantee</td>
<td>RMB 186666.7/mu</td>
</tr>
</tbody>
</table>

### 3.5 Fund Allocation and Fund Allocation Channels

Resettlement funds of the Project are allocated by the Finance Bureau of Wuding
County to Wuding Urban Construction Company and the latter will than allocate such funds to the affected towns. Later, the towns will allocate such funds to the affected villages (for land acquisition) or the farmers (crop compensation and relocation compensation). According to rough statistics, the resettlement funds generated by now are RMB 42,114,000 compensation fund for land acquisition, RMB 2,814,900 compensation for young crops and attachments, RMB 24,748,200 for demolition expenses and RMB 1,054,400 minimum security for the affected farmers.

Table 3-7 Paid Funds as of the Current Monitoring Phase

<table>
<thead>
<tr>
<th>Name of the subproject</th>
<th>Infrastructure of Wuding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisitioned collectively-owned land</td>
<td>Implemented compensation funds (RMB 10,000)</td>
</tr>
<tr>
<td>House demolition</td>
<td>Implemented compensation funds (RMB 10,000)</td>
</tr>
<tr>
<td>Minimum security for the affected farmers</td>
<td>Implemented compensation funds (RMB 10,000)</td>
</tr>
<tr>
<td>Young crop and ground appurtenance</td>
<td>Implemented compensation funds (RMB 10,000)</td>
</tr>
<tr>
<td>Grand costs</td>
<td>Total compensation funds (RMB 10,000)</td>
</tr>
</tbody>
</table>
Figure 3-2 Payment Vouchers of Land Compensation of Wuding County (excerpt)
4 Monitoring on Resettlement

4.1 Monitoring on Resettlement of People Affected by Land Acquisition

Since different villages (communities) have different social and economic development levels and land acquisition of the Project has different impacts to different villages, the resettlement and income recovery proposals to different land-acquisition farmers are different and shall be made comprehensively based on the impact level, actual features of the affected village and wishes of the affected population.

Therefore, after sufficient negotiation between the villager committee and the representatives of land-acquisitioned farmers at the stage of social and economic survey, different resettlement and income recovery proposals are formulated. See the following paragraphs for details:

4.1.1 Monetary Compensation and Fund Allocation

Monetary compensation will be made to totally 573 households affected by land acquisition, at the standard of RMB 90,000/mu for farmland, RMB 1,200/mu for young crop and RMB 60,000/mu for fishpond, within the designated area to be acquisitioned.

Except that the crop compensation will be allocated directly to the affected households, different villages/communities/teams will have different ways for allocation of land compensation funds, mainly the following two approaches: (1) the village committee will keep a small portion (no higher than 20% of the total land compensation) as the non-profit fund of the village and such fund can be used for special purpose only (mainly infrastructure construction of the village, subsidy to poverty-stricken villagers and public welfares) upon the report by such committee and approval by the superior town government and Wuding People’s Government, the remaining portion will be fully and equally allocated among all villagers registered in the household authorities; (2) the village committee will keep a small portion (no higher than 20% of the total land compensation) as the non-profit fund of the village and such fund can be used for special purpose only (mainly infrastructure construction of the village, subsidy to poverty-stricken villagers and public welfares) upon the report by such committee and approval by the superior town government and Wuding People’s Government, the remaining portion will be allocated directly to the population affected by land acquisition.

4.1.2 Resettlement Based on Land Returning

According to practices of land acquisition and demolition of Wuding County downtown in recent years, the resettlement land shall be 7% of the total area of land acquisitioned, that is, 7% land shall be reserved for each mu of acquisitioned collectively-owned land and such reserved land will be used for production and life recovery and development of land-acquisitioned population so that to solve life and employment problems of the same. Wuding Urban Environmental Improvement Sub-project will involve the acquisition of about 466.89mu collectively-owned land and thus 32.68mu of resettlement land will be reserved.
Table 4-1 Proposed Land to be Returned to the Affected Villages/Teams

<table>
<thead>
<tr>
<th>County and city</th>
<th>Township(town)</th>
<th>Village/ community</th>
<th>Production Group</th>
<th>Permanent Land Acquisition (mu)</th>
<th>Area of Land to be Returned (mu)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wuding County</td>
<td>Shishan Town</td>
<td>Xihe Villagers’ Committee</td>
<td>Yangliuqing</td>
<td>21.26</td>
<td>1.49</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Xiaoxi I</td>
<td>19.83</td>
<td>1.39</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Xiaoxi II</td>
<td>15.62</td>
<td>1.09</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Xiaoxi III</td>
<td>8.95</td>
<td>0.63</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Daxi II</td>
<td>32.14</td>
<td>2.25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Daxi III</td>
<td>3.66</td>
<td>0.26</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Qingzhensi Team I</td>
<td>36.54</td>
<td>2.56</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Qingzhensi Team II</td>
<td>38.76</td>
<td>2.71</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yongji</td>
<td>12.77</td>
<td>0.89</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yongning Villagers’ Committee</td>
<td>Baiyi I</td>
<td>18.66</td>
<td>1.31</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Baiyi II</td>
<td>26.95</td>
<td>1.89</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Jiucheng Community</td>
<td>Upper Jiucheng I</td>
<td>25.49</td>
<td>1.78</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Upper Jiucheng II</td>
<td>30.87</td>
<td>2.16</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Down Jiucheng</td>
<td>19.08</td>
<td>1.34</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Beijie Community</td>
<td>Team I</td>
<td>11.00</td>
<td>0.77</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team II</td>
<td>4.68</td>
<td>0.33</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team III</td>
<td>37.00</td>
<td>2.59</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team IV</td>
<td>20.00</td>
<td>1.40</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team V</td>
<td>2.50</td>
<td>0.18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team VI</td>
<td>12.42</td>
<td>0.87</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Zhongma Community</td>
<td>Team I</td>
<td>34.91</td>
<td>2.44</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Team II</td>
<td>31.23</td>
<td>2.19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td>464.31</td>
<td>32.5</td>
</tr>
</tbody>
</table>

According to the resettlement plan, the resettlement land of the returned land will be distributed in two means: 1) equally distribute by the affected team among affected households; villagers desiring to build new houses can negotiate with villagers getting such returned land for adjustment and then build houses; the new houses shall be built into the store-residence multi-floor buildings, with the ground floor being used as store for own business or rent to others; 2) keep as collectively-owned assets of the village and develop jointly by the committee, such as build commodities houses or building material markets on such land and then distribute the earnings from such land among all villagers.

However, the land-returning-based resettlement measures cannot be implemented before the completion of road networks and functional dividing of land plots.

From December 2017 to January 2018, extensive discussion on the reservation of land for resettlement for land acquisition involved in the north area of Wuding County was made on the thematic meetings of the Wuding County Party Committee and meetings of the Headquarter for construction of the north area and the ADB Project. The land-returning-based resettlement for Team 2 and Team III of Daxi Village was determined on these meetings. Shishan Town will be totally responsible and assist the local land and resources bureau to assign the land for resettlement of Team II and Team III of Daxi Village and the design and overall planning on this land shall comply with the overall planning requirements of the north area. Further monitoring will be made on the progress here in the future monitoring phases.
4.1.3 Agricultural Resettlement Measures

According to the resettlement plan, the per capita farmland area of Wuding County before and after land acquisition this time has little changes. Therefore, agricultural development measure is one of approaches pushing forward the recovery of life and production of the affected farmers. The ADB Office in Wuding County defines following agricultural resettlement measures for the Project after discussion with local governments:

1. **Land adjustment and land use right transferring**

   (1) Land adjustment
   
   Among villages/teams affected by land acquisition of the Project, those paying the resettlement subsidy directly to households affected by land acquisition will carry out no land adjustment; while those distributing the resettlement subsidy fully and equally among all villagers registered in household authority, unless otherwise all or overwhelming most of the collectively-owned land of the village is acquisitioned by the Project, the remaining land can be re-adjusted among the villagers, so that the households directly affected by land acquisition of the Project can continue agricultural production and thus reduce losses of agricultural income. Furthermore, all the not-yet-acquisitioned farmland of Jiucheng Community will be controlled comprehensively by the community as “free disposed land”, such land can be rent and the rent earnings can be distributed among all villagers at the end of each year.

   (2) Land use right transferring
   
   Wuding County has two means of land use right transferring: (1) farmers can rent farmlands within their own village, or neighboring village or other villages within the county at their free will; (2) the village can rent the remaining land upon discussion on the village meeting and distribute the rent earnings among all villagers. Among households affected by land acquisition of the Project, land-acquisitioned farmers desiring farmland for agricultural activities can get such farmland for production via land use right transferring according to the *Regulations on Rural Land Contract and Use Right Transferring* (Order No. 47 by the Ministry of Agriculture).

2. **Plan and Measures for Crop Farming**

   According to the *Twelfth Five-year Plan for Agricultural and Rural Economic Development of Wuding County and the Agricultural Development Plan and Development Measures of Wuding County in the ADB Loaned Chuxiong Central Urban Infrastructure Constrution Project*, Wuding County will, while stabilize the farming area of grains, work actively to optimize structure of crop varieties, enhance per unit area yield and quality of grains, develop high-quality rice, forest fruits, edible fungi and other characteristic efficient crop farming industries and improve the proportion of high-quality agricultural products.

3. **Plan and Measures for Livestock and Poultry Farming**

   As a special agricultural activity of the area covered by the Project, the
livestock and poultry farming industry show nice economic performance and fit greatly the local climate, natural resources and production experience. Such industry has nice development prospect and plays a rather critical role for the income recovery of population affected by the Project. Therefore, the development plan and improvement measures of livestock and poultry farming industry have attracted great attention during the resettlement process of the Project.

4.1.4 Employment-based Resettlement

To implement more proactive employment policies, encourage and push forward active business establishment by labors, stimulate employment through business establishment and facilitate the economic and social development of Yunnan Province in a quick and health way, Yunnan Province formulates the “loan, exemption, assistance and financial aid” measures (interim) according to the Notice by the People's Bank of China, the Ministry of Finance and the Ministry of Human Resources and Social Security as to Further Improve the Petty Guaranteed Loan Management for the Purpose to Push Forward Actively Employment by Business Establishment (Y F [2008] No. 238) and the Several Opinions of the People's Government of Yunnan Province to Encourage Employment by Business Establishment (Y Z F [2009] No.1, or known as “Opinions”) as well as other related polices and actual situation of Yunnan Province. According to such measures, the people’s government and related organizations at all levels will (from 2009) provide loan, tax reduction and exemption, business establishment assistance and financial aids for the first-time business establishment of labors.

At the same time, the construction institution will, during construction of the Project, offer 30 jobs to local residents in each month on the average, including construction workers, office staffs, cleaners, and security guards on site, etc, and special care will be provided to local poverty-stricken people, women and minority people. For example, in February 2018, the construction institution offered to local residents with jobs shown below:

![Figure 4-1 Local Women Engaged in Greening Work in Road Engineering](image-url)
Table 4-2 Jobs Offered by the Construction Institution to Local Residents in Feb 2018

<table>
<thead>
<tr>
<th>Item</th>
<th>Construction Worker</th>
<th>Assistants</th>
<th>Sub-total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of employee</td>
<td>10</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Men</td>
<td>9</td>
<td>8</td>
<td>17</td>
</tr>
<tr>
<td>Women</td>
<td>2</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>Minority people</td>
<td>4</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Registered poverty-stricken people</td>
<td>10</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Local residents</td>
<td>10</td>
<td>15</td>
<td>25</td>
</tr>
</tbody>
</table>

Note:
1) Statistics were made at the end of each month with exact number indicated;
2) Assistants refer to office staffs, cleaners, security guards on site and those who don’t directly get engaged in construction work.

The average daily pay of these workers was RMB 100-120, and most of them had the employment period longer than 3 months, which helped increase the income of local residents to certain extent.

4.1.5 Measures for Skill Training

According to the resettlement plan, skill training proposals for Wuding farmers losing farmland or relocating due to the ADB loaned Project are formulated, in addition to the monetary compensation made to such farmer, for the purpose to provide opportunities of skill training to some of those farmers with basic cultural competences. Totally 4 times of training will be provided, with 500 participants per time (totally 2,000 participants). Jiucheng Community affected by land requisition of the Project, relying on the training outlets of the correspondence agricultural university, has carried out activities including the “Greenhouse Planting of Ecological Vegetables”, “Raising of Wuding Robust Chicken and Black Goats”, “Training on Operation Skills of Agricultural Machinery”, “Science and Technology Training for Women and Children”, “Training on Practical Skills for Labor Service Export”, “Identity Changes from Villagers to Community Residents”, and “Hotel Service”, etc, with the expected number of participants between 30 to 50 every time in each training activity. Jiucheng Community has, in the latest 3 years, held no less than 12 times of training classes, with over 1,300 residents being trained. In addition, Jiucheng Community has actively carried out skill trainings (focusing on science and technology) for the identity changes from villagers to urban residents and farmers to citizens, during the process of urban construction, with 150 new residents (from villagers) being trained every year, which has improved the employment rate significantly. What’s more, thanks to the publicizing activities concerning science and technology, Jiucheng Community has greatly improved the yield and output on the limited land resources. By taking geographical advantages such as near to the national road 108, Jiucheng Community encourages its residents to develop logistics and transportation service, building, rental and stone carving services, etc. Thanks to these efforts, over 130 families have started their own business.
4.1.6 Social Security Measures

1. Pension Security of Land-losing Farmers

It is defined by the *Implementation Measures of Basic Pension Securities of Land-acquisitioned Farmers of Wuding County* (file No. 11 of 2010) that the objects to be covered by the social security plan is land-acquisitioned farmers within the administrative area of the county (including farmers losing all land, farmers losing primary land and farmers losing some land). Here, the land-acquisitioned farmers refer to the registered member, of a certain collective economic organization within the administrative area of the county, who contracts and operates the farmland owned by such collective economic organization but his/her contracted land is acquisitioned. According to the *Rural Land Contract Law of the People's Republic of China*, the objects to be covered by such pension security plan are registered land-losing farmers (people with permanent residence registered in the village are included too) enjoying the land contract rights and reaching 16 years old at the time of land acquisition by the land and resources authorities. For people younger than 16 years old, compensation shall be made according to the compensation standard for land acquisition and they shall cover corresponding social security as new labor hand when they reach the required age; for students reaching 16 years old and enjoying land contract rights, they can join in (upon their free will) the basic pension security plan for land-losing farmers according to the approaches described here. In addition, people with land being acquisitioned after the implementation of the approaches described here shall cover the basic pension security for land-losing farmers according to such approaches, while people with land being acquisitioned before the implementation of such approaches can join in the pension security plan for rural residents according to their actual situation and based on their free will.

Estimate of security level of pension

According to related policies, land-losing farmers at the age of 16 to 59 years old shall pay 15 years of basic pension premium (RMB 50,940, government subsidy included), while land-losing farmers older than 60 years old pay 10 years of basic pension premium (RMB 33,960, government subsidy included). Calculations show that if a person affected by the Project joins in the pension plan of Wuding County for land-losing farmers, he/she shall pay premium of RMB 16,300 to RMB 20,367 (60% to 80% premium
levels) in one time according to the aforesaid policies if he/she has reached 60 years old. The average area of land acquisitioned by the Project per household is 0.73mu, if calculated based on 20% to 80% different extent of land losing, the average area of farmland losing of each household is 0.14mu to 0.49mu, and the average compensation each household gets is RMB 12,600 to RMB 44,100, that is, each household can undertake one-time pension payment for 0.62 to 2.71 persons. If join in the pension plan for land-losing farmers, one can get pension of RMB 209 per month, which is totally sufficient to cover the average agricultural income loss of RMB 17.5 to RMB 61.3 per household per month due to 20%-80% farmland losing.

2. New Type Social Endowment Insurance for Rural/urban Residents

According to the *Pilot Implementation Measures of New Type Social Endowment Insurance for Rural/urban Residents of Wuding County*, farmers losing some of their lands due to the Project will join in the new type social endowment insurance for rural residents subject to following stipulations:

(1) **Scope of insurance coverage**

All urban/rural residents reaching 16 years old (students excluded) and failing to join in the basic endowment insurance for urban employees but enjoying registered permanent residence in Wuding County can join the basic endowment insurance upon their free will from the committee of village or the social security office of the town where he/she is living in. Students, active servicemen (younger or older than 16 years old), soldiers in active service and persons serving sentences cannot join in such insurance.

(2) **Fund Raising**

Funds of the new type rural social endowment insurance are made up of payment by the insured individuals, subsidy from the collective organization and subsidy from the government.

**Payment by the insured individuals:** Payment by rural residents for such insurance consists of five levels: RMB 100 to RMB 500, while payment by urban residents consists of ten levels: RMB 100 to RMB 1,000. The insured can prefer the payment level at his free will following the principle of more payment (per time), more gaining, more payment (more years), more gaining. After settling the payment, the insured will enjoy payment subsidy from the province, the state and the county. The endowment insurance premium is paid by year, without prepayment or delayed payment.

**Subsidy from the collective organization:** if capable, the collective economic organization of the village shall provide subsidy for the payment by the insured, with subsidy amount determined democratically by the congress of villager representatives. Assistance from other social institutions, social economic organizations, social public welfare institutions and individuals for the insurance premium payment of land-losing farmers are encouraged.

**Subsidy from the government:** China central government and the people’s government from Yunnan Province, Chuxiong State and Wuding County will provide subsidy for the person covered by the new
type rural social endowment insurance.

(3) **Pension benefits**

Rural residents joining in the new type rural social endowment insurance plan and settle the premium as required can get the pension after they reaching 60 years old.

The pension of the new type rural social endowment insurance is made up of the basic pension and individual account pension and is available for lifetime.

The individual pension consists of the basic pension and the individual account pension.

The individual pension = basic pension (RMB60/month) + (balance of the individual account/139)

![Figure 4-3 Pamphlet of Wuding County on the Basic Pension Policies for Rural and Urban Residents](image)

3. **Minimum Living Expenses of the Land-losing Farmers**

Besides the abovementioned two resettlement measures for land acquisition, Wuding County provides also the minimum living expenses, at the rate of RMB 244/person/month (increased to RMB 310/person/month in 2017), to all affected people, regardless of age. The farmers preferring such minimum
living expenses can join in the pension plan for land-losing farmers at their free will. It is founded by the investigation team that the landless farmers intending to be covered by the landless pension insurance have to make some payments to receive the pensions when they reach the required age. The landless farmers can directly receive the living allowance after they are registered, regardless of the age. Thus, this policy meets local actual situation and is well received by the affected farmers.

4.2 Monitoring on Resettlement of People Affected by Demolition

Totally 820m² (simple houses included) of rural residential houses will be demolished by the Project, with 28 people from 7 households being affected; 2,969m² of urban residential houses will be demolished, with 38 people from 11 households being affected. Resettlement approaches for demolition of rural/urban residential houses in the Project include: 1. monetary compensation; 2. Relocation in other place. Among the 12 families which have signed the agreement, 5 families chose one-time monetary compensation and 7 others chose one-time relocation in other places. Currently, the resettlement site has been determined. The resettlement at other places has not been finished.

4.2.1 Monetary Compensation

According to the Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown (W Z T [2011] No. 38), monetary compensation can be adopted for all the houses and other auxiliary facilities demolished in the Project.

(1) For houses on the state-owned land: floor area and use of the houses being demolished shall be subject to those indicated on the ownership certificate of the same house, and compensation will be determined based on the nature of house property right.

(2) For hoses on the collectively-owned land, compensation will be made according to the appraisal price of the house.

For houses carrying ownership certificate, the principle of “house and land integration” shall be followed and compensation shall be made subject to the appraisal price made based on the area indicated in the Land Use Certificate and the House Ownership Certificate.

For houses carrying legal property right or built upon the approval of the land and resources authority of the planning authority, compensation shall be made subject to the appraisal price made based on the approved area; or the actual area shall be followed if such houses failing to reach the approved area, and the compensation shall be made as necessary based on the appraised price; or the approved area shall be followed even such houses have gone beyond the approved area, and the compensation shall be made as necessary based on the appraised price.

No depreciation is taken into consideration for price appraisal of the house to be demolished in the Project and the compensation amount shall be no lower than the base price determined by the Project. The compensation fund will be settled fully to the affected household. Such household can build or purchase resettlement houses after getting such compensation.

4.2.2 Resettlement in Other Place
According to the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38), attachments on the land of the house to be demolished shall be compensated subject to legally evaluated value; area of the residence site shall be compensated in other place according to “one resettlement for one acquisitioned”. Passageway in front of the house gate and private plot will not be included in the area of residence area, and they can be acquisitioned upon certain economic compensation, subject to the property right situation. Meanwhile, the resettlement houses will be built independently by the farmer but following the principle of “uniform planning and uniform components”.

Land area and floor area of the resettlement houses of each household is subject to following provisions:

➢ For households with all land area being acquisitioned, if the land area is between 30-100m², they can choose resettlement house type A (100.4m²), type E (114.75m²) and type F2 (76.32m²); or if the land area is between 101-150m², the resettlement standard of 150m² will be applied; or if the land area is greater than 151m² (included), the resettlement standard of 200m² will be applied. When the land area of resettlement house is greater than that of the demolished house: if within 20m² greater, the relocated household shall pay for that more land at the rate of RMB1,000/m², or if more than 20m² greater, the relocated household shall pay at the rate of RMB 1,200/m² (21-30m²), or RMB 1,400/m² (31-40m²), or RMB 1,600/m² (41-50m²), or RMB 1,800/m² (51-60m²), or RMB 2,000/m² (61-70m²).

➢ For households with some of their land area being acquisitioned: no residence site will be arranged if the acquisitioned area is smaller than 30m² but a monetary compensation will be made at the rate of RMB 2,000/m²; for households with more than 200m² of their current residence site being acquisitioned, 2 plots with resettlement standard of 100m² will be provided at the maximum, the part beyond 200m² will be compensated by money at the rate of RMB 2,000/m².

➢ For households with family members greater than 8 and the resettlement house area smaller than 200m², the householder can, by raising an application, and showing the evidence provided by local public security authority and the community where he/she is living in, buy one plot of resettlement land (type D and type F1 excluded) with area of 100m² at the price of RMB 2,000/m².

➢ The government is responsible for investment on the “three get-throughs and on leveling” and basic components of the resettlement site and the relocated households will undertake no related cost; the resettlement houses shall be planned and designed uniformly and built by the households independently. See Figure 4-3 for the design rendering of the resettlement houses.
Figure 4-4 Rendering Drawing of Resettlement Quarters for Shishan Avenue Project (Phase II)

According to Acquisition and Compensation of Construction Houses at Mudan Road for ADB Project of Wuding County (WZBF [2017] No. 64), the acquisition and compensation methods are basically identical to that of Shishan Avenue Project Phase II, and the compensation standards have been improved. The affected people may choose either cash compensation method, or choose the title conversion method. The affected people who own the complete land use right and aboveground buildings may choose the land replacement as the compensation method. All of them are resettled at the resettlement site in vicinity of National Highway No. 108, Baiyi Village, Baiyi Village, Yongning Villagers’ Committee.

➢ The resettlement sites are built by the principle of "unified planning and style", and resettled households should build their new houses as required.

➢ The land replacement shall be resettled at different place according to the principle of “getting the land exactly the same to the acquisitioned one”, and the corridors, reserved land before the house doors are not included into the homestead area, and such land is acquisitioned or financially compensated depending on the title. When the original land area is more than 120m², the 120m² collective land will be replaced in the first row at the resettlement site. After that, if the area exceeds the required value, the excess part will be subject to cash compensation if the excess is less than 30m² (including 30m²) at the rate of 1700 yuan/m² compensation, plus RMB 800/m² as the compensation for infrastructure costs; if the excess part exceeds 30m², the 100m² land will be provided as resettlement, and the resettled persons will purchase the excess part for RMB 1700/m² and be provided with RMB 800 of infrastructure costs, but they must not be arranged in the first row.

➢ The idle land in the village is subject to a compensation of RMB 91200/mu of land. In absence of certificate within the fence, a compensation of RMB 600/m² will be provided.
At present, the relocation of houses along Mudan Road has completed site selection, site planning and site leveling. The geological prospecting and construction drawing design of the site has been completed, and it has been determined that the construction site road and housing foundation project cost consultation and bidding agency. After the completion of the construction drawing review, the project price stop and tender documents can be worked out. The tender for construction is scheduled to be completed by April 30.

4.3 Monitoring on Demolition and Resettlement of Stores

It is stipulated in the Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown (W Z T [2011] No. 38) that “money-based resettlement and resettlement in the northwest area of Wuding downtown can be applied for demolished civil residence-store houses”. Final resettlement way, namely, money-based resettlement or resettlement in other place, depends on the choice of the affected households. If the affected household chooses resettlement in other place, they can get the
frontage stores at the northern area via their current stores according to related policies; or if return resettlement is preferred, the store will be returned to the former address, but the owner cannot choose resettlement site for residential house but just choose a high-rise apartment as residence. In addition, when implementing the Project, a compensation for business halt or production halt will be made to the affected store owner at the rate of RMB 50/m².

Totally 14 stores will be demolished in the Project (originally 13 stores, and one store was splitted at the signing of the agreement), with 44 people being affected and the total demolition area is 1,275m². All the stores to be demolished are in the residence-store structure and the area of demolition is included in the area of residential house demolition. The stores in the northern area have been already demolished, and the demolition of Jiucheng Community is under way. Resettlement proposals for stores set forth in the resettlement action plan are as follows:

<table>
<thead>
<tr>
<th>Town</th>
<th>Road</th>
<th>Community</th>
<th>Householder Name</th>
<th>Affected Population</th>
<th>Area of Store to be Demolished (m²)</th>
<th>Nature of Land</th>
<th>Resettlement</th>
<th>Town</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shishan</td>
<td>Beicheng Avenue</td>
<td>Beijie</td>
<td>Zhao Wei</td>
<td>2</td>
<td>120</td>
<td>State-owned</td>
<td>(1) Resettlement in other place: the northwestern area of downtown; (2) Return resettlement to the swimming pool area</td>
<td>Stores involved in the Project are all in the residential-store houses, thus all the area listed there are included in the area of demolished residential house.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhao Zheng’an</td>
<td>5</td>
<td>180</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Duan Guixian</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhang Jianming</td>
<td>2</td>
<td>100</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Huixiang</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Zhengguo</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhao Zhenghua</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhang Junfeng</td>
<td>5</td>
<td>100</td>
<td>State-owned</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yan Biao</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Zhou Daowu</td>
<td>4</td>
<td>100</td>
<td>State-owned</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Chen Meiyan</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Chen Rong</td>
<td>3</td>
<td>100</td>
<td>State-owned</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Yang Yulan</td>
<td>3</td>
<td>45</td>
<td>Collectively-owned</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wu Taoping</td>
<td>3</td>
<td>30</td>
<td>Collectively-owned</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mudan</td>
<td>Jiucheng</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Road</td>
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<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>44</td>
<td>1275</td>
</tr>
</tbody>
</table>

4.4 Measures for Women’s Development

Sufficient respect will be shown to the rights and interests of women during the resettlement process of the Project and great attention will be paid to the important role of women in the social and economic activities and resettlement process. Measures taken by the Project to facilitate women’s development include mainly:

1. **Special fund supporting the business establishment by women**

To facilitate business establishments by and employment of women, strengthen guidance and service concerning business establishment and realize the target of “wealth creating from business establishment”, the Women’s Federation and the Bureau of Finance, of Chuxiong Prefecture have jointly issued the *Circular of Chuxiong Prefecture on Setting up the Special Entrepreneurship Fund for Women*. Since certain farmland will be acquired by the Project, the women may have more time and efforts to
establish business when they have less land for farming work. Furthermore, women enjoy priority in applying for fund to support their employment and development.

2. **Women enjoy equal rights in speaking and decision-making on the resettlement proposals**

   To safeguard the equal rights and interests of women in resettlement activities, it is greatly important to play the role of women. The Project has, at the time of public consultation, villager meetings on discussion of resettlement proposals and villager group meeting, given equal rights to women to speak their ideas and make decisions. The proportion of women in villager meetings is no less than 30%. Women staffs are a must in the resettlement office.

3. **The compensation agreement shall be signed by both the husband and the wife**

   To guarantee that both men and women in the affected households enjoy equal rights to know the compensation standards and equal rights to dispose the compensation payment, the Project requires that, after informal discussion and interviewing with local villagers, no compensation fund can be granted to the affected households unless both the husband and the wife sign on related instruments.

4.5 **Assistance Measures to Disadvantaged Groups**

   According to the resettlement plan, 0.06% of the primary budgeted cost for resettlement of the Project, equal to RMB 150,600, will be used to set up the assistance fund for disadvantaged groups so that to assist the disadvantaged groups involved in the Project. Certain assistance will be provided to such groups in addition to living and production recovery measures, so that to improve their living and production situation. Such measures include mainly:

   (1) **Give priority to the disadvantaged groups to enjoy resettlement measures**

      Priority will be given to the disadvantaged households affected by land acquisition during the resettlement process, to be specific:

      **Households with land being acquisitioned:**

      - Provide land use right transferring information firstly, helping them get land for production and development;
      - Provide skill trainings firstly, public-welfare job of the government firstly and reserved jobs of the enterprise using such land, if such households have capable labor hands; provide petty guaranteed loan to such households if required conditions are satisfied;
      - Handle firstly the endowment insurance for land-losing farmers and the new type rural social endowment insurance.

      **Households with houses to be demolished:**

      It is stipulated in the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown (W Z T [2011] No. 38)* that “exceptional poverty subsidy will be granted: each
urban households enjoying the minimum living guarantee will enjoy the one-time RMB 1,000 exceptional poverty subsidy; each household, if any of the following types, can enjoy the one-time RMB 2,000 exceptional poverty subsidy by showing related effective evidences and certificates: households enjoying the five guarantees, elderly person without family members and living with the assistance by the Civil Affair authorities, families of ‘martyrs’.”

According to Acquisition and Compensation of Construction Houses at Mudan Road for ADB Project of Wuding County (WZBF [2017] No. 64), each household, if falling in any of the following types, can enjoy the one-time RMB 3000 exceptional poverty subsidy by showing related effective evidences and certificates: households enjoying the five guarantees, elderly person without family members and living with the assistance by the Civil Affair authorities and families of “martyrs”.

(2) Include the disadvantaged groups into the minimum living guarantee system firstly

According to the minimum living guarantee policy of Wuding County for urban and rural residents, disadvantaged groups affected by the Project will be included into the corresponding minimum living guarantee system in time if they satisfy related requirements. It will be guaranteed that the per capita income of affected and relocated rural households is no less than RMB 1,668/year while the urban households no less than RMB 283/month/person, by providing the minimum living guarantee to the same.

(3) Provide urban and rural medical assistance to disadvantaged groups satisfying related requirements

For disadvantaged groups satisfying related requirements, medical assistance will be provided in time according to the Implementation Measures of Urban Medical Assistance of Wuding County (W F D [2008] No.2) and the Implementation Measures of Rural Medical Assistance of Wuding County (W F D [2008] No.1), so that to solve the medical treatment difficulties of the disadvantaged groups.

Since the construction institution hasn’t arrived at the Project site yet, no substantial assistance measures have been taken. We will make report in future monitoring phases.

4.6 Monitoring on Recovery of Infrastructure

According to the resettlement plan, affected special facilities and land ground attachments will be restored or rebuilt by the owner against the compensation made by the Project Owner and special facilities can be directly restored or rebuilt by the Project Owner too. Restoration of the relocated facilities shall be subject to earlier planning and arrangement and local situation shall be taken into consideration during actual operation so that to realize safe, efficient, timely and correct construction and minimize adverse influences to the residents nearby. Affected municipal public facilities shall be demolished by the demolishing organization according to corresponding construction drawings such that no construction schedule of the Project will be impaired and the relocation work can be minimized. Affected pipelines shall be relocated first and then demolished by the demolishing organization on the premise that the normal life of residents
nearby (residents not to be relocated included).

4.7 Monitoring on Livelihood Recovery of Affected Population

In the monitoring phase V, the monitoring team carried out monitoring and investigation on the recovery of livelihood of Jiucheng Community residents affected by land requisition of the Project. Before the land requisition in Jiucheng Community, the per capita paddy land was 0.4 mu and dry land was 0.3 mu, both used to plant rice and broad beans. People earned their livelihood mainly by planting and working outside, and some families live on feeding.

The land requisition was carried out in March 2014, and the compensation fees have been completely distributed in 2015 and paid in place.

After the land requisition this time, Jiucheng Community has carried out, for free, diversified training activities targeting at employment for the land-losing farmers, and people participating in such training activities will get a training license for job. At present, the main source of income is working outside, mostly in nearby cities, in order to take care of their families. Landless persons usually earn RMB 2000/month when work for local employers. Their annual income is about RMB 40,000-50,000 per family. At present, the minimum income of the people affected by land acquisition is RMB 310/ person / month.

Up to date, 98% of the residents in the whole community have purchased medical insurance, 96% of them have purchased the endowment insurance, and there are 420 families, or 1022 persons receive minimum living allowances.

In 2017, 3 basic skill training courses were organized in the community. The training courses were organized by the social security authorities, and community notified the relevant persons to participate; including electricians, housekeeping workers. And the training courses were free of charge.

Figure 4-7 Service Handbook of Yunnan Province for Migrant Workers for Jiucheng Community Residents

In the monitoring phase V, the monitoring team has made in-depth interviewing with people affected by land requisition, to further learn the recovery of their livelihood after the land requisition.
Affected person: Wang Jingjing, 27 years old, has a family of 9 people, her mothers is disabled (receiving RMB 300 per month as subsidies); she earns RMB 1000 per month as the tricycle driver, and can make both ends meet. Before the land requisition in 2014, she got 4 mu of arable land (2 mu of paddy field and 2 mu of dry land) in the family, and the sources of income included farming and working. Farming harvest support the grains of a year, and the income from selling agricultural products were RMB 1000, or RMB 3000 in good market conditions; and 3 family members worked outside, each of whom earn an income of about RMB 1500 per month. Now, all of 9 family members have bought the health insurance and pension insurance, 4 people enjoyed landless subsistence allowances (RMB 280-310/month). Four of the family members have the income from working outside of RMB 2500 per month per person. Wang worked at the community and she also had her own small business. Some of her family members work at the nearby families, and the wage is RMB 2000-2500 per month. Her biggest concern is that the income source is mainly from working outside, which is not stable. She received more than RMB 200,000 of compensation for land acquisition, which was all spent on renovation and refitting of the old house as it was impossible to build a new house because no land was available. The original old house is about 150 square meters, which turned into a 300m2 house after renovation.

Affected person: Liu Chunying, 42 years old, the family has 6 people, including two elderly persons and two children. There are 1.2 mu of land, mainly by farming and working outside. The farming is to guarantee the grain for the whole family. In 2017: her income was totally dependent on working outside. She is a sales woman at a supermarket, and her employer has bought her pension insurance, her husband is driving coach, and the couple’s total income is about RMB 5000/month. Her parents only have the income from low insurance and endowment insurance, or RMB 385 per person per month. One of their kids is a kindergarten child (RMB 3000/semester), and the other kid is pupil (RMB 530/semester). Her income is at the moderate level locally. The compensation was RMB 81000/mu (village retained 10%). All of the 6 persons have bought the medical insurance and pension insurance.

Affected person: Li Shou, 40 years old. In comparison with the situation before the land acquisition, the income of young people has been increased. Most of them work at the nearby cities. Male villagers mainly work in the building sector, generally RMB 150 – 160/day. Female villagers mainly engage in the service sector, generally RMB 1200-1300/month (supermarket workers’ income is higher,
but workers should have a good looking and academic degree). Their old parents have no arable land and cannot work. They only count on the government’s low insurance and pension insurance, and are concerned about medical issues. Recently, Siyuan Elementary School was built, and their kids can go to this near school.
5 Public Participation & Grievance Channels

5.1 Public Participation

Public participation, survey and negotiation are realized by ways of meetings and interviewing survey by the Project during the land acquisition, demolition and resettlement process. The 5 villages (communities) affected by the Project have for many times held meetings of villager (community residents) representatives to publicize policies on land acquisition and demolition; they have also organized residents to participate in the meeting on land acquisition and demolition measures and improved measures of work based on opinions and suggestions of such residents. In addition, the resettlement work team has held the internal initiative meeting to summarize the resettlement measures so that to push forward smoothly the resettlement.

5.2 Grievance Channels

Grievance channels, telephone and time for feedback are specifically designated in the RAP and these channels, telephone and time keep unchanged during the implementation period of the Project. No repeated introduction will be made here.

| Table 5-1 Contact Information of the Resettlement Office for the Project |
|---|---|---|---|
| Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project | Tuo Guangyan | Chief engineer | Male | 13578458766 |
|  | Gu Mingtao | Staff | Male | Daily office work | 18183789059 |

The external monitoring organization for resettlement is also one of the appeal channels of the project affected persons. In the monitoring phase V, the monitoring group learnt from Jiucheng Community the current major appeals by the community residents on the land-returning based resettlement, the distribution of land compensation, the minimum security for people losing land due to the Project, and the compensation to some ground appurtenants, etc.

Great attention of the Owner was attracted and countermeasures were taken after discussing the abovementioned appeal and related suggestions with the Owner. In which, issues concerning land-returning based resettlement and compensation for ground appurtenants (wells, retaining walls, irrigation canals and ditches, etc) were discussed on the meeting held in January 2018 and decisions obtained on the meeting were shown in Appendix IV here. As for issues on the distribution of land compensation and the minimum security for new land-losing farmers, the monitoring institution made explanation in December 2017 and submitted the Presentation on the External Resettlement Monitoring (final) provided by the Owner. Further attention will be paid to the progress of resettlement, compensation, complaints and countermeasures in the coming monitoring phases.

No new complaints and appeals appeared during the current monitoring phase.
6 Monitoring on Resettlement Institutions

6.1 General Monitoring on Resettlement Institutions

Since the resettlement work has a wide coverage and requires coordination and cooperation of all related departments, Chuxiong Prefecture and Wuding County will respectively set up necessary resettlement institutions so that to plan, coordinate and monitor the resettlement activities and guarantee the smooth implementation of the urban environmental improvement project of Wuding County. Therefore, the traffic department, the land and resources department, the finance department, etc., will join in and assist the implementation of resettlement activities, together with 1-2 major leaders from each town and village affected by the Project. Institutions responsible for land acquisition and demolition of the Project include:

➢ Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture
➢ Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture
➢ Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County
➢ Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County
➢ Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project
➢ People’s Government of Shishan Town
➢ Village committee (residents committee)
➢ Design organization of the Project
➢ External independent monitoring and appraisal agency
➢ Other institutions: the bureau of land and resources, the demolition office, the women’s federation, the labor and social security bureau.

See Table 6-1 to know the major members and their duties.

Table 6-1 Contact Information of the Resettlement Institutions

<table>
<thead>
<tr>
<th>Resettlement Institutions</th>
<th>Contact</th>
<th>Contact Information</th>
<th>Office Address</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture</td>
<td>Bao Yonggang</td>
<td>13987859633</td>
<td>Bureau of Finance of the Prefecture</td>
<td></td>
</tr>
<tr>
<td>Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture</td>
<td>Li Shiyang</td>
<td>13908789337</td>
<td>Bureau of Finance of the Prefecture</td>
<td></td>
</tr>
<tr>
<td>Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County</td>
<td>Zhu Jianquan</td>
<td>13368783809</td>
<td>Room 407, the Disabled Federation Building, Wuding County</td>
<td></td>
</tr>
<tr>
<td>Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County</td>
<td>Tuo Guangyan</td>
<td>13578458766</td>
<td>Room 401, the Disabled Federation Building, Wuding County</td>
<td></td>
</tr>
<tr>
<td>Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project</td>
<td>Gu Mingtao</td>
<td>18183789059</td>
<td>Room 411, the Disabled Federation Building, Wuding County</td>
<td></td>
</tr>
<tr>
<td>People’s Government of Shishan Town</td>
<td>Nie Kai</td>
<td>13987835873</td>
<td>Government of Shishan Town</td>
<td></td>
</tr>
<tr>
<td>Xihe Villagers’ Committee</td>
<td>Liao Junsong</td>
<td>13308789168</td>
<td>Xihe Villagers’ Committee</td>
<td></td>
</tr>
<tr>
<td>Yongning Villagers’ Committee</td>
<td>Duan Jiayong</td>
<td></td>
<td>Yongning Villagers’ Committee</td>
<td></td>
</tr>
<tr>
<td>Jiucheng Community</td>
<td>Yao Chunxian</td>
<td>15887752987</td>
<td>Jiucheng Community</td>
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<tr>
<td>Beijie Community</td>
<td>Li Chunrong</td>
<td>15912909226</td>
<td>Beijie Community</td>
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<tr>
<td>Zhongma Community</td>
<td>Li Jianjun</td>
<td>15887783637</td>
<td>Zhongma Community</td>
<td></td>
</tr>
<tr>
<td>Design organization of the Project</td>
<td>Xu Zheng</td>
<td>15368067102</td>
<td>The Traffic Planning and Design Institute of Yunnan Province</td>
<td></td>
</tr>
<tr>
<td>External independent monitoring and appraisal agency</td>
<td>Sun Jing</td>
<td>13568996905</td>
<td>Sichuan Fontal Strategic Consulting Co., Ltd.</td>
<td></td>
</tr>
<tr>
<td>Land and Resources Bureau of Wuding County</td>
<td>Yan Yunhai</td>
<td>15288596166</td>
<td>Land and Resources Bureau</td>
<td></td>
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<tr>
<td>Women’s Federation</td>
<td>Zhang Fenglian</td>
<td>13769282627</td>
<td>Room 715, the Governmental Building, No.1 Zhongshan Road, Wuding County</td>
<td></td>
</tr>
<tr>
<td>Labor and Social Security Bureau</td>
<td>Wang Hongyu</td>
<td>13578495157</td>
<td>Room 102, Building of the Human Resources and Social Security Bureau</td>
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</tbody>
</table>

6.2 Monitoring on Capability and Duty Performance of the Institutions

Monitoring on the Project field shows that the Owner of the Project has played active role in coordinating the work among different departments and resettlement institutions at all levels are cooperating well, which guarantees the normal execution and promotion of the resettlement activities.
7 Conclusions of Resettlement Monitoring

Up to now, the land acquisition has been completed for all of the 22 villages. Totally 466.89mu of land is requisitioned, including 464.31mu of farmland, 1mu of fishpond, and 1.58mu of residential site. The compensation for land acquisition in the 22 villages which have signed the agreement has been allocated and distributed, and the measures for social security resettlement employment resettlement of the affected families are actively being carried out.

The house demolition and relocation work in the urban work is still under way. RAP specifies that totally 2969m$^2$ of houses should be demolished on the state-owned land, all of which are brick-concrete structures, and 11 families and 38 people will be affected. In the signing of agreements, 12 demolition and relocation agreements have been concluded, as one household is increased, Duan Guixian, wife of Zhao Zheng’an. Their houses were regarded as one in the RAP, but signed separate agreements as two households. The demolition work in urban areas is finished, the resettlement site is determined, and the house demolition and related compensation work to the 12 families are finished. As for house demolition involved in the Mudan Road work, 7 families have signed the agreement and 4 families not; the resettlement site is chosen, the assessment on house demolition, the preparation of resettlement site plan, and the leveling of site are all finished, and the field survey and design is underway.

The compensation standards of Wuding County are the same with those shown in the updated resettlement plan. Employment-based resettlement, skill training and social security work are carried out to guarantee effectively the life of land-losing farmers.

Extensive public participation of the Project is in various means, including formal meetings, door-to-door interviewing and questionnaire; related information is announced clearly in time; channels for complaints and grievances are kept unobstructed and responsible institutions.

Powerful organizations and institutions with experienced workers are set up by the government, which strengthens the coordination and work efficiency of all related departments. Meanwhile, the government has attached great attention to training to related workers and requires them to study attentively the non-volunteer resettlement policies of the Asian Development Bank and related laws and regulations of China.

Since the resettlement work is still in the beginning stage and the location of the resettlement communities for the urban resettled residents have been determined. The subsequent monitoring should focus on the unfinished land acquisition and demolition as well as the construction and development of the resettlement communities.

Problems and Suggestions:

It is suggested to finish demolition, compensation and resettlement under the Project as soon as possible so that not to hinder implementation of the Project; it is also suggested to speed up the withdrawal and reporting of related payments and the withdrawal and use of PPP funds so that to guarantee the scheduled timeline of construction, resettlement and compensation under the Project.
8  External Monitoring on Minority Development

8.1  The Minority Development Plan

According to the resettlement plan, 20.73% of the people affected by the Project are minorities, and corresponding resettlement plans are formulated based on sufficient negotiation with the same, which guarantees that the resettlement and recovery needs of them can be satisfied. In addition, during the stage of resettlement plan formulating, the living habits and traditional culture of minorities are fully taken into consideration by ways of public participation and negotiation. Measures include mainly:

1. Minorities affected by the Project can get land resources required to recover the life and production by way of land use right transferring; to promote income recovery of the land-expropriated minorities, the Project provides agricultural resettlement measures, including crop farming and livestock (poultry) farming. For minorities accepting employment-based resettlement, non-technical jobs from local industrial enterprises and the Project will be provided firstly and skill training will be provided for free; for minorities desiring business establishment, petty guaranteed loan will be provided to solve fund issues if related requirements are satisfied.

2. Needs of the minorities will be taken into consideration sufficiently when planning and building the resettlement communities. Rooms for public activities will be reserved in such community and clearing for sacrifice and religious activities will be reserved too. Square, kindergarten, places and facilities for other activities will be reserved.

3. Living habits of the minority will be taken into consideration for house design and external decoration of the resettlement community, charms of the minority will be indicated in the house decoration.

8.2  Conclusion of Monitoring on Minority Development

In the implementation phase of the Project, the project office has promoted the public participation in minority villages / communities, and the wishes of the minority groups have been fully respected. Table 8-1 shows more details concerning public participation of ethnic minority villages and communities in the Project.
### Table 8-1 Monitoring Phase III on the ADB Loaned Chuxiong Infrastructure Project----Public Participation of Ethnic Minorities

<table>
<thead>
<tr>
<th>Date</th>
<th>Site</th>
<th>Organizer</th>
<th>Participants</th>
<th>Population</th>
<th>Contents of the Meeting</th>
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<tr>
<td>May 17, 2016</td>
<td>Jiucheng Community, Shishan, Wuding</td>
<td>Wuding Urban Investment Co., Ltd</td>
<td>Project Owner, Wuding Urban Investment Co., Ltd, representatives of Yi, Hui, Miao and Lisu minorities and community residents</td>
<td>34</td>
<td>Discussion on the implementation of skill training schemes</td>
</tr>
<tr>
<td>November 15, 2016</td>
<td>Jiucheng Community, Shishan, Wuding</td>
<td>Wuding Urban Investment Co., Ltd</td>
<td>Project Owner, Wuding Urban Investment Co., Ltd, representatives of Yi, Hui, Miao and Lisu minorities and community residents</td>
<td>30</td>
<td>Discussion on the implementation of skill training schemes</td>
</tr>
</tbody>
</table>

**Figure 8-1 Minority Residents Affected by the Project Attend Discussions**
Appendix I Acquisition and Compensation of Construction Houses at Mudan Road for ADB Project of Wuding County

武定县人民政府办公室文件

武政办发[2017]64号

武定县人民政府办公室
关于印发武定县亚行项目牡丹路建设房屋征收与补偿办法的通知

狮山镇人民政府，县级各部门：

《武定县亚行项目牡丹路建设房屋征收与补偿办法》已经十七届县人民政府第13次常务会议研究，并报请十四届县委第33次常委会议审定，现印发给你们，请认真抓好贯彻落实。

2017年1月19日

- 1 -
武定县亚行项目牡丹路建设房屋征收
与补偿办法

为规范武定县亚行项目牡丹路建设范围内房屋征收与补偿工作，维护公共利益，保障被征收人的合法权益，确保建设项目顺利实施，根据《国有土地上房屋征收与补偿条例》、《云南省国有土地上房屋征收与补偿办法》的规定，制定本办法。

一、房屋征收目的

武定县亚行项目牡丹路建设项目属武定县亚行贷款项目，项目建成后将改善我县县域人居环境，提高城市品位。武定县人民政府为了项目建设需要，依法征收武定县亚行项目牡丹路建设范围内的房屋。

二、房屋征收原则

房屋征收与补偿工作遵循决策民主、程序正当、结果公开、公平补偿的原则进行，以确保社会和谐稳定。

三、房屋征收主体、房屋征收部门、房屋征收实施单位

武定县人民政府负责武定县亚行项目牡丹路建设范围内的房屋征收与补偿工作，确定由武定县住房和城乡建设局（以下简称武定县住建局）组织实施，武定县住建局委托武定县狮山镇人民政府具体承担征收与补偿工作。

四、房屋征收范围
（一）武定县亚行项目牡丹路征收范围以 2017 年 3 月 28 日公布的《武定县人民政府关于牡丹路建设项目征收范围公告》的界限为准。

（二）在《武定县人民政府关于牡丹路建设项目征收范围公告》公布之日起有下列情形的不属补偿范围，不予补偿：
1. 新建、扩建、改建、装修房屋；
2. 改变房屋和土地用途；
3. 设立和变更房屋租赁关系；
4. 房屋和土地权属的转让、分割、抵押；
5. 土地整治和作物种植；
6. 法律规定的其他事项；

（三）征收范围内涉及供电、供水、电信、广电等市政设施，未经县人民政府批准，相关产权单位不得自行拆除迁移。因征收需要迁移上述市政设施的，经县人民政府批准后由相关产权部门组织实施，迁移费用由武定县城市建设开发投资有限公司承担。

五、被征收房屋类型、用途、性质和建筑面积的认定

（一）征收户于 2017 年 8 月 26 日前，将武定县亚行项目牡丹路建设项目征收范围内房屋的权属、区位、用途、建筑面积等调查结果向被征收人公布。被征收人对调查结果有异议的，在调查结果公布之日起 7 日内向征收人提出书面复核申请，并提交相关材料，征收人自接到书面复核申请后 5 日内，对异议申请进行复核。
并书面答复被征收人。

(二) 持有《房屋所有权证》等合法产权登记手续的房屋及附着物认定为合法建筑，按照评估结果确定的房屋价值进行补偿安置。

(三) 因历史原因未取得合法产权登记手续的房屋及附着物，经国土、住建等相关部门依法确认，认定为合法建筑的，按照评估结果确定的房屋价值进行补偿安置。

(四) 未取得合法土地使用权手续或国土部门认定非法占地的房屋及附着物均认定为违法建筑。

(五) 持有《用地许可证》或《建设用地批准书》，但未取得或未按《建设工程规划许可证》或《准建证》建设的房屋及附着物，如该房屋及附着物符合城市规划则认定为合法建筑，评估机构按照市场价格进行评估，对合法建筑按评估结果确定的房屋价值进行补偿安置，对违法建筑按评估结果确定的房屋价值进行补偿安置。

(六) 对房屋所有权有争议的，县人民政府按照房屋征收与补偿办法作出征收补偿决定，争议人通过司法途径确认房屋权属关系后依法享受征收补偿金。

(七) 设有抵押权的房屋，按照《中华人民共和国物权法》的规定执行。即：抵押权人对征收补偿款享有优先受偿权，被担保债权履行期届满的，可以采取提前还款或提存征收补偿金的
方式解决。

六、被征收房屋的价值评估

（一）被征收房屋的价值，包括被征收房屋、附着物及其占用范围内的土地使用权价值和房屋装饰装修价值。

（二）被征收房屋的价值评估应当考虑被征收房屋的区位、用途、建筑结构、使用年限、建筑面积以及占地面积、土地性质及使用年限等因素。

（三）被征收房屋的价值，由具有相应资质的房地产价格评估机构按照国家和云南省房屋征收评估办法独立进行评估。

（四）房地产价格评估机构由被征收人协商选定，协商不成的，由征收人通过抽签、摇号等方式确定。由征收人采取摇号确定的评估机构。

（五）征收人将选定的房地产价格评估机构向被征收人公布，并与评估机构签订委托合同，评估费用由征收人承担。评估机构依法评估后，向征收人提供分户初步评估结果。

（六）征收人将分户初步评估结果在征收范围内向被征收人进行公示，公示期限不少于5日。

（七）被征收人对分户初步评估结果有异议的，由评估机构对被征收人进行说明，存在错的予以修正。

（八）分户初步评估结果公示期满后，房地产价格评估机构向征收人提供整体评估报告和分户评估报告，并将分户评估结果
送达被征收人。

(九) 被征收人对户评估结果有异议的，可以在收到评估结果之日起 10 天内向市房屋拆迁评估技术委员会提出异议，重新评估的费用由市房屋拆迁评估技术委员会承担。重新评估的，市房屋拆迁评估委员会作为最终评估结果。

(十) 《房屋拆迁评估技术委员会鉴定结果为最终评估结果。}

七、房屋征收与补偿方式

被征收人可以选择货币补偿方式，也可以选择产权调换方式。被征收人选择货币补偿的，被征收人在征收决定公告送达后 15 日内签订征收补偿协议，并在协议签订后 10 日内移交房屋的，征收人按善政策赔偿给被征收人。

(一) 货币补偿方式是指：被征收人依据评估价值对被征收房屋补偿，另外赔偿给被征收人的政策，征收政策为：

被征收人在征收决定公告送达后 3 日内签订征收补偿协议，并在协议签订后 7 日内移交房屋的，给予被征收人评估价值 20% 的补偿；征收决定公告送达后 4—7 日内签订征收补偿协议，并在协议签订后 7 日内移交房屋的，给予被征收人评估价值 15% 的补偿；征收决定公告送达后 8—11 日内签订征收补偿协议，并在协议签订后 7 日内移交房屋的，给予被征收人评估价值 10% 的补偿。
（三）产权置换方式是指：征收人与被征收人被征收土地与安置点集体土地进行产权置换，被征收人原地上建筑物及附属物由征收人按分户评估结果给予货币补偿。

选择土地置换的条件及置换方式如下：

1. 拥有完整土地使用权和地上建筑物全部所有权的被征收人，可以选择土地置换的补偿方式，全部安置到永宁村委会白邑村 108 国道旁的安置点。

2. 征收人按照城市规划技术要求，对牡丹路安置点集体土地进行规划，征收人选择置换土地后按“统一规划、统一风格”原则进行建设，即征收人按规划要求完成小区道路、给排水、电力设施及房屋基础设施建设（按图纸要求），被征收人按规划要求进行自建。违建规划进行建设属违法建设行为，执法部门将对违建建筑物依法处罚，房产登记部门对违法建筑不予办理房产登记手续。

3. 土地置换按“一房一地”的原则进行异地安置；房屋门前通道、自留地等占地面积不计入安置面积，视其产权情况给予征用或给予适当经济补偿。被征收人原土地面积在 120 m²以上的，在
安置点第一接选地点 120 \text{ m}^2 - 定集体土地，安置后超面积的，超面积部分在 30 \text{ m}^2 内 (含 30 \text{ m}^2) 做货币补偿，土地按 1700 \text{ 元/ m}^2 给予补偿，并按 800 \text{ 元/ m}^2 给予基础设施配套费补偿；超面积部分在 30 \text{ m}^2 以上的安置一宗 100 \text{ m}^2 土地，其中超面积部分由拆迁人按 1700 \text{ 元/ m}^2 进行购买，并出 800 \text{ 元/ m}^2 的基础设施费，但不得安置在第一排。

4. 村内空闲地按 91200 \text{ 元/亩} 进行补偿；围墙内无证土地按 600 \text{ 元/ m}^2 进行补偿。

八、征收补偿决定及征收补偿协议

（一）《房屋征收与补偿办法》生效后由武定县人民政府依法作出征收决定。

（二）征收人在征收范围内公告县人民政府作出的征收决定。被征收人对征收决定不服，可以申请行政复议，也可以依法提起行政诉讼。

（三）征收人在征收决定裁决的签约时限内与被征收人签订征收补偿协议。

（四）征收人与被征收人，就补偿方式、补偿金额和支付期限、产权置换房屋地点、面积、奖励、补助、搬迁期限、搬迁费、临时安置补偿费、过渡方式、过渡期限等事项，签订征收补偿协议。

（五）征收补偿协议签订后，一方当事人不履行协议约定的
义务，另一方当事人可以依法提起诉讼。

（六）在征收决定裁决的签约时限内无法达成补偿协议的，报请武定县人民政府批准，按照征收补偿办法作出征收补偿决定，并在征收范围内予以公告。

（七）被征收人在法定期限内不申请行政复议或提起行政诉讼，在征收补偿决定裁决的期限内又不搬迁的，由县人民政府依法申请人民法院强制执行。

九、搬迁过渡期限、方式及临时安置补偿费

（一）拆迁产权调换的被征收人，搬迁过渡期限为征收补偿协议签订之日起 12 个月。

（二）搬迁过渡期限内被征收人自行解决过渡房源，搬迁过渡期限内的临时安置补偿费由征收人在征收补偿协议签订之日起 7 日内一次性全部支付。

（三）临时安置补偿费标准：住宅每平方米每月 10 元。

（四）搬家用每户 3000 元。

十、征收补助及奖励标准

（一）被征收人提供下列有效证件的，每户给予 3000 元特殊安置补助费，包括：1. 五保户；2. 民政部门抚养的孤寡老人；3. 烈士家属。

（二）奖励时限为 15 天，奖励上限金额 9000 元。具体奖励办法为：被征收人在征收决定公告送达后 3 日内签订征收补偿协议，并在协议签订后 7 日内移交房屋的，给予被征收人 9000 元奖励，以后每推迟一天签订征收补偿协议，奖励递减 600 元。

十一、房屋征收补偿费支付时间

征收补偿协议签订后 7 日内，征收人一次性向被征收人支付全部补偿费、补助费。符合奖励条件的，征收人在被征收人移交房屋后 7 日内一次性支付奖励。

十二、集体土地上房屋征收与补偿参照本办法执行。

十三、本办法经县人民政府组织论证、征求意见、组织风险评估后生效。
云南省国土资源厅（批复）

云国土资复 [2006] 173 号

云南省国土资源厅关于
武定县 2006 年度第一批城市
建设用地转用及土地征收的批复

楚雄州国土资源局：

你局《关于武定县 2006 年度第一批城市建设用地的请示》
（楚国土资耕 [2006] 67 号）收悉，经审核，现批复如下：

一、同意将楚雄州武定县狮山镇北街社区北街一组、二组、
三组、五组、六组，西门社区西门一组，保山营村民小组的集
体农用地 6,887.3 公顷（其中耕地 6,698.0 公顷，其它农用地
0.1893 公顷）转为建设用地，并同时将武定县狮山镇北街社区
北街一组 3,742.8 公顷、二组 1,314.5 公顷、三组 0.0190 公顷、
五组 0.3449 公顷、六组 1,095.8 公顷，西门社区西门一组 0.2928
公顷、保山营村民小组 0.0775 公顷，共计 6,887.3 公顷（农用地）
的集体土地征为国有土地，作为武定县 2006 年度第一批城
云南省国土资源厅

云国土资复 [2013] 185 号

云南省国土资源厅关于武定县 2012 年度
第二批城镇建设农用地转用及
土地征收的批复

楚雄州人民政府：

你局《关于武定县 2012 年度第二批城镇建设农用地转用及
土地征收的请示》（楚政请 [2013] 147 号）业经商人民政府批
复，现批复如下：

一、同意将武定县狮山镇西和村委会及其六西村二组、大
西村三组、杨柳箐村民小组、小西村一组、小西村二组、小西
村三组、清真寺一组、清真寺二组、北街社区北街三组、北街
四组、永宁村委会白邑村一组、白邑村二组、旧城社区下旧城
村民小组、上旧城一组、上旧城二组、中马社区中马一组、中
马二组、合计 1 个镇 5 个村委会（社区）及 17 个村民小组的
集体农用地 55.8889 公顷（其中耕地 34.4798 公顷）转为建设
用地并办理征地手续。另征收集体建设用地 0.0139 公顷。
云南省国土资源厅

云南省国土资源厅关于武定县 2013 年第一批
城镇建设农用地转用及土地征收的批复

楚雄州人民政府：

你州《关于武定县 2013 年第一批城镇建设农用地转用及土地征收的请示》（楚政请 [2013] 88 号）业经省人民政府批准，现批复如下：

一、同意将武定县狮山镇西和村委会大西村二组、大西村三组、小西村一组、小西村二组、小西村三组、清真寺一组、清真寺二组、杨柳箐村民小组、旧城社区上旧城一组、上旧城二组、下旧城村民小组，永宁村委会白邑村一组、白邑村二组；插甸乡插甸村委会插甸村民小组；己衣乡己衣村委会大村村民小组、田坝村民小组，共计 3 个乡（镇）5 个村委会（社区）16 个村民小组的集体农用地 30.7051 公顷（其中耕地 27.7005 公顷）转为建设用地并办理征地手续，另征收集体建设用地 1.0449 公顷。

以上共计批准建设用地 31.75 公顷，作为武定县 2013 年第一批城镇建设用地，具体建设项目用地手续按规定另行办理。

二、请认真按照补充耕地方案，补充数量相等、质量相当的耕地。
编号：20160017

国有土地上房屋征收补偿
安置协议书
（产权置换）

武定县人民政府制
房屋征收补偿协议书

甲方（征收部门）：武定县住房和城乡建设局
地址：武定县狮山镇中新街19号
法定代表人：杜春宏 职务：局长
电话：0878—8711986

乙方（被征收人）：张建明
身份证号码：532329196708290018 电话：13095282256
地址：武定县狮山镇环西新村107号

武定县人民政府根据《武定县城市总体规划（2006—2025年）》，决定实施北城大道市政道路建设工程。武定县人民政府负责建设范围内的房屋征收补偿工作，确定武定县住房和城乡建设局为征收部门组织实施征收补偿工作。为明确征收人与被征收人在征收补偿过程中的权利义务关系，根据《国有土地上房屋征收与补偿条例》、《云南省国有土地上房屋征收与补偿办法》的规定，甲乙双方经充分协商，就房屋征收补偿安置达成如下协议：

第一条 被征收房屋基本情况

房屋所在地点为：元武路北侧____排，房屋占地面积92.88 m²，建筑面积394.44 m²，房屋结构为__砖混__。

第二条 乙方选择产权置换安置方式。

产权置换由土地产权置换、房屋及附属物评估值、奖励
金及补助金组成。其中奖励金、补助金为附条件款，乙方须符合奖励、补助条件方可享受奖励及补助款项。

1. 土地产权置换：土地置换以一宗置换一宗的原则进行，乙方以房屋占地面积为 92.88 ㎡的一宗土地，置换甲方位于北城大道东面，武寺路北面街达 B-11 号地 100.0 ㎡的一宗国有土地。乙方原房屋占地面积 小于 甲方置换土地面积 7.12 ㎡，乙方按 1200 元/㎡向甲方支付 超面积 土地使用权补偿费 人民币 85440 元（大写：捌万伍仟肆拾肆元整）。

2. 补偿
（1）房屋及附属物评估值以房地产评估机构评估的价值作为依据，乙方被征收房屋及附属设施评估价值为：709787  元（大写：柒拾万玖仟 柒佰捌拾柒元整）。
（2）甲方给予乙方置换土地与原房屋所在地区位地价差 13971.01 元（92.88 ㎡×150.42 元/㎡）的补偿。
（3）三项共补偿 4000.0 元。

3. 奖励
乙方承诺于 2016 年 12 月 17 日前将被征收房屋移交给甲方，按照乙方承诺的移交房屋时间，甲方给予乙方奖励。
履行约定交付房 9000 元（大写：玖仟元整）。若乙方超过承诺时限移交房屋，甲方按《北街二组房屋征收与补偿办法》规定的奖励条件计算予以扣除。
4. 补助金

（1）甲方给予乙方 3000 元搬家费补助。

（2）甲方给予乙方临时安置补助金人民币 91915.2 元（一楼商铺 55728 元，二楼以上住宅 36187.2 元）。

以上四项合计甲方应支付乙方 823129.21 元（大写：捌拾叁万叁仟壹佰贰拾玖元贰角壹分）。

第三条 付款方式

甲方合计给付乙方补偿款、补助金、奖励金、搬家费人民币 823129.21 元。甲方于本协议签订后 3 日内转账支付乙方 709787 元（被征收房屋及附属物评估值），剩余的奖励金、补助款、搬家费计 113342.21 元在乙方移交房屋并将被征收房屋土地证、房产证原件交由甲方后 3 天内付清。

第四条 房屋移交

乙方移交房屋时，保证被征收房屋结构原貌完整，不得擅自拆除已评估作价补偿的附属设施（门、窗、楼梯扶手、太阳能、防盗笼等），否则征收人在支付补偿费、补助费、奖励金时予以扣除。

第五条 置换土地移交

（一）甲方按照城市规划技术要求，对置换土地进行基础设施建设（做到地平梁）后交付乙方，由乙方按照规划要求进行自建。
（二）甲方应于乙方移交房屋同时向乙方交付置换土地，如延迟交付，甲方按实际延迟天数以临时安置补助金日平均标准 251.82 元/天（91915.2 元/365 天）支付给乙方。

第六条 本协议未尽事宜按《北街二组房屋征收与补偿办法》规定执行，甲乙双方在履行过程中发生的争议，双方协商解决，也可以依法向人民法院提起诉讼。

第七条 本协议一式五份，甲、乙双方、武定县人民政府各执一份，武定县城市政基础设施建设管理局执两份。

第八条 本协议自双方签字盖章生效。

甲方（盖章）：武定县城市政基础设施建设管理局
法定代表人：

乙方（签章）：
法定代表人：

2016 年 11 月 29 日
Appendix IV Minutes of Meetings of the Headquarter for Construction of the North Downtown Area of Wuding County and the ADB Project (Issue 1, 2018)
一、项目现场管理及相关工程及施工组织方案

会议决定：一是成立指挥部，由三家单位共同设立，指挥部设在项目现场；二是项目部领导及各施工队伍负责人需经指挥部认定后由项目正式任命；三是项目部领导及各施工队伍负责人需经指挥部认定后由项目正式任命；四是项目部领导及各施工队伍负责人需经指挥部认定后由项目正式任命。
四、调整指挥部办公室相关事宜

会议认为，原指挥部办公室设立在原公司，原公司总经理兼任办公室主任。现公司领导及办公室由原公司到现公司，若需技术部门提供技术支持需按程序报批。鉴于目前情况的特殊性，由公司决定成立指挥部办公室，同时研究调整指挥部办公室人员及设置。

会议决定：原公司办公室及工作项目由指挥部办公室全面把握，副主变由原项目、规划处、生产处、发展处、技术处等组成，指挥部办公室设在指挥部办公室各处，日裔人员为：副主变、技术处、规划处、生产处、发展处、财务处。

三、征地拆迁补偿及北区土地征用及拆迁费用用地相关事宜

会议决定：
（一）原规划红线及双方协商确定 30 万元作为建设区大门，合同、协议等设施的征地补偿款；
（二）原征地补偿金及土地征用补偿 6 万元；
（三）原征地补偿及土地征用补偿按 233.044 元支付征地拆迁补偿款；
（四）原征地补偿及双方协商确定 5 万元支付征地拆迁补偿款。
（六）加强项目质量、安全和文明施工管理工作力度，提升工程管理水平

（七）加强项目进度管理，确保工程按计划实施，按时完成各项建设任务

（八）加强项目安全管理和环境管理，确保项目安全、文明施工，保护环境

（九）加强项目质量管理，确保工程质量达到设计和验收标准

（十）加强项目资金管理，确保资金使用合理、有效，保障项目顺利实施

（十一）加强项目合同管理，确保合同合法、有效，保障项目合法权益

（十二）加强项目信息管理工作，确保信息及时、准确、完整，保障项目决策和管理的科学性
（三）项目部应根据施工组织设计和生产需要，制定项目部的标准和制度，明确岗位职责，建立和健全各项管理制度，以确保项目部的正常运行。

八、项目经理部管理人员的组成

项目经理部的管理人员由项目经理、副项目经理、总工程师、项目经理部各部门负责人及有关人员组成，具体人员名单如下：

项目经理：

副项目经理：

总工程师：

各部门负责人：

人员名单：

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