RP968 V14

**World Bank-financed Jiangbin East Road and Fanggui North Road Construction, and Sewer Line Project in Qujiang District**

**Resettlement Action Plan of the World Bank-financed Jiangbin East Road and Fanggui North Road Construction, and Sewer Line Project in Qujiang District, Quzhou City**

**August 2014**

**Contents**

[1 Basic Information of the Project 1](#_Toc398457181)

[1.1 Introduction 1](#_Toc398457182)

[1.2 Project Preparation and Progress 2](#_Toc398457183)

[1.3 Identification of Related Projects 2](#_Toc398457184)

[1.4 Beneficiary and Affected Areas 2](#_Toc398457185)

[1.5 Socioeconomic Profile of the Project Area 3](#_Toc398457189)

[1.6 Gross Investment and Funding Sources 4](#_Toc398457190)

[1.7 Measures to Reduce Construction Impacts 4](#_Toc398457191)

[2 Impacts of the Project 4](#_Toc398457194)

[2.1 Acquisition of Rural Collective Land 5](#_Toc398457195)

[2.2 Temporary Land Occupation 6](#_Toc398457196)

[2.3 Demolition of Rural Residential Houses 6](#_Toc398457197)

[2.4 Affected Population 7](#_Toc398457198)

[2.5 Vulnerable Groups 7](#_Toc398457199)

[2.6 Affected Ground Attachments 8](#_Toc398457200)

[3 Socioeconomic Survey Results 9](#_Toc398457201)

[3.1 Affected Sub-district and Villages 9](#_Toc398457202)

[3.2 Affected Rural Households 10](#_Toc398457203)

[4 Legal and Policy Framework 14](#_Toc398457209)

[4.1 Regulations and Policies on Resettlement 14](#_Toc398457210)

[4.2 Provisions of Regulations and Policies 15](#_Toc398457214)

[4.3 Resettlement Principles of the Project 15](#_Toc398457215)

[5 Compensation Rates 19](#_Toc398457222)

[5.1 Acquisition of Rural Collective Land 19](#_Toc398457223)

[5.2 Temporary Land Occupation 19](#_Toc398457224)

[5.3 Rural Residential Houses 19](#_Toc398457225)

[5.4 Other Ground Attachments 20](#_Toc398457226)

[5.5 Rates of Other Costs 21](#_Toc398457227)

[6 Production and Livelihood Restoration Programs 22](#_Toc398457228)

[6.1 Objective of Resettlement 22](#_Toc398457229)

[6.2 Compensation and Resettlement for Permanent LA 22](#_Toc398457230)

[6.3 Restoration of Temporarily Occupied Land 25](#_Toc398457232)

[6.4 Resettlement for HD 25](#_Toc398457233)

[6.6 Resettlement Training and Project Employment 25](#_Toc398457234)

[6.7 Protection of Rights and Interests of Vulnerable Groups and Women 26](#_Toc398457235)

[6.8 Affected Infrastructure and Ground Attachments 26](#_Toc398457236)

[7 Public Participation 27](#_Toc398457237)

[7.1 Public Participation Strategy 27](#_Toc398457238)

[7.2 Public Opinion Survey 27](#_Toc398457239)

[7.3 Public Participation Process and Policy Disclosure Plan 29](#_Toc398457240)

[8 Appeal Procedure 30](#_Toc398457241)

[9 Organizational Structure 32](#_Toc398457242)

[9.1 Organizational Structure for Resettlement 32](#_Toc398457243)

[9.2 Organizational Chart 33](#_Toc398457244)

[9.3 Organizational Responsibilities 34](#_Toc398457245)

[9.4 Qualifications and Staffing 36](#_Toc398457255)

[9.5 Measures to Strengthen Institutional Capacity 37](#_Toc398457256)

[10 Implementation Schedule 39](#_Toc398457257)

[10.1 Linkage between Resettlement Implementation Schedule and Construction Plan 39](#_Toc398457258)

[10.2 Master Resettlement Schedule 39](#_Toc398457259)

[11 Funds and Budget 41](#_Toc398457262)

[11.1 Funds 41](#_Toc398457263)

[11.2 Annual Investment Plan 42](#_Toc398457264)

[11.3 Funding Sources 42](#_Toc398457265)

[11.4 Fund Management and Disbursement 43](#_Toc398457266)

[12 M&E 44](#_Toc398457269)

[12.1 Internal Monitoring 44](#_Toc398457270)

[12.2 External Monitoring 45](#_Toc398457274)

[12.3 Monitoring Indicators 47](#_Toc398457277)

[12.4 Post-evaluation 47](#_Toc398457278)

[13 Entitlement Matrix 48](#_Toc398457279)

**List of Tables**

[Table 1‑1 Components 1](#_Toc396310022)

[Table 2‑1 Summary of Permanently Acquired Collective Land 5](#_Toc396310023)

[Table 3‑1 Socioeconomic Profile of the Affected Villages 9](#_Toc396310024)

[Table 5‑1 Compensation Rates for Permanent LA 19](#_Toc396310025)

[Table 5‑2 Compensation Rates for Demolished Rural Residential Houses 19](#_Toc396310026)

[Table 6‑1 Training Program for the APs 25](#_Toc396310027)

[Table 7‑1 Results of Public Opinion Survey 27](#_Toc396310028)

[Table 7‑2 Public Participation Plan for the APs 29](#_Toc396310029)

[Table 7‑3 Policy Disclosure Process 29](#_Toc396310030)

[Table 9‑1 Staffing of Resettlement Agencies 37](#_Toc396310031)

[Table 9‑2 Resettlement Training Program 38](#_Toc396310032)

[Table 10‑1 LA and HD Schedule 39](#_Toc396310033)

[Table 11‑1 Resettlement Budget 41](#_Toc396310034)

[Table 11‑2 Annual Investment Plan 42](#_Toc396310035)

[Table 13‑1 Entitlement Matrix 48](#_Toc396310036)

**List of Figures**

Figure 2‑1 Current Situation of Collective Land to be Acquired 6

[Figure 2‑2 Affected Residential Houses 7](#_Toc396198869)

[Figure 3‑1 Educational Levels of the Sample Population 11](#_Toc396198870)

[Figure 3‑2 Employment Structure of the Sample Population 12](#_Toc396198871)

[Figure 8‑1 Appeal Procedure 30](#_Toc396198872)

[Figure 8‑2 Appeal Channel 30](#_Toc396198873)

[Figure 9‑1 Organizational Chart 33](#_Toc396198874)

[Figure 11‑1 Fund Flowchart 43](#_Toc396198875)

Abbreviations

|  |  |  |
| --- | --- | --- |
| AAOV | - | Average Annual Output Value |
| AH | - | Affected Household |
| AP | - | Affected Person |
| DMS | - | Detailed Measurement Survey |
| HD | - | House Demolition |
| LA | - | Land Acquisition |
| LEF | - | Land-expropriated Farmer |
| M&E | - | Monitoring and Evaluation |
| PRC | - | People’s Republic of China |
| RAP | - | Resettlement Action Plan |
| RIB | - | Resettlement Information Booklet |

**Units**

Currency unit = Yuan (CNY)

US$1.00 = RMB6.00

1 hectare = 15 mu

# Basic Information of the Project

## Introduction

According to the guidelines of the Notice on Application for Projects Financed by the Balance of the World Bank Loan (ZPMO [2013] No.24), and based on the practical situation of environmental infrastructure construction in Qujiang District, an application for financing by the balance of the Bank loan has been filed for the Jiangbin East Road and Fanggui North Road Construction, and Sewer Line Project in Qujiang District, Quzhou City.

The Project is located north of central Qujiang District, north of Shenjia Development Zone, surrounded by the planned Quzhou Integrated Logistics Center, Zhejiang-Jiangxi Railway Quzhou Freight Yard, and Quzhou Port. In addition, a number of adjacent key projects have broken ground successively, such as the Zhejiang Xinnongdu Wholesale Market, Quzhou Grain Logistics Center, Quzhou International Logistics Center (dry port, public bonded warehouse), Logistics Zone of Donggang Industrial Park, Bulk Means of Production Storage and Distribution Center, and Logistics Business Service Zone. Xin’an Avenue in Qujiang New Town has extended eastward to the logistics park. The Project will help improve the urban road network, and lay a good foundation for future economic and social development. In addition, the storm water and wastewater network in the Project will solve the water use and drainage problem for about 2,000 urban residents, and provide a storm water and wastewater catchment area of about 0.6 km2, and a daily wastewater collection capacity of 600 tons.

The Project can make Qujiang District more attractive to domestic and foreign capital, sustain the district’s rapid economic growth, improve the urban water environment, preserve the water quality of the Qiantang River, promote the district’s construction and urbanization, and improve residents’ health and living quality. Therefore, the Project is very necessary for Qujiang District.

The Project consists of the following:

**1) Jiangbin East Road**

* Jiangbin East Road is 1,489m long and 28m wide, being a secondary urban trunk road.

**2) Fanggui North Road**

* Fanggui North Road is 821m long and 30m wide, being a secondary urban trunk road.

The scope of construction includes the pavements, pipelines and related works of the above roads, which will be coordinated with the roads and pipelines completed on the west.

Table 1‑1 Components

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| No. | Road | Starting/ending points | | Width (m) | Length (m) | Area (m2) | Scope of construction | | | | | | | | |
| Starting point | Ending point | Water supply | Wastewater | Storm water | Power | Telecom | Marker lines | Traffic signals | Streetlamps | Gas |
| 1 | Jiangbin East Road | Bailing North Road | Xiangzhang Road | 28 | 1,489 | 42,473 | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| 2 | Fanggui North Road | Jiangbin Road | Dongji Avenue | 30 | 821 | 23,586 | √ | √ | √ | √ | √ | √ | √ | √ | √ |

## Project Preparation and Progress

The proposal of the Project has been approved by the Qujiang District Development and Reform Bureau with Document QDRBA [2014] No.52. The feasibility study report, environmental impact assessment report, resettlement action plan (RAP) and environmental management plan of the Project are being prepared.

## 1.3 Identification of Related Projects

According to the Zoning Plan of the Urban Center of Qujiang District, and the Twelfth Five-year Development Plan of the New Urban Area of Qujiang District (2011-2015), the Project is an urban road construction project and has no related project.

## 1.4 Beneficiary and Affected Areas

### 1.4.1 Beneficiary area

The Project serves Qujiang District, Qujiang Development Zone, Logistics Park and the river isle in Quzhou City.

**Quzhou City** is located in western Zhejiang Province, bordered by Fujian, Jiangxi and Anhui Provinces, and Hangzhou, Jinhua and Lishui Cities in Zhejiang Province, within east longitude 118°01′-119°20′ and north latitude 28°14′-29°30′. The city measures 127.5 km from east to west and 140.25 km from south to north, with a land area of 8,836.5 km2. In 2001, Quxian County was cancelled and Qujiang District set up. Today, the urban area of Quzhou City consists of Kecheng and Qujiang Districts, and its land area has risen to 2,357.4 km2.

**Qujiang District** is a newly developed urban district, and the east living and public activity center of Quzhou City, performing such functions as commercial services, entertainment and residence.

**Qujiang Development Zone** is a main industrial zone of Quzhou City, and is designed as a modern industrial zone with good landscaping, convenient traffic, sound infrastructure and a beautiful environment.

**Logistics Park** is a new development zone and integrated multifunctional park with the storage, transport, distribution, circulation and processing functions mainly, and has some specialized markets. It is a hub of material, commodity and information flows.

### 1.4.2 Affected area

99.09 mu of rural collective land in Fangyang, Nanshandi and Qiancheng Villages, Zhangtan Sub-district, Qujiang District will be acquired permanently for the Project, affecting 35 households with 150 persons; rural residential houses of 10,000 m2 in Nanshandi Village will be demolished, affecting 20 households with 80 persons. See Table 1‑2.

Table 1‑2 Summary of Resettlement Impacts

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Type of impact | | Fangyang | Nanshandi | Qiancheng | Subtotal |
| Acquired rural collective land (mu) | Total | 12.74 | 11.793 | 74.557 | 99.09 |
| Where: farmland | 12.74 | 3.5 | 74.557 | 90.797 |
| Temporarily occupied land (mu) | | 0 | 0 | 0 | 0 |
| Demolished rural residential houses (m2) | |  | 10,000 | 0 | 10,000 |
| Directly affected population | Households affected by LA only | 0 | 5 | 10 | 15 |
| Population affected by LA only | 0 | 20 | 50 | 70 |
| Households affected by both LA and HD | 0 | 0 | 0 | 0 |
| Population affected by both LA and HD | 0 | 0 | 0 | 0 |
| Households affected by HD only | 0 | 20 | 0 | 20 |
| Population affected by HD only | 0 | 80 | 0 | 80 |
| Subtotal of households | 0 | 25 | 10 | 35 |
| Subtotal of population | 0 | 100 | 50 | 150 |

The planned land area for the construction of the Project is 66,059 m2 (equivalent to 99.09 mu). After project approval, the owner entrusted the land and resources department to acquire the land by allocation according to law.

## 1.5 Socioeconomic Profile of the Project Area

According to the 2013 Statistical Yearbook of Quzhou City, the socioeconomic profile of Qujiang District in 2012 is as follows:

Qujiang District governs two sub-districts, 10 towns, 9 Xiangs and 513 administrative villages, with a land area of 1,748.9 km2. At the end of 2012, the district had a population of 397,700, including a nonagricultural population of 36,200, an annual natural population growth rate of 4.27‰, and a population density of 229 persons/km2.

In 2012, the district’s GDP was 11.20489 billion yuan, including 1.87206 billion yuan from primary industries, 5.38219 billion yuan from secondary industries and 3.95064 billion yuan from tertiary industries (ratio: 8.2:53.1:38.7). It can be seen that the district’s economy relies mainly on secondary and tertiary industries, and its economic level is high in China. In 2012, the district’s per capita GDP was 28,133 yuan, and fiscal revenue 273.45 million yuan.

## 1.6 Gross Investment and Funding Sources

The Project is an urban infrastructure construction project funded and constructed by the Qujiang District Government, and its construction funds are from domestic counterpart funds and the Bank loan. The estimated investment in the Project is 82.42 million yuan (including construction costs of 47.26 million yuan), including a Bank loan of USD4.52 million.

## 1.7 Measures to Reduce Construction Impacts

### 1.7.1 Planning and design stage

At the planning and design stage, the design agency and owner of the Project took the following effective measures to reduce the local socioeconomic impacts of the Project:

A) At the planning stage, the Project’s local economic and social impacts were taken into account as key factors for option optimization and comparison.

B) Optimize the design to occupy wasteland and state-owned land as much as possible, and minimize the occupation of farmland.

### 1.7.2 RAP preparation and implementation stage

At the RAP preparation and implementation stage, when LA or HD is unavoidable, the following measures will be taken to reduce the local impacts of the Project:

A) Strengthen the collection of basic information, make an in-depth analysis of the local present socioeconomic situation and future prospect, and develop a feasible RAP based on the local practical conditions to ensure that the APs will not suffer losses due to the Project.

B) Encourage public participation actively and accept public supervision.

C) Strengthen internal and external monitoring, establish an efficient and unobstructed feedback mechanism and channel, and shorten the information processing cycle to ensure that issues arising from project implementation are solved timely.

# Impacts of the Project

In order to learn the Project’s impacts, the PMO and NRCR conducted a DMS and a socioeconomic profile in the project area from late July to early August 2014, covering project impacts and suggestions, income and expenditure, expected resettlement modes, income restoration programs, etc. During the survey, extensive public consultation was also conducted.

## Acquisition of Rural Collective Land

The Project affects 3 villages—Fangyang, Nanshandi and Qiancheng Villages. The acquired land in Fangyang Village is small in size and is all land retained by the collective, affecting no one. The population affected by LA is in Nanshandi and Qiancheng Villages. The project area is located in the suburb, featuring high levels of economic and social development, developed secondary and tertiary industries, and a low proportion of agricultural income. Therefore, though the land acquired for the Project is farmland, there is little impact on the income of the AHs. See Figure 2-1.

Table 2‑1 Summary of Permanently Acquired Collective Land

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Affected village | Acquired collective land (mu) | | | | Percent (%) | Affected | |
| Subtotal | Farmland | Garden land | Other land | HHs | population |
| Fangyang | 12.74 | 12.74 | 0 | 0 | 12.86% | 0 | 0 |
| Nanshandi | 11.793 | 3.5 | 0 | 8.293 | 11.90% | 25 | 100 |
| Qiancheng | 74.557 | 74.557 | 0 | 0 | 75.24% | 10 | 50 |
| Total | 99.09 | 90.797 | 0 | 0 | 100.00% | 35 | 150 |



Figure 2‑1 Current Situation of Collective Land to be Acquired

## Temporary Land Occupation

The Project does not involve temporary land occupation.

## Demolition of Rural Residential Houses

20 houses with a total area of about 10,000 m2 in Nanshandi Village will be demolished for the Project.

Table 2‑2Affected Residential Houses

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Component | Sub-district | Village | Area (m2) | Structure | Affected | |
| HHs | Population |
| Fanggui North Road | Zhangtan | Nanshandi | 10000 | Masonry concrete | 20 | 80 |



Figure 2‑2 Affected Residential Houses

## Affected Population

In the Project, 150 persons are affected directly by the acquisition of rural collective land and the demolition of rural residential houses. See Table 2-3.

Table 2‑3 Summary of the Affected Population

| Item | | Zhangtan Sub-district | | | Subtotal |
| --- | --- | --- | --- | --- | --- |
| Fangyang | Nanshandi | Miujia |
| Directly affected population | Households affected by LA only | 0 | 5 | 10 | 15 |
| Population affected by LA only | 0 | 20 | 50 | 70 |
| Households affected by both LA and HD | 0 | 0 | 0 | 0 |
| Population affected by both LA and HD | 0 | 0 | 0 | 0 |
| Households affected by HD only | 0 | 20 | 0 | 20 |
| Population affected by HD only | 0 | 80 | 0 | 80 |
| Subtotal of households | 0 | 25 | 10 | 35 |
| Subtotal of population | 0 | 100 | 50 | 150 |

## Vulnerable Groups

The socioeconomic survey shows that the Project affects no vulnerable groups, such as ethnic minorities, the poor and the disabled.

## Affected Ground Attachments

Ground attachments affected by the Project are about 1,980 orange trees.

Table 2‑4 Affected Ground Attachments

|  |  |
| --- | --- |
| Type | Qty. |
| Scattered orange trees | 1,980 |

# Socioeconomic Survey Results

In July 2014, the survey team of Hohai University conducted a socioeconomic survey in the project area, and a sampling survey on 25 AHs (100% of all AHs) by means of questionnaire survey and interview.

## Affected Sub-district and Villages

The Project is located north of Dongji Avenue, south of the Qujiang River, east of Bailing North Road, and west of the Quzhou Grain Logistics Center, involving Fangyang, Nanshandi and Qiancheng Villages, Zhangtan Sub-district.

**Zhangtan Sub-district** is located in Dongcheng District, Quzhou City, and was merged from fromer Zhangtan Town and Xiazhang Xiang in 2006. It has a land area of 53.98 km2 and a population of 42,851, and governs 25 villages and 3 communities. The sub-district is the seat of the Qujiang District Government, and the political, economic and cultural center of Qujiang District. It is run through by the Zhejiang-Jiangxi Railway, Hangzhou-Jinhua-Quzhou Expressway, National Highway 320, Qulong Highway, and the Qujiang River, boasting convenient land and water traffic. The sub-district has 94 enterprises and 4 agricultural bases. In 2007, its industrial output value was 460 million yuan and agricultural output value 59.16 million yuan.

**Fangyang Village** has 410 households with 1,376 persons, and 700 laborers, in which 500 work for local enterprises, accounting for 71% of labor force, and 200 deal with agricultural production, accounting for 29%. In 2013, the village’s per capita income was 12,000 yuan. The characteristic industry is orange cultivation.

**Nanshandi Village** has 466 households with 1,376 persons, and 750 laborers, in which 40 work for local enterprises, accounting for 5.0% of labor force, 146 work outside, accounting for 18.2%, 210 deal with individual businesses, accounting for 26.1% of labor force, and 408 deal with agricultural production, accounting for 50.7%. In 2013, the village’s per capita income was 13,500 yuan. The characteristic industry is orange cultivation.

**Qiancheng Village** has 600 households with 1,849 persons, and 1,000 laborers, in which 600 work for local enterprises, accounting for 60.0% of labor force, and 400 persons deal with agricultural production, accounting for 40.0%. In 2013, the village’s per capita income was 12,500 yuan. The characteristic industry is orange cultivation. See Table 3-1.

Table 3‑1 Socioeconomic Profile of the Affected Villages

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Key indicator | | Affected village | | |
| Fangyang | Nanshandi | Qiancheng |
| Population | Households | 410 | 466 | 600 |
| Population | 1,253 | 1,376 | 1,849 |
| Where: |  |  |  |
| Males | 620 | 656 | 884 |
| Agricultural population | 1,253 | 1,376 | 1,849 |
| Nonagricultural population | 0 | 0 | 0 |
| Labor force | Labor force | 700 | 804 | 1,000 |
| Working for local enterprises | 500 | 40 | 600 |
| Working outside | 0 | 146 | 0 |
| Individual businesses | 0 | 210 | 0 |
| Agricultural production | 200 | 408 | 400 |
| Land | Cultivated area (mu) | 1,004 | 1,095 | 1,413 |
| Paddy rice output (kg/mu) | 700 | 700 | 700 |
| Garden land | 0 | 0 | 0 |
| Woodland | 0 | 0 | 390 |
| Water surface | 0 | 0 | 0 |
| Net income | Per capita net income of farmers | 12,000 | 13,500 | 12,500 |

## Affected Rural Households

### Age distribution

This survey covered 35 households with 150 persons, including 25 households with 100 persons in Nanshandi Village and 10 households with 50 persons in Qiancheng Village. All samples are of rural status in household registration, including 72 women, accounting for 47.7%, and 118 laborers, accounting for 78.1%.

**Educational levels**

Among the 35 sample households, there are 5 pre-school children, accounting for 3.31%; 3 illiterates, accounting for 1.99%; 37 persons having received primary school education, accounting for 24.50%; 68 persons having received junior high school education, accounting for 45.03%; 22 persons having received senior high school education, accounting for 15.23%; and 15 persons having received junior college or above education, accounting for 9.93%. See Figure 3-1.

Figure 3‑1 Educational Levels of the Sample Population

### Productive resources

Among the 35 sample households, per capita cultivated area is 0.8 mu, and crops are orange and vegetables mainly.

### Housing size

Among the 35 sample households, the 20 households affected by HD have a total housing size of 10,000 m2 and an average housing size of 500m2 per household. Most of their houses are in 4-storied masonry concrete structure.

### Employment structure

Among the 150 samples, there are 117 laborers, in which 14 work for enterprises, accounting for 11.86%; 23 work outside, accounting for 19.49%; none deals with individual business; and 87 deal with agricultural production, accounting for 73.73%. See Figure 3-2.

Figure 3‑2 Employment Structure of the Sample Population

### Annual household income and expenditure

The per capita annual gross income of the 35 sample households is 7,840.16 yuan, including wage income of 1,420.24 yuan, accounting for 18.11%; outside employment income of 4,225.30 yuan, accounting for 53.89%; individual business income 0; agricultural income of 2,147.07 yuan, accounting for 27.39%; and other income of 47.55 yuan, accounting for 0.61%.

The per capita annual gross expenditure of the 35 sample households is 6,335.29 yuan, including agricultural expenses of 500.66 yuan, accounting for 7.90%; nonagricultural expenses of 9.97 yuan, accounting for 0.16%; electricity expenses of 249.60 yuan, accounting for 3.94%; water expenses of 11.40 yuan, accounting for 0.18%; communication expenses of 274.30 yuan, accounting for 4.33%; educational expenses of 455.75 yuan, accounting for 7.19%; medical expenses of 181.72 yuan, accounting for 2.87%; non-staple food expenses of 3,151.77 yuan, accounting for 49.75%; household appliance and furniture expenses of 1,032.52 yuan, accounting for 16.30%; social insurance expenses of 125.70 yuan, accounting for 1.98%; entertaining expenses of 328.70 yuan, accounting for 5.19%; and other expenses of 13.19 yuan, accounting for 0.21%. See Table 3‑2.

Table 3‑2 Annual Income and Expenditure of the Sample Households

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Item | | Amount (yuan) | Per capita (yuan) | Percent |
| Annual household income | Wage income | 214,456 | 1,420.24 | 18.11% |
| Outside employment income | 638,020 | 4,225.30 | 53.89% |
| Individual business income | 0 | 0.00 | 0.00% |
| Agricultural income | 324,208 | 2,147.07 | 27.39% |
| Other income | 7,180 | 47.55 | 0.61% |
| Total | 1,183,864 | 7,840.16 | 100.00% |
| Annual household expenditure | Agricultural expenses | 75,600 | 500.66 | 7.90% |
| Nonagricultural expenses | 1,505 | 9.97 | 0.16% |
| Electricity expenses | 37,690 | 249.60 | 3.94% |
| Water expenses | 1,722 | 11.40 | 0.18% |
| Communication expenses | 41,419 | 274.30 | 4.33% |
| Educational expenses | 68,819 | 455.75 | 7.19% |
| medical expenses | 27,440 | 181.72 | 2.87% |
| Non-staple food expenses | 475,918 | 3,151.77 | 49.75% |
| Household appliance and furniture expenses | 155,911 | 1,032.52 | 16.30% |
| Social insurance expenses | 18,980 | 125.70 | 1.98% |
| entertaining expenses | 49,633 | 328.70 | 5.19% |
| Other expenses | 1,992 | 13.19 | 0.21% |
| Total | 956,629 | 6,335.29 | 100% |

| Item | Insured | Exclusion | Premium | Eligibility | Benefit | Fundraising |
| --- | --- | --- | --- | --- | --- | --- |
| Basic living security for LEFs | In administrative villages within the urban planning area of Quzhou City, if planned land use in the past 3 years exceeds 80% of taxable area or 60% of actual area, LEFs having been converted into urban status and attained 16 years should be secured. | Having not attained 16 years upon LA, having covered basic endowment insurance for urban employees and receiving basic pension monthly  Compensation is granted to other ineligible LEFs at a time. | Two classes of premium contribution: Class A: 33,000 yuan, Class B: 23,800 yuan | Males: attaining 60 years  Females: attaining 55 years | Class A: 480 yuan per month, Class B: 349 yuan per month | 30% from government subsidy, and not less than 30% from the collective and individual respectively |

### 4.3.2 Compensation and resettlement policy for the temporary occupation of collective land

Young crops or attachments on the temporarily occupied land will be compensated for at not more than 12,000 yuan/mu. The Project does not involve temporary land occupation.

### 4.3.3 Compensation and resettlement policy for demolished rural residential houses

**1. Compensation and resettlement policies**

The residential houses demolished for the Project will be subject to property swap or cash compensation as follows:

According to the Notice of the Quzhou Municipal Government on Issuing the Compensation and Resettlement Measures for the Acquisition of Houses on Collective Land in the Urban Area of Quzhou City (QMG [2014] No.42), there are 3 resettlement modes for the acquisition of lawful residential houses on collective land in Quzhou City, namely property swap, relocation and cash compensation, in which APs choosing property swap or cash compensation will no longer be entitled to house construction on rural housing land.

It is learned that due to the urban planning and limited land supply of Qujiang District, the mode of relocation with a low land utilization rate is infeasible. In the future, the resettlement mode for HD in Qujiang District will be property swap or cash compensation.

**2. Subsidies**

1) Transition subsidy: If an AH finds transitional housing itself, a transition subsidy of 6 yuan/m2 of lawful building area per month will be paid; if the monthly transition subsidy of an AH is less than 400 yuan, it will be made up to 400 yuan;

2) Moving subsidy: 2,000 yuan per household, paid at a time

### 4.3.5 Resettlement policy for vulnerable groups

The Project does not affect any vulnerable group directly.

### 4.3.6 Compensation policy for affected ground attachments

Affected ground attachments will be restored or relocated by proprietors after receiving compensation. Those included in the Project will be restored by the owner.

# 

# Compensation Rates

## Acquisition of Rural Collective Land

According to the Land Administration Law of the PRC, Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC, Notice of the Zhejiang Provincial Government on Adjusting and Improving Compensation and Resettlement Policies for Land Acquisition (ZPG [2014] No.19), and the Notice of the Quzhou Municipal Government on Adjusting and Improving Compensation and Resettlement Policies for Land Acquisition of the Urban Area of Quzhou City (QMG [2014] No.41), Fangyang, Nanshandi and Qiancheng Villages, Zhangtan Sub-district affected by the Project are Tier-3 areas. LA compensation rates have been fixed in consultation with the affected village committees, and based on the information provided by the Qujiang District Government and Zhangtan Sub-district Office. See Table 5-1.

Table 5‑1 Compensation Rates for Permanent LA

|  |  |  |
| --- | --- | --- |
| Land type | Area level | Composite compensation rate (0,000 yuan/mu) |
| Farmland (garden land), aquaculture water surface, construction land | Tier-3 | 6.3 |
| Location-based composite compensation rate includes land compensation, resettlement subsidy, and compensation for young crops and ground attachments (including trees and fruit) | | |

## Temporary Land Occupation

The Project does not involve temporary land occupation.

## Rural Residential Houses

Residential houses on collective land will be compensated for at replacement cost. See Table 5‑2.

Table 5‑2 Compensation Rates for Demolished Rural Residential Houses

| Item | Unit | Rate | Remarks |
| --- | --- | --- | --- |
| **House compensation** | | | |
| Masonry concrete structure | yuan/m2 | 1000 | 1. Excluding compensation for housing land;  2. If a house has an age of not more than 3 years, no depreciation will apply; if a house has an age of more than 3 years, it will depreciate by 1% per annum; depreciation rate will not exceed 30%;  3. Floors with a cornice height of 1-1.7m is compensated for 30% of the rate; floors with a cornice height of over 1.7m at 50% of the rate; open floors with a height of 1.5-2.2m at 50% of the rate; open floors with a height of over 2.2m and built without authorization still at 50% of the rate. |
| **Other compensation** | | | |
| Transition subsidy | yuan/m2 per month | 6 | Made up to 400 yuan per month per household;  Transition subsidy is calculated from the month of relocation to 4 months after resettlement;  In case of property swap, resettlement should be completed within 24-36 months; if no resettlement housing is offered beyond this period, transition subsidy will be doubled from the ending month of this period;  In case of cash compensation or relocation, transition subsidy is paid for 12 months. |
| Moving subsidy | yuan per time | 2000 | In case of property swap or relocation, moving subsidy should be paid when the AH moves from the demolished house to the transitional house, and paid again when it moves from the transitional house to the resettlement house; if the AH moves from the demolished house directly to the resettlement house and chooses cash compensation, moving subsidy should be paid at a time. |

This compensation rate is determined pursuant to the Notice of the Quzhou Municipal Government on Issuing the Compensation and Resettlement Measures for the Acquisition of Houses on Collective Land in the Urban Area of Quzhou City (QMG [2014] No.42). In order to verify if this rate can truly cover losses, the survey team of Hohai University conducted a detailed analysis of the replacement costs of local single-storied masonry concrete, masonry timber and earth timber houses. It can be seen from the resettlement work of the ongoing urban village reconstruction project of Qujiang District (273 out of the 293 households affected by HD entered into agreements within 40 days from the beginning of LA, no complaint has occurred, and the APs are highly satisfied) that this compensation rate is satisfactory to the APs.

## Other Ground Attachments

Table 5‑3 Compensation Rates for Other Ground Attachments in the Urban Area of Quzhou City

|  |  |
| --- | --- |
| Item | Compensation rate (yuan) |
| Scattered orange trees | 100 |

## Rates of Other Costs

Table 5‑4Rates of Other Costs

| Item | Rate |
| --- | --- |
| Survey and design costs | 4% of basic resettlement costs |
| External M&E costs | 2% of basic resettlement costs |
| Internal M&E costs | 0.5% of basic resettlement costs |
| Implementation management costs | 2% of basic resettlement costs |
| Training costs | 1% of basic resettlement costs |
| Contingencies | 10% of basic resettlement costs |
| LA management costs | 4% of LA costs |
| Farmland occupation tax | 30,015 yuan/mu |
| Land development costs | 18,676 yuan/mu |
| Fees for compensated use of additional construction land | 10,672 yuan/mu |
| Land reclamation costs | 2,000 yuan/mu |

# 

# Production and Livelihood Restoration Programs

## Objective of Resettlement

The objective of resettlement of the Project is to ensure that the APs receive full compensation for their losses, reasonable resettlement and good rehabilitation, so that they can share the benefits of the Project, and also to provide subsidies for their temporary difficulties, so that their income level and living standard are improved or at least restored to pre-project levels in real terms.

## Compensation and Resettlement for Permanent LA

**1. LA impacts**

99.09 mu of land in Fangyang, Nanshandi and Qiancheng Villages, Zhangtan Sub-district, Qujiang District will be acquired permanently for the Project, affecting 35 households with 150 persons. Although the acquired land is farmland, it is scattered and small in size, so the impact on each AH is minor. In addition, 20 houses in Nanshandi Village will be demolished for Fanggui North Road.

Currently, large-scale urban village reconstruction is underway in Qujiang District, and Nanshandi Village is a resettlement site, so local residents are highly aware of and highly recognize the LA resettlement policy of Qujiang District, and think that it is effective.

**2. Resettlement program**

The Qujiang District Government and Zhangtan Sub-district Office would offer training on pastries, bench working, electrical engineering, sewing, etc., and employment information and job opportunities to local residents every year, promoting the employment of the affected laborers effectively.

In addition, with the consent of over 2/3 of villagers, the affected village collectives will withhold 1,000 yuan/mu from LA compensation, and distribute the balance to the AHs. The affected laborers may continue to do their current jobs or develop individual businesses after receiving compensation.

**3. Security measures**

Eligible LEFs may be included basic living security (subsidy) for LEFs.

**A. Policy basis**

Social Security Law of the PRC, Measures for Land Acquisition Compensation and Basic Living Security for Land-expropriated Farmers of Zhejiang Province (Decree No.264 of the Zhejiang Provincial Government), Notice of the Quzhou Municipal Government on Issuing the Measures for Basic Living Security for Land-expropriated Farmers of Quzhou City (QMG [2014] No.32), Notice of the Quzhou Municipal Labor and Social Security Bureau, and Quzhou Municipal Bureau on Further Improving the Basic Living Security System for Land-expropriated Farmers of Quzhou City (QMLSSB [2013] No.136)

**B. Insured**

Registered rural residents within the urban area of Quzhou City having attained 16 years upon unified acquisition of rural collective land with the approval of the provincial or above government

The following persons are excluded from basic living security for LEFs:

1) Those having not attained 16 years upon LA;

2) Those having been subject to employment resettlement or employed by public institutions; and

3) Those having retired from public institutions and receiving basic endowment benefits monthly.

For those having not attained 16 years, land compensation and resettlement subsidy will be paid at a time, and they will not be included in basic living security.

**C. Premium** (based on Document QMG [2010] No.32)

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Premium | 33,000 yuan | Government subsidy | 10,000 | Monthly benefit | 480 yuan | Equivalent period | 8 years and 9 months |
| Individual contribution | 23,000 |
| 23,800 yuan | Government subsidy | 10,000 | 349 yuan | 6 years and 4 months |
| Individual contribution | 13,800 |

LA compensation under the Project will fully make up the lost land income during the contracting period and be enough for LEFs to pay endowment insurance premiums. The farmland acquired for the Project is irrigated land mainly, with an annual output value of 1,100 yuan/mu.

1) The annual net income of irrigated land is 1,100 yuan/mu. The average future opportunity cost of land is calculated using the NPV method based on the benchmark deposit rate of 4.75% of the People’s Bank of China (for 5 years or more) as follows:

NPV=A

(Where: NPV is net present value, A is annual net output value, and I is discount rate)

It can be seen that the net land income for different contracting periods is as follows:

| Remaining contracting period | Net land income | (yuan) |
| --- | --- | --- |
| n=30 | NPV= | 14,055 |
| n=20 | NPV= | 10,998 |
| n=10 | NPV= | 6,531 |

2) The land acquired for the Project will be compensated for at the location-based composite compensation rate of 63,000 yuan/mu, in which the village collective withholds about 1,000 yuan, and the balance of 62,000 yuan/mu will be paid to the AHs.

3) Based on remaining contracting period, the amount of premium to be paid per mu of land is as follows:

|  |  |
| --- | --- |
| Remaining contracting period | Amount of premium to be paid per mu of land (yuan) |
| n=30 | 26,495 |
| n=20 | 30,002 |
| n=10 | 34,469 |

It can be seen that LA compensation is still sufficient to pay premiums after making up the lost net land income.

In addition, at the construction stage, the resettlement agencies will take some supporting measures, including:

a) Making jobs first available to affected laborers to generate cash income;

b) Making labor output opportunities first available to affected laborers; and

c) Offering skills training at least once to each AH, such as commercial crop cultivation and stockbreeding, in order to increase crop quality and output, increase income, and restore livelihoods

Although the Project has not been implemented and LA has not begun, local residents are highly willing to cover social security.

## Restoration of Temporarily Occupied Land

The Project does not involve temporary land occupation.

## Resettlement for HD

The resettlement policy for the 20 households affected by HD for the Project is based on the Notice of the Quzhou Municipal Government on Issuing the Interim Measures for the Overall Relocation and Reconstruction of Urban Villages (QMG [2013] No.42).

According to the policy, the resettlement housing for all households affected by HD will be planned in a unified manner. In addition to house compensation, each AH will also receive a moving subsidy, a transition subsidy, a reward, etc. Relocated facilities, such as telephones and TV cables, will be compensated for based on actual losses.

According to Document QMG [2013] No.42, resettlement housing will be constructed in a market-based manner for rolling and balanced development.

There are 3 resettlement sites for the Project, all located in Qujiang Development Zone along the railway – the Nanshandi resettlement site, Miujia Village and Longtan Jiayuan Garden.

Resettlement housing size is calculated at 1:1.5 for Floor 1, 1:1.2 for Floor 2, and 1:1 for Floor 3 or above. Any house with a per capita size of less than 50 m2 may be exchanged for resettlement housing at 50 m2. Any excess resettlement housing size will be paid for at the market price upon HD. Any deficient size will be settled at replacement cost, and by reference to floor and location.

In case of cash compensation, house compensation is based on 3 times the price of the demolished house upon HD, subject to the submission of a lawful certificate.

## 6.6 Resettlement Training and Project Employment

In order that the APs restore their income sustainably, the Qujiang PMO, and labor and social security bureau will offer free vocational skills training regularly. See Table 6‑1.

Table 6‑1 Training Program for the APs

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| No. | Time | Venue | Mode | Trainees | Duration (day) | Scope |
| 1 | May 2015 | Zhangtan Sub-district Office | Expert lecture | APs | 3 | Welding, PC, etc. |
| 2 | Dec. 2015 | Labor and social security bureau | School training | APs | 2 | Welding, PC, etc. |
| 3 | Jun. 2016 | Zhangtan Sub-district Office | Expert lecture | APs | 3 | Welding, PC, etc. |
| 4 | Other irregular technical guidance | | | APs |  | To be determined |

Since the project area is located in the suburb of Qujiang District and close to Qujiang Development Zone where there are many enterprises, the district government should strengthen coordination with enterprises so that they employ APs where possible, thereby promoting their income restoration.

## 6.7 Protection of Rights and Interests of Vulnerable Groups and Women

The directly affected population of the Project does not include vulnerable groups.

In the Project, women will fully participate in resettlement through information disclosure and collective meeting, and enjoy the same rights as men in compensation, employment and training. In addition, the following measures will be taken to promote the income restoration of the affected women:

1) At the construction stage, a certain proportion of unskilled jobs (at least 10%) should be first made available to women, and women should receive equal pay for equal work.

2) Women will have priority in receiving free skills training.

3) At the operation stage, such jobs as cleaning and landscaping should be first made available to women to promote their income restoration.

4) The affected women have equal opportunities to receive resettlement information, and participate in public consultation and resettlement. The compensation agreement must be signed by the couple.

## 6.8 Affected Infrastructure and Ground Attachments

Affected special facilities and ground attachments will be restored by proprietors after receiving compensation from the owner. Restoration measures for demolished facilities must be planned in advance, and suited to local conditions so as to be safe, efficient, timely and accurate, with minimum adverse impact on nearby residents. Affected public facilities will be demolished according to the construction drawings without affecting project construction and with minimum amount of relocation. Affected pipelines will be rebuilt before demolition (or relocated) without affecting regular lives of residents along such pipelines (including those not to be relocated).

# 

# Public Participation

## Public Participation Strategy

According to the policies and regulations of the state, Zhejiang Province and Quzhou City on resettlement, it is very necessary to conduct public participation at the preparation and implementation stages in order to protect the lawful rights and interests of the APs, reduce grievances and disputes, and realize the resettlement objectives properly by developing sound policies and implementation rules on displacement and resettlement, preparing an effective RAP, and organizing implementation properly.

Currently, the Project is at the preparation stage, and the feasibility study report has been just completed, pending approval by the development and reform bureau. At this stage, the Qujiang District Housing and Urban-Rural Development Bureau, and the owner Qujiang District Urban-Rural Development Co., Ltd. conducted extensive consultation on resettlement with the sub-district office, village committees and APs.

## Public Opinion Survey

During the socioeconomic survey in July 2014, the Leading Group of the World Bank-financed Zhejiang Qiantang River Basin Small Town Environment Project (Zhejiang Project Leading Group for short), and Quzhou Project Leading Group also conducted a public opinion survey together with NRCR, covering 25 households. The survey results are summarized in Table 7-1.

Table 7‑1 Results of Public Opinion Survey

| No. | Question | Options | Results | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| (1) | (2) | | (3) | (4) | (5) |
| 1 | Are you aware of the Project? | 1) Yes; 2) No; 3) Unclear |  | 90% | | 10% |  |  |
| 2 | Do you support the Project? | 1) Yes; 2) No | 94% | 6% | |  |  |  |
| 3 | Which potential positive impacts does the Project have (multiple choices allowed)? | 1) Improving the living environment; 2) Improving the business environment; 3) Solving drinking problem; 4) Increasing job opportunities and income; 5) Other | 85% | 13% | |  | 2% |  |
| 4 | Which potential negative impacts does the Project have (multiple choices allowed)? | 1) Affecting livelihoods; 2) Affecting work or production; 3) Reducing land resources; 4) Reducing income; 5) Other | 39% | 8% | |  | 31% | 22% |
| 5 | Are you aware of the local resettlement policies? | 1) Yes; 2) A little; 3) No | 45% | 32% | | 23% |  |  |
| 6 | What’s your suggestion for the Project? | 1) Minimizing HD; 2) Minimizing LA; 3) Hiring local labor where possible; 4) Using local raw materials where possible; 5) Other | 40% | 27% | | 33% |  |  |
| 7 | What’s your expectation for the distribution of land compensation fees and resettlement subsidies? (For households affected by LA) | 1) Fully paid to AHs without land reallocation; 2) Land compensation retained by the collective, resettlement subsidy paid to AHs, and covering social insurance for LEFs; 3) Fully paid to the collective with land reallocation; 4) Using land compensation to run collective enterprises without land reallocation; 5) Other | 9% | 31% | | 38% | 22% |  |
| 8 | After you willing to cover social insurance for LEFs after LA? | 1) Yes; 2) No; | 47% | 53% | |  |  |  |
| 9 | If yes, how much are you willing to pay for insurance? | 1) 5,000 yuan or less; 2) 5,001-10,000 yuan; 3) 10,001-20,000 yuan; 4) 20,001 yuan or more | 73% | 27% | |  |  |  |
| 10 | If no, the main reason is: | 1) Self-paid amount too high; 2) Benefit too low; 3) Long waiting time; 4) Other (specify) | 36% | 36% | 27% | |  |  |
| 11 | If your house is to be demolished, what’s your expected resettlement mode? (For households affected by HD) | 1) House construction on housing sites allocated in a unified manner; 2) Receiving cash compensation to buy commercial housing; 3) Property swap; 4) Other | 63% | 17% | 20% | |  |  |

## Public Participation Process and Policy Disclosure Plan

Further public consultation should be conducted with the APs to ensure proper resettlement and solve all problems before RAP implementation. The resettlement agencies will arrange public participation meetings rationally so that every AH has an opportunity to consult on compensation before entering into compensation agreements. The LA and HD work of the Project is planned to be completed in August 2015, so the following preliminary public participation plan has been developed.

Table 7‑2 Public Participation Plan for the APs

| Time | Venue | Participants | Scope | Remarks |
| --- | --- | --- | --- | --- |
| Dec. 2014 | Fangyang, Nanshandi and Qiancheng Villages, Zhangtan Sub-district | Staff, APs | Socioeconomic survey, DMS survey | Project impacts in the socioeconomic survey |
| Jan. 2015 | Owner, Zhangtan Sub-district LA and HD Management Office, APs | Compensation and resettlement policies and preliminary programs | Preliminary consultation during RAP preparation |
| Dec. 2015 | Owner, Zhangtan Sub-district LA and HD Management Office, APs | Compensation and resettlement policies and programs | Further consultation during RAP revision |
| Mar. 2015 | Owner, Zhangtan Sub-district LA and HD Management Office, APs | Specific issues in resettlement policies and programs | Additional consultation during RAP finalization |

Table 7‑3 Policy Disclosure Process

| Document | Language/mode of disclosure | Time | Location |
| --- | --- | --- | --- |
| Project introduction | Chinese, municipal government website | Dec. 2014 | Municipal government website |
| Introduction to LA and HD impacts | Apr. 2015 |
| Introduction to LA and HD policies | May 2015 |
| Notice on RAP disclosure | Chinese | After Bank review | Zhangtan Sub-district and affected villages |
| RIB | Chinese, distributed to the APs | After Bank review | Zhangtan Sub-district and affected villages |
| RAP | Chinese, English | After Bank review | Quzhou Project Leading Group, Zhangtan Sub-district Office |

# Appeal Procedure

During preparation and implementation of the RAP, consistent attention will be paid to the participation of the APs and an appeal mechanism will be established. The appeal procedure is as follows:



Figure 8‑1 Appeal Procedure

All agencies will accept grievances and appeals from the APs for free, and costs so reasonably incurred will be disbursed from the contingencies. See Figure 8-2.

Village committees

Zhangtan Sub-district LA and HD Management Office

Qujiang District Urban-Rural Development Co., Ltd.

Quzhou Project Leading Group

Local court

Figure 8‑2 Appeal Channel

At the whole construction stage, the above procedure will remain effective so that the APs can use it to solve relevant issues. The above appeal channel will be disclosed to the APs via the RIB and mass media.

# 

# Organizational Structure

## Organizational Structure for Resettlement

In order to ensure successful project implementation, a sound organizational structure must be established to plan, coordinate and monitor resettlement. The agencies responsible for resettlement planning, management, implementation and monitoring of the project include:

* Office of the Zhejiang Project Leading Group (Zhejiang PMO)
* Quzhou Project Leading Group
* Zhangtan Sub-district LA and HD Management Office
* Qujiang District Land and Resources Bureau
* Qujiang District Labor and Social Security Bureau
* LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd.
* Affected village committees
* Design institute
* External M&E agency

***Zhejiang PMO*:** leading LA and resettlement activities of the Project, developing policies, reviewing the RAP, and preparing internal monitoring reports for submission to the Bank

***Quzhou Project Leading Group*:** preparing the RAP, conducting LA and fund management, coordinating and conducting internal supervision and inspection

(**Note: The road and sewer works in the Project are a component of the Qujiang District WWTP Project, so the organizational structure of the leading group of the Qujiang District WWTP Project established earlier is still followed in the Project.**)

***Zhangtan Sub-district LA and HD Management Office*:** conducting the DMS, implementing LA and HD, and assisting in handling issues arising from LA and HD;handling, reviewing and coordinating LA formalities, and conducting appeal handling and arbitration during LA and HD

***Qujiang District Land and Resources Bureau*:** handling, reviewing and approving LA formalities, and conducting coordination, management, supervision and arbitration

***Qujiang District Labor and Social Security Bureau*:** developing the endowment insurance policy for LEFs, managing the endowment insurance of the households affected by LA, participating in social assistance and development support for low-income AHs, and participating in the employment guidance of the APs

***LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd.*:** RAP implementing LA, HD and resettlement according to the RAP approved by the Bank, and reporting resettlement progress to the Quzhou Project Leading Group regularly

***Affected village committees (Nanshandi and Miujia Villages)*:** entering into HD compensation agreements with the AHs, conducting the DMS, implementing LA and HD, and assisting in handling issues arising from LA and HD

***Design institute*:** conducting project design, and identifying the range of HD

***External M&E agency*:** conducting external M&E on LA, HD and resettlement

## Organizational Chart

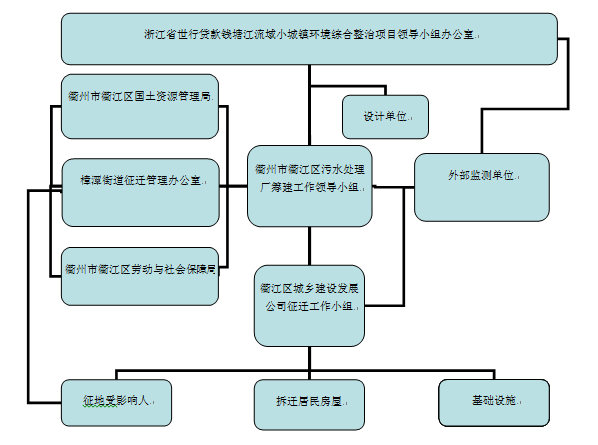


Figure 9‑1 Organizational Chart

## Organizational Responsibilities

### Zhejiang PMO

* Responsible for project leadership, organizing, coordination and policy-making, examining the RAP, implementing internal supervision and inspection, and making decisions on major issues arising from resettlement
* Organizing and coordinating the preparation of the RAP;
* Implementing the policies in the RAP;
* Coordinating the implementation of the RAP according to the project construction schedule;
* Examining monitoring reports;
* Coordinating and handling conflicts and issues arising from its work
* Conducting internal monitoring, appointing an external M&E agency, and coordinating external M&E activities
* Reporting LA and HD progress, fund use and implementation quality to the Bank regularly

### Quzhou Project Leading Group

* Appointing a design agency to identify the project area
* Organizing the socioeconomic survey
* Conducting the DMS
* Organizing public participation activities
* Carrying through the state policies and regulations on construction land management
* Developing LA resettlement programs, and participating in the preparation of the RAP
* Directing, coordinating, and supervising resettlement activities and progress
* Checking monitoring reports
* Coordinating and handling conflicts and issues arising from its work

### Zhangtan Sub-district LA and HD Management Office

* Participating in the socioeconomic survey
* Developing LA resettlement programs, and participating in the preparation of the RAP
* Approving HD formalities
* Managing LA, HD and resettlement information
* Directing, coordinating, and supervising resettlement activities and progress
* Coordinating and handling conflicts and issues arising from its work

### Qujiang District Land and Resources Bureau

* Carrying through the state policies and regulations on construction land management
* Participating in the review of compensation rates for land and attachments
* Going through the LA approval formalities
* Participating in the socioeconomic survey
* Participating in the preparation and review of the RAP
* Issuing the construction land examination report
* Issuing the LA announcement
* Directing, coordinating, supervising LA and resettlement activities
* Coordinating and handling conflicts and issues arising from LA and fund disbursement

### Qujiang District Labor and Social Security Bureau

* Developing the endowment insurance policy for LEFs
* Managing the endowment insurance of the households affected by LA
* Participating in social assistance and development support for low-income AHs
* Participating in the employment guidance of the APs

### LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd.

* Organizing the socioeconomic survey
* Conducting the DMS
* Organizing public participation activities
* Developing resettlement programs, and participating in the preparation of the RAP
* Carrying through the state policies and regulations on construction land management
* Developing LA resettlement programs and compensation rates, and submitting to the competent authorities for approval
* Going through the land use approval formalities
* Applying for the land use and construction permits
* Participating in the preparation of the RAP
* Implementing the RAP
* Entering into LA and HD compensation and resettlement agreements with the affected villages
* Managing LA, HD and resettlement information
* Training the staff
* Coordinating and handling conflicts and issues arising from LA and fund disbursement
* Handling HD disputes and appeals
* Imposing administrative punishments on violations in HD
* Reporting LA, HD and resettlement information to the Quzhou Project Leading Group

### Nanshandi and Miujia Village Committees

* Entering into LA and HD compensation agreements with APs
* Conducting the DMS
* Implementing LA and HD
* Coordinating and handling conflicts and issues arising from LA and HD

### Design institute

* Minimizing project impacts through design optimization
* Identifying the range of LA and HD

### External M&E agency

Observing all aspects of resettlement planning and implementation as an independent M&E agency, and submitting external resettlement M&E reports to the project leading group, Liuzhou PMO and Bank, including:

1) Conducting the socioeconomic survey

2) Estimating detailed impacts, and evaluating the production and livelihood restoration of the APs;

3) Analyzing data;

4) Monitoring the whole process of implementation of the RAP, and submitting M&E reports to the Zhejiang PMO and Bank

## Qualifications and Staffing

The Quzhou Project Leading Group is composed of leaders and officials of different administrative agencies. Its members have rich experience in LA, HD and resettlement, have participated in the resettlement work of a number of municipal construction projects in Quzhou City, and can play an excellent coordinating role in LA, HD and resettlement. The Quzhou PMO thereunder is responsible for handling day-to-day affairs.

The resettlement agencies are well staffed, with a full-time workforce of 26 and a peak workforce of 42. See Table 9-1.

Table 9‑1 Staffing of Resettlement Agencies

| Resettlement agency | Full-time workforce | Peak workforce | Composition |
| --- | --- | --- | --- |
| Zhejiang PMO | 2 | 3 | Civil servants |
| Quzhou Project Leading Group | 6 | 10 | Technicians |
| LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd. | 9 | 12 | Civil servants, technicians |
| Zhangtan Sub-district LA and HD Management Office | 2 | 3 | Civil servants, technicians |
| Qujiang District Land and Resources Bureau | 1 | 2 | Civil servants |
| Qujiang District Labor and Social Security Bureau | 1 | 2 | Civil servants |
| Design institute | 2 | 6 | Senior engineers, engineers |
| External M&E agency | 3 | 4 | Resettlement and social experts |
| Total | 26 | 42 |  |

## Measures to Strengthen Institutional Capacity

* In August 2009, the Quzhou Project Leading Group trained the LA, HD and resettlement staff of the Project on the Bank’s operational policy (OP4.12), LA and HD regulations, theory and methods of socioeconomic survey, etc. The staff of the former Bank-financed project is employed for the Project, and has sufficient knowledge of the Bank policy and resettlement practices.
* Before the implementation of the RAP, the LA, HD and resettlement staff of the Project will be trained on the Bank’s operational policy, LA and HD regulations, resettlement implementation management, etc. in order to improve their professional proficiency.
* At the resettlement implementation stage, backbone resettlement staff members will be organized to visit other domestic Bank-financed projects, attend training on resettlement and other aspects, etc. In addition, skills training will be available to the APs irregularly based on project progress in order to increase their employment rate (see Table 9‑2).
* Provide financial and equipment support to improve working efficiency.
* Establish a rational division of labor, and develop sound reward and punishment measures for the resettlement staff to motivate them.
* Establish a resettlement management information system for computerized data management. Strengthen information feedback, create a smooth information channel, and leave major issues to the project leading group.
* Strengthen the reporting system and internal monitoring, and solve issues timely.
* Strengthen independent M&E. The external M&E agency should point out existing issues to competent authorities timely, and propose solutions accordingly.

Table 9‑2 Resettlement Training Program

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| No. | Item | Trainees | Time | Venue | Estimated budget (0,000 yuan) |
| 1 | Domestic resettlement operational training | Backbone resettlement staff | One session per annum | China | 10 |
| 2 | Domestic resettlement operational training | Resettlement staff | One session per annum | China | 10 |
| 3 | Skills training for APs | APs | Irregular | Quzhou City | 10 |
| 4 | Subtotal | | | | 45 |

# Implementation Schedule

## Linkage between Resettlement Implementation Schedule and Construction Plan

The resettlement implementation schedule will be coordinated with the construction schedule, and implementation is scheduled to be completed by August 2015. The principles for scheduling are as follows:

* LA and HD should be completed at least one month before land use, and the starting time will be determined based on the need for LA, HD and resettlement.
* Before commencement of construction, sufficient time must be allowed for LA, HD and resettlement.

## Master Resettlement Schedule

### Principles for scheduling:

* The range of LA and HD will be finally determined based on the design drawings of the unit works before the DMS.
* The DMS results will be confirmed by the Quzhou Project Leading Group, LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd., agencies concerned and proprietors based on the boundary maps before the signature of compensation and resettlement agreements.
* The LA and HD Task Force of Qujiang District Urban-Rural Development Co., Ltd. will hold a mobilization meeting to disclose compensation and resettlement policies and measures for LA and HD before signing compensation and resettlement agreements, and then release the LA and HD announcements formally.
* Compensation and resettlement agreements will be entered into with the AHs after the confirmation of the DMS results, and the release of the LA and HD announcements.
* Infrastructure will be reconstructed before demolition.
* Compensation fees should be settled after contract signing and before land use.
* Resettlement should be supervised to the satisfaction of the AHs.

### Master resettlement schedule

The master resettlement schedule has been drafted based on the progress of construction, LA and HD, and resettlement preparation and implementation. The exact implementation schedule may be adjusted due to deviations in overall project progress. See Table 10‑1.

Table 10‑1 LA and HD Schedule

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| No. | Task | Period | Starting date | Ending date |
| 1 | **Preparation** | 92d | 2014-6-1 | 2014-9-1 |
| 2 | Establishing the leading group to gather staff | 9d | 2014-9-1 | 2014-9-9 |
| 3 | Determination of range of LA and HD | 20d | 2014-9-9 | 2014-9-28 |
| 4 | Preliminary socioeconomic survey | 31d | 2014-11-29 | 2014-12-27 |
| 5 | Preparation of the RAP framework | 14d | 2014-12-28 | 2015-1-10 |
| 6 | Preparation for DMS and training | 25d | 2015-1-11 | 2015-2-4 |
| 7 | DMS | 15d | 2015-2-5 | 2015-2-19 |
| 8 | Negotiation of resettlement policies and programs | 10d | 2015-2-20 | 2015-3-1 |
| 9 | Preparation of the RAP | 32d | 2015-3-2 | 2015-4-1 |
| 10 | **Implementation** | 72d | 2015-4-10 |  |
| 11 | Mobilization for LA and HD | 18d | 2015-4-10 | 2015-4-27 |
| 12 | Announcement of LA and HD | 15d | 2015-4-28 | 2015-5-12 |
| 13 | Negotiation and signing of compensation and resettlement agreements | 39d | 2015-5-13 | 2015-6-20 |
| 14 | Commencement of construction | 0d | 2015-6-21 | 2015-6-21 |
| 15 | **Infrastructure reconstruction** | 500d | 2015-6-31 |  |
| 16 | **M&E** | 700d | 2015-8-31 |  |

# 

# Funds and Budget

## Funds

All costs incurred during LA and resettlement will be included in the general budget of the Project. Based on prices in 2009, the total resettlement costs of the Project are 6.6477 million yuan.

Table 11‑1 Resettlement Budget

| No. | Item | Unit | Rate (yuan) | WWTP and sewer network | | Percent |
| --- | --- | --- | --- | --- | --- | --- |
| Qty. | Amount (0,000 yuan) |
| 1 | Compensation fees for permanent LA | mu | 63,000 | 99.09 | 624.267 | 21.74% |
| 2 | Compensation fees for temporary land occupation | mu | 1,200 | 0 | 0 | 0.00% |
| 3 | Compensation fees for rural residential houses | m2 | / | / | 1242 | 43.26% |
| 3.1 | House compensation |  |  |  |  |  |
|  | Masonry concrete structure (Grade 2) | m2 | 1,000 | 10,000 | 1000 | 34.83% |
| 3.2 | Other compensation |  |  |  |  |  |
|  | Moving subsidy | Household | 2,000 | 20 | 4 |  |
|  | Transition subsidy | Month \*m2 | 6 | 10,000×36 | 216 |  |
| 4 | Ground attachments | / | / |  | 22 |  |
|  | Orange trees | / | 100 | 2,200 | 22 |  |
|  | **Subtotal (Items 1~4)** | **/** | **/** |  | **1888.267** | **65.77%** |
| 5 | Survey and design costs | 0,000 yuan | 4% |  | 75.53068 | 2.90% |
| 6 | External M&E costs | 0,000 yuan | 2% |  | 37.76534 | 1.45% |
| 7 | Internal M&E costs | 0,000 yuan | 0.50% |  | 9.441335 | 0.36% |
| 8 | Implementation management costs | 0,000 yuan | 2% |  | 37.76534 | 1.45% |
| 9 | Training costs | 0,000 yuan | 1% |  | 18.88267 | **0.72%** |
| 10 | Contingencies | 0,000 yuan | 10% |  | 188.8267 | 7.25% |
| 11 | Taxes | / | / |  | 614.5289111 | 23.59% |
|  | LA management costs | 0,000 yuan | 4% |  | 75.53068 | 2.90% |
|  | Farmland occupation tax | mu | 30,015 | 90.797 | 272.5271955 | 10.46% |
|  | Land development costs | mu | 18,676 | 90.797 | 169.5724772 |  |
|  | Land reclamation costs | mu | 2,000 | 0 | 0 |  |
|  | Fees for compensated use of additional construction land | mu | 10,672 | 90.797 | 96.8985584 |  |
|  | **Subtotal (Items 5~11)** | **/** | **/** | **/** | **982.7409761** | **34.23%** |
|  | **Total** | **/** | **/** | **/** | **2871.007976** |  |

## Annual Investment Plan

An annual investment plan has been prepared based on the project implementation schedule. See Table 11-2.

Table 11‑2 Annual Investment Plan

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | 2014 | 2015 | 2016 | Subtotal |
| Investment (0,000 yuan) | 520.9073881 | 1823.175858 | 260.4536941 | 2604.536941 |
| Percent (%) | 20 | 70 | 10 | 100 |

## Funding Sources

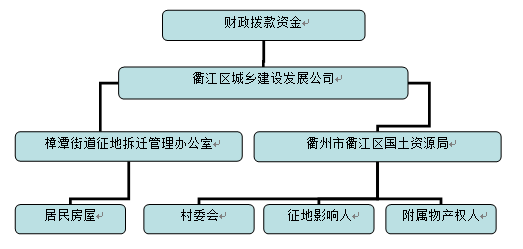
The funding sources for the construction of the Project include domestic and overseas bank loans, and fiscal appropriations. Resettlement funds are from fiscal appropriations mainly. LA costs of the Project are 300,000 yuan/mu.

## Fund Management and Disbursement

### Fund flow

In order that compensation fees under the Project are paid timely and fully to the APs according to the compensation policies and rates specified in the RAP, the owner should enter into LA and HD compensation agreements with the AHs, specifying amounts of compensation, term of payment, liabilities for breach, etc. See Figure 11-1.

Figure 11‑1 Fund Flowchart



### Disbursement and management

1) All costs related to resettlement will be included in the general budget of the Project.

2) Land compensation fees and resettlement subsidies will be paid up before LA so that all APs can be resettled properly.

3) In order to ensure the successful implementation of LA and resettlement, financial and supervisory agencies will be established at all levels.

# 

# M&E

To ensure the successful implementation of the RAP and resettle the APs properly, periodic M&E on resettlement activities will be conducted in accordance with the Bank’s policy on involuntary resettlement (OP4.12), and the Operational Guide to the Monitoring and Evaluation of Resettlement of World Bank Financed Projects in China. Monitoring is divided into internal monitoring of resettlement agencies and independent external monitoring.

Internal monitoring will be implemented by the Zhejiang and Quzhou PMOs to ensure that resettlement activities are conducted pursuant to the principles and schedule of the RAP. The purpose of internal monitoring is to keep the resettlement agencies functioning properly during implementation.

Independent M&E means the regular M&E of resettlement activities by an independent M&E agency. The independent monitoring of the Project will be conducted by an independent agency with relevant experience, covering:

* Functions of the resettlement network;
* Implementation progress of LA, HD and resettlement, and compensation;
* Resettlement and restoration of residents and entities;
* Investigation and analysis of the production level and living standard of the APs

Independent monitoring is conducted on all resettlement activities by an agency independent of resettlement implementation with a comprehensive, long-term point of view. The external M&E agency will follow up the resettlement activities to see if the state laws on resettlement, and the Bank’s operational policy on involuntary resettlement (OP4.12) are complied with, and if the production level and living standard of the APs are improved or at least restored to pre-project levels. The external M&E agency will give suggestions to the implementing agencies based on issues found during monitoring so that such issues can be solved timely.

## Internal Monitoring

The Zhejiang and Quzhou PMOs run an internal monitoring mechanism to inspect resettlement activities, establish a basic resettlement database, and use it to prepare the RAP, monitor all AHs, and conduct internal supervision and inspection of the whole process of resettlement preparation and implementation.

### Implementation procedure

During implementation, the Quzhou Project Leading Group will collect and record resettlement information from the monitoring samples, and report real-time activity records to the provincial PMO timely to maintain continuous monitoring. The provincial PMO will inspect implementation regularly.

Information forms of specified formats will be prepared in the above monitoring mechanism to realize a continuous mechanism from the Quzhou PMO to the Zhejiang Project Leading Group. As an integral part of the internal monitoring system, the Qujiang District Land and Resources Bureau, and Zhangtan Sub-district LA and HD Management Office will conduct inspection and verification regularly.

### Scope

* Rural resettlement
* Payment of compensation fees
* Labor resettlement
* Compensation and resettlement for HD
* Infrastructure reconstruction
* Staffing, training, working schedule and efficiency of the resettlement agencies
* Registration and handling of grievances and appeals of APs

### Reporting

The Zhejiang PMO will submit an internal monitoring report to the Bank semiannually.

## External Monitoring

### External M&E agency

The Zhejiang PMO will appoint a qualified, independent agency as the external M&E agency.

The external M&E agency will conduct follow-up M&E on resettlement activities regularly, monitor the progress, quality and funding of resettlement, and give opinions. It will also conduct follow-up monitoring on the production level and living standard of the APs, and submit M&E reports to the Zhejiang PMO and the Bank.

### Monitoring procedure and scope

⑴ Preparing the Terms of Reference of M&E

⑵ Developing software for the resettlement M&E information system

⑶ Preparing a survey outline, a questionnaire and a record card

⑷ Design of the sampling survey plan (10% of households affected by LA and HD)

⑸ Baseline survey

A baseline survey required for the independent M&E of the AHs will be conducted to acquire baseline data on the living standard (livelihood, production and income levels) of the monitored AHs.

⑹ Establishing an M&E information system

An M&E information system will be established, where a database will be established for different types of M&E data, in order to provide computer aid for analysis and follow-up monitoring.

⑺ M&E survey

* Capacity evaluation of resettlement agencies: to investigate the working capacity and efficiency of the resettlement agencies
* Monitoring of resettlement progress, compensation rates and payment
* Impact analysis of the project
* Follow-up survey and evaluation of the income level of the AHs (sampling rate 10%)
* Monitoring of typical households affected by HD: payment of compensation fees, availability of resettlement housing, relocation progress, income restoration, resettlement quality, housing quality
* Monitoring of typical affected entities: payment of compensation fees, LA for new site, property construction, relocation progress, production restoration, employee income restoration, resettlement quality
* Restoration measures for vulnerable groups
* Public facilities: payment of compensation fees, functional restoration, reconstruction progress
* Public participation and consultation: to monitor public participation activities during the preparation and implementation of the RAP, and the effectiveness of participation
* Appeals: to monitor the registration and disposition of appeals of the APs

⑻ Compiling monitoring data, and establishing a database

⑼ Comparative analysis

⑽ Preparing M&E reports according to the monitoring plan

* August 2015: appointing the external M&E agency and preparing the terms of references
* August 2015: preparing for external M&E
* September 2015: submitting the M&E Report No.1 (baseline report)
* March 2016: submitting the M&E Report No.2
* September 2016: submitting the M&E Report No.3
* November 2016: submitting the post-evaluation report

## Monitoring Indicators

* Socioeconomic indicators: per capita income, GDP, employment rate
* Institutional indicators: staffing, staff competencies, rules and regulations, equipment, affairs handling rate
* APs affected by LA or occupation: availability of compensation fees, production resettlement mode, income variation, employment rate, satisfaction with resettlement
* Residents affected by rural HD: availability of compensation fees, resettlement sites, house construction, satisfaction with resettlement
* Infrastructure: availability of compensation fees, function restoration
* Public participation: frequency and scope of participation, and impacts on project implementation

## Post-evaluation

After project implementation, the resettlement activities will be subject to post-evaluation using the theory and methodology for post-evaluation on the basis of M&E. Successful experience and lessons of land acquisition and resettlement will be evaluated to provide experience that can be drawn on for future resettlement. The post-evaluation will be conducted by an independent external M&E agency appointed by the Zhejiang PMO. The post-evaluation agency will prepare terms of reference for post-evaluation, establish a system of evaluation indicators, conduct socioeconomic analysis and survey, and prepare the Resettlement Post-evaluation Report for submission to the Zhejiang PMO and the Bank.

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# Entitlement Matrix

Table 13‑1 Entitlement Matrix

| Type of impact | APs | Compensation and resettlement policies | rates |
| --- | --- | --- | --- |
| Acquisition of rural collective land (99.09 mu) | Fangyang, Nanshandi and Qiancheng Villages | Composite compensation is paid to the affected rural collective economic organization and rural residents to be resettled for production development and livelihood restoration. | Composite compensation rate for farmland: 63,000 yuan/mu |
| 35 households with 150 persons | Receiving compensation for ground attachments  Receiving training and job opportunities, and being entitled to measures that at least maintain their operating income  Having priority in being employed | Young crop compensation is included in composite compensation. |
| Departments concerned | Taxes | Land development costs: 18,676 yuan/mu  Fees for compensated use of additional construction land: 10,672 yuan/mu  Farmland occupation tax: 30,015 yuan/mu  LA management costs: 4% of LA costs |
| Demolition of rural residential houses (total area: 10,000 m2) | 20 households with 80 persons in Nanshandi Village | Receiving house compensation at replacement cost | Masonry concrete structure: 1,000 yuan/m2 |
| Ground attachments | Proprietors | Receiving compensation from the owner |  |