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**World Bank
Financed Project**

Resettlement Plan for Medium City Traffic Construction Project of Anhui Province

(Summary Report)

July 2009

Terms and Definitions

I. Displaced persons

1. Displaced persons (DPs) may be classified in one of the following three groups by eligibility for compensation:

- A. those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- B. those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets—provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan; and
- C. those who have no recognizable legal right or claim to the land they are occupying.

2. Persons covered under para. 2(A) and (B) are provided compensation for the land they lose, and other assistance. Persons covered under para. 2(C) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date¹ established by the borrower and acceptable to the Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in para. 2(A), (B), or (C) are provided compensation for loss of assets other than land.

II. Compensation and resettlement measures

3. A resettlement plan or a resettlement policy framework that covers the following should be prepared in order to solve or eliminate the involuntary taking of land resulting in: (i) relocation or loss of shelter; (ii) lost of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location:

- A. The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:
 - (i) informed about their options and rights pertaining to resettlement;
 - (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
 - (iii) provided prompt and effective compensation at full replacement cost², for losses of assets attributable directly to the project.
- B. If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:
 - (i) provided assistance (such as moving allowances) during relocation; and
 - (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.

¹ Normally, this cut-off date is the date the census begins. The cut-off date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

² "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

- C. Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are:
- (i) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and
 - (ii) provided with development assistance in addition to compensation measures described in paragraph 4(A)(iii), such as land preparation, credit facilities, training, or job opportunities.

4. Cut-off date: In the project, this date means the date of publication of the land acquisition and demolition notice. After this date, the DPs shall not build, expand or rebuild any house; not alter the use of any house and land; not lease or land lease or deal with any house; and people flowing in after this date will be ineligible as DPs.

III. Vulnerable groups

The vulnerable groups in the project refer to those below the poverty line, the elderly, women, the disabled, ethnic minorities, etc., to which particular attention will be paid in the project.

IV. Definitions of house structures

Frame structure: reinforced concrete beams and columns, partitioned with light sheets such as aerated concrete, expanded perlite, float stone and vermiculite; flat roof, with canopy, doors and windows, cement terrace, with water, electricity and sanitary facilities

Composite structure: reinforced concrete beams and columns, solid brick wall; flat or tile roof, with canopy, doors and windows, coated wall surface, cement terrace, with water, electricity and sanitary facilities

Masonry-timber structure: wooden roof truss, cement or wooden purlin; single or double rowlock wall, flat tile roof, with canopy, doors and windows, cement terrace, with water and electricity facilities

Simple structure: bamboo substrate, grass, tile or asbestos tile roof; earth or brickbat wall, simple plastering, earth terrace, incomplete and irregular doors and windows, with electricity

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Project Brief Introduction

Purpose of the project

In the background of the westward capacity expansion of the Yangtze River Delta, the Anhui Provincial Government has developed the major strategy of accelerating the province's integration into the Yangtze River Delta by virtue of the "Provincial Capital Economic Circle", the "Riverside Economic Belt" and the "Along-Huaihe-River Urban Agglomeration". Under the direction of this spirit, the municipal governments of the 4 medium-size cities of Wuhu, Huaibei, Anqing and Lu'an in Anhui have instituted the development strategy to promote urbanization, industrialization and agricultural industrialization, and accelerate transformation and innovation based on characteristic industries, so as to realize industry-based city revitalization, unified planning of urban and rural areas and sustainable development driven by central urban areas.

However, in the rapid urbanization process, with the sharp rise of urban population and the enhancement of urban center functions, all land and infrastructure in the old urban areas of the 4 cities will be saturated, and the traffic supply-demand conflict within the old urban areas and between the old and new urban areas is increasingly conspicuous, so there is an urgent need to expand and optimize their urban traffic systems. Therefore, the 4 medium-size cities plan to apply for a loan with the World Bank, and draw on the advanced traffic philosophies and mature experience of the World Bank to improve their urban infrastructure and public transit services, and realize the harmonious development objectives of scientific development, people orientation and traffic safety.

In April 2007, the World Bank agreed to grant a loan of 100 million US dollars to support Anhui's urban traffic construction in the discussion of the loan program with the State Development and Reform Commission. This program will be approved by the World Bank in its fiscal year 2010 (July 1, 2009-June 30, 2010).

Project composition

The World Bank Financed Medium City Traffic Construction Project of Anhui Province (hereinafter referred to as "the project") covers road construction or reconstruction, the construction of bus terminals and traffic facilities; the main objectives are to expand the capacity of roads, offer better public transit services, improve traffic safety and quality, and finally improve the resident trip capability of key roads in the 4 cities.

The project involves the 4 prefecture-level cities of Wuhu, Anqing, Lu'an and Huaibei in Anhui Province. The scope of construction and key impacts of the project are shown in Table 0-1.

Table 0-1 Scope of construction and key impacts of the project

No.	Project composition	Starting point	Ending point	Scope of construction	Project impacts										Associated project	
					Affected population				Affected land (mu)		Demolition (m ²)					
					Land acquisition / occupation	Rural residential houses	Urban residential houses	Demolition of nonresidential houses	Collective land	State land	Rural residential houses	Urban residential houses	Enterprises and public institutions	shops		
1	Wuhu	Third Ring Road construction (Limin Road East-Wunan Road)	Limin Road East	Wunan Road	Starting from the Limin Road East crossing to the south of Yijiang Bridge in the north, ending at the Wunan Road crossing in the south, about 9km long; opening special bus lanes, installing traffic signals, pedestrian signals, e-police and electronic monitoring system	1062	0	0	42	1089.44	93.02	0	0	11550	0	The connecting roads of all newly built or rebuilt roads are existing roads or roads built under the project; there is no associated project.
		Jiuhuashan Road traffic facilities	/	/	Improving e-police and electronic monitoring system	0	0	0	0	0	0	0	0	0	0	
		Yijiang Road traffic facilities	/	/	Opening special bus lanes, installing traffic signals, pedestrian signals, e-police and electronic monitoring system	0	0	0	0	0	0	0	0	0	0	
2	Anqing	Huxin Road North	/	/	1) keeping the sectional layout of roads, and restoring pavement to 3 meters through reducing the width of green belt; 2) improving the road surface using Asphalt 3)improving the safety facilities and streetlamps, etc.	0	0	0	0	0	0	0	0	0	0	
		Huxin Road Central	/	/	1) keeping the sectional layout of roads, and developing pavement to 3 meters in some sections; 2) improving the road surface using Asphalt 3)improving the safety facilities and streetlamps, etc	0	0	0	0	0	0	0	0	0	0	
		Huxin Road South	/	/	1) keeping the sectional layout of roads; 2) improving the road surface using Asphalt 3)improving the safety facilities and streetlamps, etc	0	0	0	0	0	0	0	0	0	0	
		Shuguang Road	Huazhong Road	Yanjiang Road	1) Building motorized vehicle lanes and sidewalks (about 640m long); 2) building 640m of DN400 service pipe, 640m of DN1300 rain pipe, and 640m of DN400 sewer pipe; 3) road landscaping and lighting, etc.	0	0	274	59	0	21	0	4,096.25	2562.75	520	
		Yanjiang Road East	Dujiang Road	Shuguang Road	1) Building a road (about 900m long); 2) building 900m of DN1300 rain pipe; 3) road landscaping and lighting, etc.	0	0	0	15	0	37.2	0	0	2766	0	

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No.	Project composition	Starting point	Ending point	Scope of construction	Project impacts									Associated project	
					Affected population				Affected land (mu)		Demolition (m ²)				
					Land acquisition / occupation	Rural residential houses	Urban residential houses	Demolition of nonresidential houses	Collective land	State land	Rural residential houses	Urban residential houses	Enterprises and public institutions		shops
	Bus terminal construction	Hongguang Bus Terminal		This terminal is located near Hongguang Village on National Highway 206, and is an integrated terminal with parking, service, change, dispatching and office functions.	0	0	0	0	0	0	0	0	0	0	
		Shizishan Bus Terminal		This terminal is located near "Shizishan" Park on Ring Road West; and is an integrated terminal with parking, service, change, dispatching and office functions.	0	0	0	0	20	0	0	0	0	0	0
	Traffic management facilities improvement	/	/	Installing traffic signals, e-police and electronic monitoring system on Yanjiang Road and Dekuan Road	0	0	0	0	0	0	0	0	0	0	
	Municipal maintenance and management facilities	/	/	To turn the passive status in maintenance, and improve the operating state of urban roads, 10 maintenance devices will be bought, including vehicles.	0	0	0	0	0	0	0	0	0	0	
3	Lu'an	Pihe Road South	West Street	West Ring Road	Building 3.46 km of new road	112	150	0	0	68.2	47.8	1,678	0	819	0
		Xicheng Road	Pihe Road South	Xianghongdian Road	Building 3.3km of new road	230	126	158	80	140.5	22.5	4,710	5,318	721	406.54
		Bagongshan Road	Renmin Road	Jiefang Road North	Building 2.64km of new road	0	0	700	93	0	193	0	27,662	1,674	628
		Longhe Road Central	Meishan Road South	Dongcheng Road	Building 6.5km of new road	119	96	810	30	1,54.8	1,67.2	3,676	20,880	7,352	0
		Bus terminal construction	/	/	Building 1 service yard	0	0	0	0	0	60	0	0	0	0
4	Huaiabei	Huaihai Road	Suixi Road	Donggan glou Flyover	Rebuilding 2.35km of road, red line width 42.5m	0	0	0	0	0	0	0	0	0	0
		Liyuan Road Central	Cuifeng Road	Xiangshan Road	Building 0.86km of new road, red line width 30m	0	0	114	0	0	0	0	2,864	0	0

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No.	Project composition	Starting point	Ending point	Scope of construction	Project impacts										Associated project
					Affected population				Affected land (mu)		Demolition (m ²)				
					Land acquisition / occupation	Rural residential houses	Urban residential houses	Demolition of nonresidential houses	Collective land	State land	Rural residential houses	Urban residential houses	Enterprises and public institutions	shops	
	Cuifeng Road South	Nanli Road	Rongshu Road North	Building 1.2km of new road, red line width 35m	0	218	0	0	54	0	6,482	0	0	0	
	Tuohe Road	Xiangyang Road	East Outer Ring Road	Building 5.89km of new road, red line width 45m	610	590	0	0	449	0	16,435	0	0	0	
	Suixi Road	Liuqiao Special Line	Huaihai Road	Rebuilding 4.49km of new road	0	0	0	0	0	0	0	0	0	0	
	Bus terminal construction			Building a bus service yard and 4 bus terminals, and rebuilding 164 bus stops into bus bays	47	107	0	10	85	5	3,928	0	1862	0	

Measures to reduce resettlement

At the planning and design stage, options have been compared based on the project's local social and economic impacts. Where land occupation is inevitable, barren land and state land will be occupied as much as possible to reduce the occupation of arable land; where relocation is inevitable, the quantity of relocation has been minimized, which has been taken as a key factor in option optimization and comparison. The measures to reduce the project's resettlement impacts are shown in Table 0-2.

Table 0-2 Measures to reduce impacts on displaced persons

No.	Subproject	Measures to reduce resettlement	Reduction
1	Wuhu Subproject	Optimizing project design, avoiding any option that involves dense residential houses and arable land by option comparison	Reducing occupation of 94.5 mu of arable land
2	Anqing Subproject	Optimizing project design	Avoiding the demolition of 2,010.4m ² of enterprises, 544.5m ² of shops, and reducing the directly affected population by 46 on Huxin Road South; optimizing the choice of site of the Shizishan Bus Terminal, avoiding the demolition of 1,300m ² of houses, reducing the directly affected population by 34 out of 9 families
3	Lu'an Subproject	Optimizing project design	Avoiding the demolition of 14,275m ² of enterprises and public institutions, and 6,200m ² of residential houses on Longhe Road Central
4	Huaibei Subproject	Optimizing project design, avoiding any option that involves dense residential houses and arable land by option comparison	/

Identification of associated projects

Association project means any project that has a direct relationship with the construction function or benefit of the project during the preparation and implementation of the project.

During project design, the project implementing agencies paid great attention to the identification of associated projects, and the project offices made a correlation analysis of all projects together with the design agencies of the subprojects. Based on analysis, the connecting roads of all newly built or rebuilt roads are existing roads or roads built under the project, so there is no associated project. See Table 0-1.

Project impacts

Project impact survey

As required by the World Bank and the Anhui Provincial Project Office, the implementing agencies of the subprojects made a 100% detailed survey of the physical quantities of land acquisition, temporary land occupation, displaced families, enterprises, public institutions and shops within the affected areas together with the relocation offices, land and resources bureaus, house demolition administration departments and other competent authorities from October 10, 2008 to February 15, 2009, and also a social and economic survey of the villages, sub-districts and communities affected by land acquisition and demolition. During the survey of the physical quantities affected by land acquisition and demolition of the project, the whole affected population was involved. During the survey, the Task Team also listened to opinions of residents, enterprises, public institutions and shops about land acquisition, demolition and resettlement, and conductive extensive consultation.

The physical quantity survey was made by the municipal project offices on the spot in the manner of door-to-door census; in the social and economic survey, the districts, Xiangs/towns, villages and displaced families affected by the project were surveyed in the manner of family sampling (with a sample proportion of 11.3%-27%). The survey organization is shown in Table 0-1.

Table 0-1 Organization of survey of physical indicators

No.	Subproject	Duration	Method	Organization
1	Wuhu Subproject	October 14, 2008 - January 10, 2009	Door-to-door census of resettlement impacts, field survey and socioeconomic survey with 14% of families	Wuhu Construction Commission, design agency
2	Anqing Subproject	October 17, 2008 - February 15, 2009	Door-to-door census of resettlement impacts, field survey and socioeconomic survey with 20.4% of families	Anqing Urban Construction Investment & Development (Group) Co., Ltd., design agency
3	Lu'an Subproject	October 24, 2008 - February 15, 2009	Door-to-door census of resettlement impacts, field survey and socioeconomic survey with 27% of families	Lu'an Project Office, design agency
4	Huaibei Subproject	October 21, 2008 - February 15, 2009	Door-to-door census of resettlement impacts, field survey and socioeconomic survey with 11.3% of families	Huaibei Project Office, design agency

Affected areas

According to the characteristics of the project, the land acquisition and demolition impacts of the project mainly result from urban road construction, reconstruction and bus terminal construction. The range of land acquisition and demolition and the areas in which residents' production and livelihood are affected by construction are the areas affected by resettlement of the project. At this stage, the land acquisition and demolition impacts of the project are determined in a survey based on the recommended option identified at the feasibility study stage. According to statistics, the project involves 15 villages/communities in 11 Xiangs/towns/sub-districts in 7 districts/counties of Wuhu, Anqing, Lu'an and Huaibei. The areas affected by resettlement of the project are shown in Table 0-2.

Table 0-2 Schedule of affected areas

No.	Type of impact		District/county	Xiang/town /sub-district	Affected village / community		
					Land acquisition only	Demolition only	Land acquisition + demolition
1	Wuhu	Third Ring Road construction	Yijiang District	Matang Sub-district Office	Gangxi Village, Pingshan Village	/	/
		Limin Road East-Winner		Huolonggang Sub-district Office	Liangfu Village	/	/

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Ic	Type of impact		District/county	Village/town /sub-district	Affected village / community		
					Land acquisition only	Demolition only	Land acquisition + demolition
		East-Wunar Road)		Lugang Town	Longhua Village	/	/
2	Anqing	Shuguang Road	Yingjiang District	/	/	/	/
		Yanjiang Road East	Yingjiang District	/	/	/	/
		Shizishan Bus Terminal	Daguan District	Shilipu Xiang	Yuanbai Village	/	/
3	Lu'an	Pihe Road South	Yu'an District	/	/	/	Nanwai Village, Hujiadu Village
		Xicheng Road	Yu'an District	/	/	/	Wuliqiao Village, Nanwai Village
		Bagongshan Road	Yu'an District	/	/	/	/
		Longhe Road Central	Jin'an District	/	Shilipu Village, Wangchenggang	/	/
4	Huabei	Liyuan Road Central	Xiangshan District	Nanli Office	/	Zhongcheng, Chengli	
		Cuifeng Road South	Xiangshan District	Nanli Office	/	/	Dinglou Community
		Tuohe Road	Suixi County	Suixi Town	/	/	Dongguan Village
			Lieshan District	Yangzhuang Office	Erlangmiao Community	/	
				Lieshan Town	/	/	Lieshan Village, Xinbei Village
		Xiangshan District	Renwei Office	/	/	Xinxing Community	
		Bus terminal construction	Suixi County	Suixi Town	Dongguan Village	/	/
			Xiangshan District	Quyong Office	/	/	Renjing Community
				Nanli Office	Dinglou Community	/	/
Dongshan Office	/			/	Zhouzhuang Community		

Project impacts

Based on the physical quantity survey, the project impacts mainly include: (1) land acquisition/occupation; (2) demolition of residential houses and annexes; (3) demolition of nonresidential houses (enterprises and shops mainly); and (4) ground annexes, etc.

Affected population

The project affects a total population of 5,480, including 1,104 in Wuhu (20.1%), 348 in Anqing (6.4%), 2,332 in Lu'an (42.6%) and 1,696 in Huabei (30.9%).

In terms of type of impact, 1,808 people out of 538 families are affected by land acquisition (accounting for 33.0% of the total affected population); 1,287 people out of 285 families are affected by both land acquisition and demolition (accounting for 23.5% of the total affected population); 2,056 people out of 640 families are affected by demolition only (accounting for 37.5% of the total affected population); 158 people out of 11 enterprises (accounting for 2.8% of the total affected population), 92 people out of 3 public institutions (accounting for 1.7% of the total affected population) and 85 people out of 16 shops are affected (accounting for 1.6% of the total affected population). The affected population is shown in Table 0-3.

Table 0-3 Schedule of affected population

No	Type of impact		Rural areas						Demolition urban residential houses		Affected enterprises		Affected public institutions		Affected shops		Total
			Acquisition of collective land only		Demolition of rural houses only		Land acquisition + demolition										
			Affected households	Affected population	Affected households	Affected population	Affected households	Affected population	Affected households	Affected population	Affected number	Affected population	Affected number	Affected population	Affected number	Affected population	Affected population
1	Wuhu	Third Ring Road construction	36	106	0	0	0	0	0	0	1	42	0	0	0	0	1,104
2	Anqing	Shuguang Road	0	0	0	0	0	0	98	274	4	37	0	0	5	22	333
		Yanjiang Road East	0	0	0	0	0	0	0	0	1	3	1	12	0	0	15
		Shizishan Bus Terminal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Lu'an	Pihe Road South	0	0	0	0	28	112	0	0	1	0	0	0	0	0	112
		Xicheng Road	21	66	0	0	38	164	47	158	0	0	1	50	8	30	468
		Bagongshan Road	0	0	0	0	0	0	220	700	2	60	0	0	3	33	793
		Longhe Road Central	11	23	0	0	24	96	250	810	1	0	1	30	0	0	959
4	Huaibe	Liyuan Road Central	0	0	0	0	0	0	25	114	0	0	0	0	0	0	114
		Cuifeng Road South	0	0	0	0	45	218	0	0	0	0	0	0	0	0	218
		Tuohe Road	137	610	0	0	126	590	0	0	0	0	0	0	0	0	1,200
		Bus terminal construction	9	47	0	0	24	107	0	0	1	10	0	0	0	0	164
Subtotal			538	1,808	0	0	285	1,287	640	2,056	11	152	3	92	16	85	5,480
Proportion (%)			/	33.0%	/	0.0%	/	23.5%	/	37.5%	/	2.8%	/	1.7%	/	1.6%	100.0%

Permanent acquisition and temporary occupation of collective land

The permanent acquisition of collective land will affect 15 villages/communities in 11 Xiangs/towns/sub-districts, 2,059.9 mu of collective land and 3,095 people out of 823 families³, including 1,089.4 mu in Wuhu (52.9%), 20 mu in Anqing (1.0%), 362.5 mu in Lu'an (17.6%) and 588.0 mu in Huaibei (28.5%).

In the collective land acquired, there is 813.61 mu of paddy field (39.5%); 320.49 mu of dry land (15.6%); 52.53 mu of vegetable plot (2.6%); 27.5 mu of garden plot (1.3%); 44.2 mu of woodland (2.1%); 351.1 mu of pond surface (17.0%); 324 mu of housing site (15.7%); 13.3 mu of other rural land for construction (0.6%); 113.21 mu of unused land (5.5%). The collective land permanently acquired in the project is shown in

³ In which 1,287 people out of 285 are also affected by house demolition

Table 0-4.

For the purpose of construction, the land occupied temporarily in the project will be mainly used to pile construction materials and machinery and erect temporary sheds, etc. According to the project design, the project will be distributed in a linear form. After the implementation of land acquisition and demolition, many open spaces can be created in the range of land acquisition of the project, and can be used to pile materials and erect temporary sheds. Therefore, there is no need to occupy arable land temporarily or demolish houses.

Table 0-4 Permanent acquisition of collective land

No	Type of impact		Land acquisition (mu)										Affected persons	
			Paddy field	Dry land	Vegetable plot	Garden plot	Woodland	Pond surface	housing site	Other rural land for construction	Unused land	Subtotal	Affected families	Affected population
1	Wuhu	Third Ring Road construction	719.91	8.69	31.23	0	0	236.5	0	0	93.11	1,089.4	360	1,062
2	Anqing	Shizishan Bus Terminal	0	0	0	0	0	20	0	0	0	20.0	0	0
3	Lu'an	Pihe Road South	15.5	15	0	0	13.8	3.7	18.5	0.7	0	67.2	28	112
		Xicheng Road	63	11.2	0	1.6	9.2	10.7	42.8	2	0	140.5	59	230
		Longhe Road Central	15.2	5.6	21.3	3.9	21.2	21.2	50.7	10.6	5.1	154.8	35	119
		Subtotal	93.7	31.8	21.3	5.5	44.2	35.6	112	13.3	5.1	362.5	122	461
4	Huaibei	Cuifeng Road South	0	0	0	0	0	0	54	0	0	54.0	45	218
		Tuohe Road	0	230	0	22	0	59	123	0	15	449.0	263	1,200
		Bus terminal construction	0	50	0	0	0	0	35	0	0	85.0	33	154
		Subtotal	0	280	0	22	0	59	212	0	15	588.0	341	1,572
Total			813.61	320.49	52.53	27.5	44.2	351.1	324	13.3	113.21	2,059.9	823	3,095
Proportion			39.5%	15.6%	2.6%	1.3%	2.1%	17.0%	15.7%	0.6%	5.5%	100.0%		

Permanent occupation of state land

The project will occupy 646.72 mu of state land permanently. Except that 58.2 mu of state land in Anqing (9.0%) is used on a compensated basis, the remaining is allocated gratuitously. The state land affected by the project is shown in Table 0-5.

Table 0-5 Affected state land

No.	Type of impact		Occupation of state land (mu)	Remarks
1	Wuhu	Third Ring Road construction (Limin Road East-Wunan Road)	93.02	Allocation
2	Anqing	Shuguang Road	21	Compensated use
		Yanjiang Road East	37.2	
		Subtotal	58.2	
3	Lu'an	Pihe Road South	47.8	Allocation
		Xicheng Road	22.5	
		Bagongshan Road	193	
		Longhe Road Central	167.2	
		Bus terminal construction	60	
		Subtotal	490.5	
4	Huaibei	Cuifeng Road South	3	Allocation
		Bus terminal construction	2	
		Subtotal	5	
Total			646.72	

Demolition of residential houses

The residential houses to be demolished in the project include rural and urban residential houses, with a total area of 97,729.3m², involving 3,343 people out of 925 families⁴, including 36,909m² of rural residential houses (accounting for 37.8% of demolished house area of residents), involving 1,287 people out of 285 families, and 60,820.3m² of urban residential houses (accounting for 62.2% of demolished house area of residents), involving 2,056 people out of 650 families.

🕒 Demolition of rural residential houses

The demolition of rural residential houses in the project results from the Lu'an and Huaibei Subprojects, with a total area of 36,909m², including 10,064m² in Lu'an (accounting for 27.3% of rural demolished house area) and 26,845m² in Huaibei (accounting for 72.7% of rural demolished house area). In terms of structure, the area of houses in masonry-concrete structure is 12,797m² (34.7%); that in masonry-timber structure 21,871m² (59.3%) and that in simple structure 2,241m² (6.1%). The impacts of the demolition of rural residential houses are shown in Table 0-6.

Table 0-6 Demolished rural residential houses

No	Type of impact		Rural residential houses (m ²)				Affected families	Affected population
			Masonry-concrete	Masonry timber	Simple	Subtotal		
1	Lu'an	Pihe Road South	854	559	265	1,678	28	112
		Xicheng Road	1,930	1,044	1,736	4,710	38	164
		Longhe Road Central	3,256	180	240	3,676	24	96
		Subtotal	6,040	1,783	2,241	10,064	90	372
2	Huaibei	Cuifeng Road South	1,939	4,543	0	6,482	45	218

⁴ In which 1,287 people out of 285 are also affected by house demolition

No	Type of impact		Rural residential houses (m ²)				Affected families	Affected population
			Masonry-concrete	Masonry-timber	Simple	Subtotal		
		Tuohe Road	2,270	14,165	0	16,435	126	590
		Bus terminal construction	2,548	1,380	0	3,928	24	107
		Subtotal	6,757	20,088	0	26,845	195	915
		Total	12,797	21,871	2,241	36,909	285	1,287
		Proportion	34.7%	59.3%	6.1%	100.0%		

⌚ Demolition of urban residential houses

The demolition of urban residential houses in the project results from the Anqing, Lu'an and Huaibei Subprojects, with a total area of 60,820.3m², including 4,096.3m² in Anqing (accounting for 6.7% of urban demolished house area); 53,860m² in Lu'an (accounting for 88.6% of urban demolished house area); and 2,864m² in Huaibei (accounting for 4.7% of urban demolished house area). In terms of structure, the area of houses in masonry-concrete structure is 53,895.3m² (88.6%); that in masonry-timber structure 5,336m² (8.8%) and that in simple structure 1,589m² (2.6%). The impacts of the demolition of urban residential houses are shown in Table 0-7.

Table 0-7 Demolished urban residential houses

No.	Type of impact		Urban residential houses (m ²)				Affected families	Affected population
			Masonry-concrete	Masonry-timber	Simple	Subtotal		
1	Anqing	Shuguang Road	4,096.3	0	0	4,096.3	98	274
2	Lu'an	Pihe Road South	0	0	0	0	0	0
		Xicheng Road	4,110	353	855	5,318	47	158
		Bagongshan Road	25,561	1,967	134	27,662	220	700
		Longhe Road Central	17,598	2,682	600	20,880	250	810
	Subtotal	/	47,269	5,002	1,589	53,860	517	1,668
3	Huaibei	Liyuan Road Central	2,530	334	0	2864	25	114
		Total	53,895.3	5,336	1,589	60,820.3	640	2,056
		Proportion (%)	88.6%	8.8%	2.6%	100.0%		

Demolition of nonresidential houses

The nonresidential houses to be demolished in the project have a total area of 30,861.29m², including 25,180.75m² of enterprises (81.6%); 4,126m² of public institutions (13.4%) and 1,554.54m² of shops (5.0%).

⌚ Enterprises

The project affects 152 people out of 11 enterprises, with a total area of 25,180.75m². Based on the survey, most of the affected enterprises have closed down, or only some of their buildings and annexes are affected, while their normal production is not affected. In terms of house structure, the area of demolished houses in masonry-concrete structure is 17,626.75m²

(70.0%); that in masonry-timber structure 5,164m² (20.5%) and that in simple structure 2,390m² (9.5%). The project impacts on enterprises are shown in Table 0-8.

🕒 **Public institutions**

The project affects 92 people out of 3 public institutions, with a total area of 4126m². In terms of house structure, the area of demolished houses in frame structure 2,607m² (63.2%); that in masonry-concrete structure 1,168m² (28.3%) and that in masonry-timber structure 351m² (8.5%). The project impacts on public institutions are shown in

Table 0-9.

🕒 **Shops**

The project affects 82 people out of 16 shops, with a total area of 1,554.54m², resulting from the Anqing and Lu'an Subprojects, including 297.5m² of rural shops (19.1%) and 1,257.04m² of urban shops (80.9%). In terms of house structure, frame structure 628m² (40.4%); masonry-concrete structure 926.54m² (59.6%). The project impacts on shops area shown in

Table 0-10.

Table 0-8 Affected enterprises

No	Type of impact		Affected number	Affected population	Degree of impact	Demolition area (m ²)			Subtotal
						Composite	Masonry-timber	Simple	
1	Wuhu	Third Ring Road construction	1	42	Full demolition	8,050	1,500	2,000	11,550
2	Anqing	Shuguang Road	4	37	Demolition of part of enclosure and factory buildings, no impact on production	2,562.75	0	0	2,562.75
		Yanjiang Road East	1	3	Full demolition	55	0	0	55
	Subtotal	/	5	40	/	2,617.75	0	0	2,617.75
3	Lu'an	Pihe Road South	1	0	Partial demolition; the enterprise has closed down	87	726	6	819
		Bagongshan Road	2	60	Full demolition; one enterprise has closed down	6,872	480	0	7,352
		Longhe Road Central	1	0	Partial demolition; the enterprise has closed down	0	980	0	980
	Subtotal	/	4	60	/	6,959	2,186	6	9,151
4	Huaibei	Bus terminal construction	1	10	Obsolete production and storage houses and annexes	0	1,478	384	1,862
Total			11	152	/	17,626.75	5,164	2,390	25,180.75
Proportion (%)			/	/	/	70.0%	20.5%	9.5%	100.0%

Table 0-9 Affected public institutions

No	Type of impact		Affected number	Affected population	Degree of impact	Demolition area (m ²)			Subtotal
						Frame	Masonry-concrete	Masonry-timber	
1	Anqing	Yanjiang Road East	1	12	Full demolition	2,607	104	0	2,711

No	Type of impact		Affected number	Affected population	Degree of impac	Demolition area (m ²)			
						Frame	Masonry-concrete	Masonry-timber	Subtotal
2	Lu'an	Xicheng Road	1	50	Partial demolition	0	370	351	721
		Longhe Road Central	1	30	Full demolition	0	694	0	694
		Subtotal	2	80	/	0	1,064	351	1,415
Total			3	92	/	,2607	1,168	351	4,126
Proportion (%)			/	/	/	63.2%	28.3%	8.5%	100.0%

Table 0-10 Affected shops

No	Type of impact		Affected number	Affected population	Degree of impac	Demolition area (m ²)			Remarks
						Frame	Masonry-concrete	Subtotal	
1	Anqing	Shuguang Road	5	22	Full demolition	0	520	520	
2	Lu'an	Xicheng Road	6	23	Full demolition	0	297.5	297.5	Rural shops
			2	7	Full demolition	0	109.04	109.04	Urban shops
		Bagongshan Road	3	30	Full demolition	628	0	628	Urban shops
		Subtotal	11	60	/	628	406.54	1,034.54	
Total			16	82	/	628	926.54	1,554.54	
Proportion (%)			/	/	/	40.4%	59.6%	100.0%	

Vulnerable groups

In the affected population, 62 people out of 23 families fall into vulnerable groups (accounting for 1.1% of the total affected population), involving the Wuhu, Huaibei and Lu'an Subprojects. The affected vulnerable groups are shown in Table 0-11.

Table 0-11 Schedule of vulnerable groups

Subproject	No	Name	Family population	Group	Type of difficulty	Resettlement inten
Wuhu Subproject	1	Zhang Guoshan	1	Lonely elderly	Livelihood	Living security
	2	Wei Zhongxia	3	Low income family	Livelihood	Living security
	3	Zhang Duqing	2	Five-guarantee family	Livelihood	Living security
	4	Zhao Changfa	5	Low income family	Livelihood	Living security
	5	Wang Jinbao	4	Poor family	Livelihood	Living security
	6	Feng Guirong	2	Lonely elderly	Livelihood	Living security
	7	Xu Bangying	1	Lonely elderly	Livelihood	Living security
	Subtotal		18	/	/	/
Huaibei Subproject	1	Xu Meiyong	1	Lonely elderly	Livelihood	Living security
	2	Ding Yanxi	2	Low income family	No land	Housing
	3	Xu Xiuzhen	5	Low income family	No land	Housing
	4	Zhu Lanying	1	Disabled	Livelihood	Housing
	5	Wang Shuhua	1	Lonely elderly	Livelihood	Living security
	6	Hu Yulin	5	Low income family	No land	Living security
	7	Zhu Xiaoqin	1	Lonely elderly	Livelihood	Housing
	8	Shi Qiyong	1	Lonely elderly	Livelihood	Housing
	9	Shi Jingrong	4	Low income family	Livelihood	Housing
	10	Ding Yansui	4	Lonely elderly	Livelihood	Living security
Subtotal		25	/	/	/	
Lu'an Subproject	1	Xu Weizhen	4	Low income family	Livelihood	Living security
	2	Li Zhongliang	1	Lonely elderly	Small house	Housing
	3	Zhou Zongming	1	Disabled	Small house	Housing
	4	Li Kaisheng	3	Disabled	Small house	Housing
	5	Chen Man	7	Low income family	Livelihood	Living security
	6	Chen Liyuan	5	Low income family	Livelihood	Living security
Subtotal		19	/	/	/	
Total		62	/	/	/	

Ground annexes

The project affects 17 types of ground annexes and public facilities, mainly including cement terrace, tree, enclosure and well, etc. The affected ground annexes are shown in Table 0-12.

Table 0-12 Affected ground annexes

Type of impact	Unit	Wuhu	Anqing	Lu'an	Huaibei	Subtotal
Enclosure	m ²	4,400	600	0	1735	6,735
10KV telegraph pole	/	6	57	95	0	158
380V telegraph pole	/	4	0	0	0	4
380V wooden telegraph pole	/	4	0	0	0	4
Power cable	m	250	0	0	0	250
Canal	m	1,000	0	111	0	1,111
Bridge	/	2	0	0	0	2
Pipeline	m	1,400	83	0	0	1,483
Highway	m ²	1,200	0	0	0	1,200
Graveyard	/	0	0	35	13	48
Tree	/	0	45	0	1,342	1,387

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Type of impact	Unit	Wuhu	Anqing	Lu'an	Huaibei	Subtotal
Pumped well	/	0	0	90	7	97
Mechanical well	/	0	0	14	0	14
Single-arch bridge	/	0	0	0	1	1
Cooking range	/	0	0	0	16	16
Pool	/	0	0	0	1	1
Simple shed	m ²	0	0	0	887	887

Social and economic overview of the affected areas

The project involves the 4 cities of Wuhu, Anqing, Lu'an and Huaibei. The geographic locations of the 4 cities⁵ are shown in Figure 0-1.

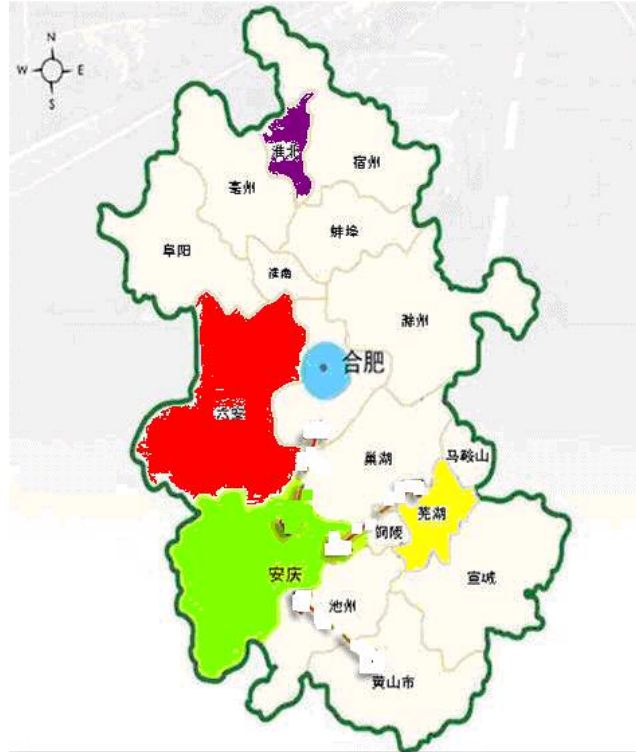


Figure 0-1 Schematic map of affected cities

The key social and economic indicators of the 4 cities are shown in Table 0-1. The basic social and economic situation of the 4 cities is as follows:

🕒 **Wuhu**

Wuhu is located in the southeast of Anhui, on the south bank of the lower Yangtze River. The city borders the south Anhui mountain system in the south and the Jianghuai Plain in the north. The Yangtze River runs through the city from southwest to northeast. The Qingyi River runs through the city from southeast to northwest and finally into the Yangtze River.

Wuhu is a city directly under the provincial government, and governs 3 counties (Wuhu, Fanchang and Nanling), 4 districts (Jinghu, Yejiang, Jiujiang and Sanshan), with a total area of 3,317km², including an urban area of 720km². At the end of 2007, the city had a registered population of 2.3046 million, up 14,300 from the previous year, including an urban population of 1.0528 million. In the city's population, there are

⁵ Yellow stands for Wuhu, green for Anqing, red for Lu'an, and purple for Huaibei

1.1911 million men and 1.1135 million women.

In 2007, regional GDP attained 58.112 billion yuan, up 16.5% year-on-year, representing the highest growth rate in the past 10 years (up 1.1%), in which the added value of primary industries was 3.2 billion yuan, up 3.8%; that of secondary industries 33.797 billion yuan, up 20.2%; and that of tertiary industries 21.115 billion yuan, up 13.3%. Per capita was GDP 25,294 yuan, up 15.6% year-on-year. The ratio of the added values of the three types of industries was 5.5:58.2:36.3. Fiscal revenue was 10.516 billion yuan, up 27.3% year-on-year, in which local fiscal revenue was 4.391 billion yuan, up 28.6%. Social investment in fixed assets was 43.578 billion yuan, up 51.7%, in which urban investment was 41.759 billion yuan, up 54.3%.

In 2007, per capita disposable income of urban residents was 13,234 yuan, up 22.1% year-on-year; per capita consumer spending 9,509 yuan, up 20.4%; per capita usable housing area 18.47m², up 0.98m²; per capita net income of rural residents 5,208 yuan, up 15.4%; per capita living expenditure 3,625 yuan, up 13.0%; and per capita residential area 33.82m², up 0.81m². The Engel's coefficients of urban residents and rural residents were 40.4% and 41.2%. The annual average pay of fully employed workers was 22,761 yuan, up 20.0% year-on-year.

⌚ **Anqing**

Anqing is located in the southwest of Anhui and on the north of the middle and lower Yangtze River, faces Jiujiang, Hukou Cities and Pengze County in Jiangxi Province and Dongzhi County, Guichi District and Tongling City across the Yangtze River; the south range of the Dabie Mountain is in the north and west of the city, leading to Huoshan County in Anhui Province and Yingshan and Huangmei Counties in Hubei Province; Anqing has smooth land connections with Wuwei, Lujiang and Shucheng Counties in Anhui Province in the northeast.

According to the Anqing Statistical Yearbook 2008, the total area of Anqing was 15,398km², the total population of 6.111 million, the population density 397 people/km²; the municipal districts (Yingjiang, Dagan and Yixiu) had a total population of 741,000 in 2007. A fast yet steady growth of national economy was sustained. In 2007, regional GDP was 59.351 billion yuan; in which the contribution of secondary and tertiary industries to regional GDP was 52.9% and 38.0% respectively. Per capita GDP was 9,739 yuan. People's standard of living improved significantly. Per capita disposable income of urban residents was 10,710 yuan, and per capita net income of rural residents 3,502 yuan.

⌚ **Lu'an**

Lu'an is located in the west of Anhui and on the north side of the Dabie Mountain, and is a central city in west Anhui. It governs 5 counties and 2 districts, the Lu'an Economic and Technological Development Zone and the Yeji Reform and Development Pilot Zone, with a total area of 17,976km².

In 2007, Lu'an's fiscal revenue was 3.29 billion yuan, GDP 43.983 billion yuan, and per capita GDP 7,222 yuan. Its industrial structure was largely rational, and the ratio of three types

of industries is 25.49:36.12:38.39. Per capita net income of rural residents was 3,058 yuan, and per capita disposable income of urban residents 10,459 yuan.

🕒 **Huaibei**

Huaibei is located at the junction of Jiangsu, Henan and Anhui Provinces. The topography of Huaibei inclines from the northwest to the southeast, and is mainly characterized by flat land and vast country. The city has a total land area of 2,725km².

Huaibei governs 3 districts and one county, 32 Xiangs/towns/sub-districts, 766 village/community committees.

According to the Huaibei Statistical Yearbook 2008, Huaibei's economy maintained a rapid growth in 2007, with a GDP of 25.92 billion yuan, up 12.5% year-on-year if calculated at comparable prices, in which the added value of primary industries was 2.91 billion yuan, up 4%; that of secondary industries 14 billion yuan, up 14.5%; and that of tertiary industries 9.01 billion yuan, up 11.9%. The ratio of the three types of industries is 11.2:54:34.8. Based on the resident population, per capita GDP was 12,675 yuan, up 1,660 yuan year-on-year.

Table 0-1 Key economic indicators of affected cities

Affected city		Wuhu	Anqing	Lu'an	Huaibei	
Population	Total population (10,000)	230.46	610.9	695.5	213.7	
	Men (10,000)	119.11	315.7350473	360.265	109.4	
	Women (10,000)	111.35	295.1649527	335.231	104.3	
	Agricultural population (10,000)	110.6208	323.777	368.615	121.8	
Grain planting area (hectare)		120,410	453,707	555,520	242,733	
Output value	GDP (100 million yuan)		581.12	593.51	439.83	259.2
	Primary industries	Output value (100 million yuan)	32	113.94	112.11	29.1
		Proportion (%)	5.5%	19.2%	25.5%	11.2%
	Secondary industries	Output value (100 million yuan)	337.97	249.14	158.86	140
		Proportion (%)	58.2%	42.0%	36.1%	54.0%
	Tertiary industries	Output value (100 million yuan)	211.15	230.44	168.86	90.1
		Proportion (%)	36.3%	38.8%	38.4%	34.8%
	Per capita GDP (yuan)		25,294	9,739	7,222	12,675
Fiscal revenue (100 million yuan)		105.16	58.16	32.9	35.6	
Social investment in fixed assets (100 million yuan)		435.78	341.7	201.3	151.2	
Income	Per capita disposable income of urban residents (yuan)	13,234	10,710	10,459	11,644	
	Per capita net income of rural residents (yuan)	5,208	3,502	3,058	3,374	

It can be seen from Table 0-1 that among the affected 4 cities, Wuhu and Anqing differ slightly in gross economic volume, but Huaibei's gross economic volume is the smallest; however, in terms of per capita GDP, Wuhu is much higher than Anqing, Lu'an and Huaibei, while Anqing, Lu'an and Huaibei differ slightly. In terms of industrial structure, the main crops in the affected areas are paddy rice, wheat and rape, and the output value of primary industries account for less than 1/3 of GDP (this proportion is the highest in Lu'an, 25.5%), which shows the affected areas have reached a considerable level of nonagricultural development; in terms of economic level, Wuhu is well ahead of Anqing, Lu'an and Huaibei, while Anqing, Lu'an and Huaibei differ slightly. The per capita disposable income of urban

residents of the 4 cities is 10,710-13,234 yuan/person, and the per capita net income of rural residents 3,058-5,208 yuan/person, both slightly higher than Anhui's average.

Legal framework and policy objectives

To ensure properly land acquisition, demolition and resettlement for the project, the lawful rights and interests of the affected individuals and entities, and the successful implementation of the project, the project policies have been formulated in accordance with the applicable laws and regulations of the People’s Republic of China, Anhui Province and the municipal people’s governments on land acquisition and demolition and the World Bank’ OP4.12 Involuntary Resettlement.

The resettlement effort of the project will be implemented in strict accordance with the policies set out in the resettlement action plan. Any change during implementation must be approved by the World Bank in advance.

Policy framework

The project’s policy framework is shown in Table 0-1.

Table 0-1 Schedule of project policies

	Policy document	Effective date
State	Law of Land Administration of the People’s Republic of China	August 28, 2004
	Regulations for the Implementation of the Law of Land Administration of the People’s Republic of China (State Council Order No.256)	December 27, 1998
	Decision of the State Council on Deepening Reform and Strengthening Land Administration (Guo Fa [2004] No.28)	October 21, 2004
	Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR Fa [2004] No.238)	November 3, 2004
	Notice of the State Council on Issues Related to Strengthening Land Regulation (Guo Fa [2006] No.31)	August 31, 2006
	Regulations on the Administration of Urban House Demolition (State Council Order No.305)	November 1, 2001
Anhui Province	Procedures of Anhui Province for the Implementation of the Law of Land Administration of the People’s Republic of China (Amended)	July 1, 2004
	Regulations of Anhui Province on the Administration of Urban House Demolition (Anhui Provincial People’s Government Order No.153)	July 1, 2003
	Notice on regulating compensation and resettlement for land acquisition and improving settlement of disputes over compensation for land acquisition (ADLR Zi [2007] No.54)	February 15, 2007
Wuhu	Procedures of Wuhu Municipality for the Administration of land for construction Land acquisition (Wuhu Municipal People’s Government Order No.16)	March 18, 2002
	Procedures of Wuhu Municipality for the Administration of Urban house demolition (Wuhu Municipal People’s Government Order No.20)	May 1, 2006
	Criteria of Wuhu Municipality for Compensation for Acquisition of Land for Construction and House Demolition (Wu Tu [2002] No.78)	
	Notice of the Wuhu Municipal People’s Government on issuing the Trial Procedures for the Basic Endowment Insurance of Farmers Affected by Land Acquisition in Urban Area (Wu Zheng [2004] No.33)	
	Notice of the Wuhu Municipal People’s Government on issuing the Opinions on Further Improving the Endowment Insurance System for Land-expropriated Farmers in Urban Area (Wu Zheng Ban [2008] No.12)	

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	Policy document	Effective date
Anqing	Procedures of Anqing Municipality for the Administration of Urban House Demolition (Municipal Government Order No.62)	August 16, 2005
	Notice on issuing the Procedures of Anqing Municipality for the Certification of House Demolition For Urban Infrastructure Projects (Zhi Ban Fa [2007] No.6)	May 1, 2007
	Notice on defining the compensation criteria for land acquisition of key urban construction projects (Zhi Ban Fa [2007] No.68)	October 29, 2007
Lu'an	Notice of the Lu'an Municipal People's Government on issuing the Procedures of Lu'an Municipality for the Compensation and Resettlement for House Demolition on Collective Land (Lu'an Government [2006] No.8)	
	Trial Procedures of Lu'an Municipality for the Compensation and Resettlement for Urban House Demolition (Lu'an Government [2002] No.2)	
	Procedures of Lu'an Municipality for the Implementation of the Unified Acquisition and Supply of Land for Construction in Urban Planning Areas	August 30, 2000
	Interim Procedures of Lu'an Municipality for the Basic Endowment Insurance of Farmers Affected by Land Acquisition (Lu'an Government [2006] No.27)	
Huaibei	Interim Procedures of Huaibei Municipality for the Compensation and Resettlement for Urban House Acquisition and Demolition (Huaibei Government [2008] No.25)	
	Procedures of Huaibei Municipality on the Acquisition of Collectively-owned Land	April 1, 2009
	Interim Procedures of Huaibei Municipality for the Basic Endowment Insurance of Farmers Affected by Land Acquisition (Huaibei Government [2007] No.63)	
World Bank	Operational Policy OP4.12 Involuntary Resettlement and Annex	January 1, 2002
	Bank Policy BP4.12 Involuntary Resettlement and Annex	January 1, 2002

Main principles

According to the above policy framework, the resettlement policies of the project aim to minimize the possible negative impacts of land acquisition and demolition. Properties of negatively affected persons will be compensated for at replacement cost, and assisted so that they have sufficient opportunities to restore or improve their standard of living. The main principles are as follows:

- ⌚ Measures shall be taken to minimize the negative impacts on the displaced persons;
- ⌚ The compensation and resettlement plan shall improve their standard of living or at least restore it to the pre-displacement level;
- ⌚ The displaced persons shall be consulted carefully and shall have opportunities to participate in planning and implementing resettlement programs;
- ⌚ All affected properties shall be compensated for at replacement cost;
- ⌚ The principle of construction before demolition shall be followed if possible. Before land acquisition and demolition for construction, the displaced persons shall have obtained the full compensation for their losses, which means land and relevant properties shall not be acquired until the compensation has been paid, or a resettlement site and a moving subsidy have been provided;

- ⌚ The borrower shall raise resettlement compensation expenses, including contingent expenses for resettlement;
- ⌚ Identification of eligibility of displaced persons: The date of identification is the date on which the land acquisition and demolition bulletin is published. After this date, the displaced persons shall not build, expand or rebuild any house; not change the use of any house or land; and not rent land or rent or deal in any house. Any entrant after this date will be ineligible for resettlement compensation;
- ⌚ House compensation shall be based on house appraisal price. If such price is lower than the criterion in the Resettlement Plan, the Resettlement Plan shall prevail.

Summary of project policies

Acquisition of collective land and resettlement

The principles of compensation and resettlement for land acquisition, compensation criteria, land acquisition procedure and monitoring mechanism of the project are based mainly on the Law of Land Administration of the People's Republic of China, the Decision of the State Council on Deepening Reform and Strengthening Land Administration (Guo Fa [2004] No.28), the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR Fa [2004] No.238), the Procedures of Anhui Province for the Implementation of the Law of Land Administration of the People's Republic of China (Amended) and the applicable municipal policies.

(1) For land acquisition, compensation shall be provided based on the original use of the acquired land. The compensation for arable land includes land compensation, resettlement subsidy, and compensation for ground annexes and young crops.

(2) The land compensation and the resettlement subsidy shall be paid to the village committee or villagers of an affected village, □ to increase arable area if the land is usable; □ to develop nonagricultural income based on the existing activities; or □ as the social or endowment insurance for affected farmers. In the project, this design will be used mainly after land acquisition in consideration of the resettlement impacts. Farmers who lose all or most of land (actual per capita arable land area is less than 0.3 mu after land acquisition) due to the project, and affected farmers 16 years or older and not covered by the basic endowment insurance for urban enterprise employees upon land acquisition are covered by the endowment insurance for affected farmers. Farmers who have not lost all of land or have an actual per capita arable land area of 0.3 mu or above and have a need for resettlement may also participate in the endowment insurance for affected farmers as they wish.

(3) The compensation for ground annexes and young crops shall be paid to owners of ground annexes and young crops.

Permanent occupation of state land

The project is a public benefit project. Except in Anqing, all state land will be acquired by gratuitous allocation. The fee rate for use of state land in Anqing will be 50,000 yuan/mu⁶.

Demolition of residential houses and resettlement

🕒 **Rural residential houses**

The demolition of rural residential houses in the project involves Lu'an and Huaibei, where different compensation and resettlement policies for rural house demolition apply.

A. Lu'an

Since the rural houses demolished in Lu'an are within the urban planning area, the demolition policy is similar to that for urban houses. The displaced families will receive a house compensation based on house structure, a moving subsidy and a temporary resettlement subsidy as well. The modes of resettlement available include cash compensation and unified construction. The displaced persons can choose either mode based on their economic condition and personal needs.

- ✧ In case of cash compensation, the amount of compensation shall be based on the lawful building area of the demolished house, and the replacement cost for the structure of the demolished house. The compensation for house plots will be paid to the collective, then the collective disburse the compensation to displaced persons or allocate free house plots to displaced persons building the houses.
- ✧ In case of resettlement by unified construction, a displaced person shall be relocated into a house with the same space as their house to be demolished, and the price will be balanced with the house structures. If the area of the resettlement house exceeds that of the house to be demolished by not more than 10m², the price of the resettlement house shall be settled based on cost price; any area in excess of 10m² shall be bought at the market price.

B. Huaibei

For demolished rural houses, the modes of resettlement available include cash compensation and unified construction. In addition, the displaced persons will also obtain a moving subsidy, a temporary resettlement subsidy, etc. The displaced persons can choose either mode based on their economic condition and personal needs.

- ✧ In case of cash compensation, the amount of compensation shall be based on the lawful building area of the demolished house, and the replacement cost for the structure of the demolished house. The compensation for house plots will be paid to the collective, then the collective disburse the compensation to displaced persons or allocate free house plots to displaced persons building the houses.

⁶ Including an annex compensation of 9%

- ✧ In case of unified construction, the policy of “one house to be demolished, one house to be relocated ” has been established , which means that a displaced person shall be relocated into a house with the same space as their house demolished, and would not pay any fees. If the area of the resettlement house exceeds that of the demolished house, the price of extra the resettlement house shall be settled based on cost price.

🕒 **Urban residential houses**

The demolition of urban residential houses in the project involves Huaibei, Lu’an and Anqing.

The compensation and resettlement policies for urban house demolition shall be subject to the Regulations on the Administration of Urban House Demolition (State Council Order No.305), the Regulations of Anhui Province on the Administration of Urban House Demolition (Anhui Provincial People’s Government Order No.153) and the applicable municipal policies.

For demolition of urban residential houses, the displaced persons will obtain a house compensation, a moving subsidy, an earlier relocation reward and a temporary resettlement subsidy, etc. The modes of resettlement for urban house demolition include cash compensation and property swap; the displaced persons have the right to choose the mode of resettlement.

(1)Cash compensation: The amount of cash compensation shall be determined based on the condition of a demolished house and its appraised value on the real estate market. If such criterion is lower than that specified in the resettlement action plan, the resettlement plan shall prevail. Alternatively, the displacement agency may agree on such amount based on the benchmark price of cash compensation published by the government with each displaced person.

(2)Property swap: The displacement agency and each displaced person shall determine the amount of compensation for the demolished house, the price of the resettlement house and the spread of property swap in the manner of cash compensation. The displacement agency shall resettle the displaced person or the lessee of such house within the specified transition period (not more than 18 months).

(3)The vulnerable groups are entitled to preferential policies.

The main policies for the cities are as follows:

A Huaibei

- ✧ In case of cash compensation, the amount of compensation shall be determined according to the market price of new commercial residential buildings which are in the same location, time point and type to the houses to be demolished, together with the factors including the location, use and building area of the houses to be demolished. The compensation for decoration and auxiliary facilities shall be negotiated by displaced persons and implementing agency or be appraised on replacement price. The process of appraisal should be compliance with the criterions of the China and Anhui Province.

- ✧ In case of property swap, the displaced agency will provide the relocating house, which should be no less than the house to be demolished, to displaced persons. The price gaps between relocating house and house to be demolished shall be balanced based on the market price. If the displaced agency provide the relocating house with the same type and use in the same location, the price difference for the same acreage of house shall not be calculated. If the relocating house is below or beyond the house to be demolished, the price difference shall be settled in the market price.

B Lu'an

- ✧ In case of cash compensation, the amount of compensation shall be decided according to the regulations of Lu'an, together with the factors including the location and structures of house to be demolished.
- ✧ In case of property swap, a displaced person shall be relocated into a house with the same space as their house to be demolished, and the price will be balanced with the house structures. If the area of the resettlement house exceeds that of the house to be demolished by not more than 10m², the price of the resettlement house shall be settled based on cost price; any area in excess of 10m² shall be bought at the market price.

C Anqing

- ✧ In case of cash compensation, the amount of compensation shall be decided based on the appraisal price of real estate market.
- ✧ In case of property swap, a displaced person shall be relocated into a house with the same space as their house to be demolished, and the price will be balanced with the house structures. If the area of the resettlement house exceeds that of the house to be demolished by not more than 5m², the price of the resettlement house shall be settled based on cost price; any area in excess of 5m² shall be bought at the market price.

Demolition of nonresidential houses and resettlement

The compensation and resettlement policies for nonresidential houses (including enterprises, public institutions and shops, etc.) shall be subject to the Regulations on the Administration of Urban House Demolition (State Council Order No.305), the Regulations of Anhui Province on the Administration of Urban House Demolition (Anhui Provincial People's Government Order No.153) and the applicable municipal policies.

The compensation for demolished nonresidential houses includes house compensation and shutdown compensation. Demolished nonresidential houses will be appraised by a real estate appraisal agency with statutory qualifications on the basis of replacement cost. The amount of cash compensation for any demolished house is based primarily on the benchmark price of cash compensation published by the government upon issue of the house demolition license,

and also on the geographic location, architectural structure, building area, story and decoration of such house. Before determining the appraised value of the demolished house, the appraisal agency shall listen to the opinion of the displaced person, and determine the compensation price of the demolished house through consultation based on its appraisal.

Like the demolition of urban residential houses, nonresidential houses are also subject to cash compensation and property swap.

Special facilities and ground annexes

All special facilities affected by the project will be restored as required. The project implementing agency shall compensate for such facilities at the amount of compensation agreed on with the competent authorities or list such amount in the construction budget of the project, and restore it to the “original function, original size and original standard” during construction.

Proprietors of ground annexes shall be compensated at replacement cost directly.

Compensation criteria

The compensation criteria for different types of impacts of the project are formulated in accordance with the above legal framework and based on the practical conditions of the 4 cities.

Compensation criteria for acquisition of rural collective land

According to the Law of Land Administration of the People's Republic of China, Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition, the Procedures of Anhui Province for the Implementation of the Law of Land Administration of the People's Republic of China and the applicable policies and regulations of the 4 cities, the compensation for land acquisition includes land compensation, resettlement subsidy and young crop compensation, which shall be calculated based on the statutory uniform multiples of annual output value; the compensation criteria for acquisition of rural collective land of the 4 cities are shown in

Table 0-1.

Table 0-1 Compensation multiples and criteria for acquisition of collective land of affected cities

City	Type of land		Average output value in P3Y (yuan/mu)	Land compensation		Resettlement subsidy		Young crop compensation (yuan/mu)	Total (yuan/mu)	Remarks
				Multiple	Amount (yuan/mu)	Multiple	Amount (yuan/mu)			
Wuhu	Arable land	Irrigated paddy field	1,200	8	9,600	13	15,600	550	25,750	
		Dry land	1,000	10	10,000	13	13,000	450	23,450	
		Vegetable plot	2,200	8	17,600	13	28,600	700	46,900	
	Pond surface		1,600	6	9,600	4	6,400	1,600	17,600	
	Unused land		1,200	5	6,000	3	3,600	0	9,600	
Anqing	/	/	/	/	/	/	/	/	31,316	Composite land price
Lu'an	Arable land	Paddy field	1,100	8	8,800	12	13,200	600	22,600	
		Dry land	900	8	7,200	12	10,800	500	18,500	
		Vegetable plot	1,400	8	11,200	12	16,800	700	28,700	
	Garden plot		1,600	6	9,600	10	16,000	1,600	27,200	
	Woodland		700	6	4,200	10	7,000	1,400	12,600	
	Water area		1,000	6	6,000	10	10,000	1,000	17,000	
	Housing site		720	8	5,760	12	8,640	400	14,800	
	Other rural land for construction		720	8	5,760	12	8,640	400	14,800	
Unused land		540	8	4,320	12	6,480	300	11,100		
Huaibei	Arable land	Irrigated land	1,200	10	12,000	10	12,000	700	24,700	
		Dry land	1,200	10	12,000	10	12,000	700	24,700	
		Vegetable plot	1,200	10	12,000	10	12,000	700	24,700	
	Garden plot		1,200	10	12,000	10	12,000	700	24,700	
	Other farmland		1,200	10	12,000	10	12,000	700	24,700	
	Land for construction		1,200	10	12,000	10	12,000	0	24,000	
	Unused land		1,200	10	12,000	10	12,000	0	24,000	

Compensation criteria for permanent occupation of state land

The project is a public benefit project. Except in Anqing, all state land will be acquired by gratuitous allocation. The fee rate for use of state land in Anqing will be 50,000 yuan/mu.

Demolition of residential houses

Compensation criteria for demolition of urban residential houses

Demolished urban residential houses will be appraised by a real estate appraisal agency with statutory qualifications on the basis of replacement cost.

At the preparation stage, the compensation for residential houses will be calculated based on the replacement costs (including land price) of urban houses of different structures and geographic locations in accordance with the compensation policies for residential houses of the 4 cities. The compensation criteria for urban houses of different structures of the 4 cities have been prepared based on a survey of similar commercial houses, secondhand houses and resettlement houses in the affected areas, as shown in Table 0-.

Table 0-2 Compensation criteria for demolition of urban houses of affected cities

City	Item		Unit	Criteria	Remarks
				(yuan/unit)	
Anqing	House compensation	Masonry-concrete	M ²	1956	
	Moving subsidy		Family	300	
	Temporary resettlement subsidy		m ² ·month	4	Based on 18 months
Lu'an	House compensation	Masonry-concrete	m ²	1112	
		Masonry-timber	m ²	848	
		Simple	m ²	370	
	Moving subsidy		m ²	4	In case of property swap with a transition period, moving subsidy will be paid twice.
	Temporary resettlement subsidy		m ² ·month	4	In case of property swap, the transition period will be 18 months. If the transition period is exceeded, temporary resettlement subsidy will be paid at twice the original criterion from the month of excess. In case of cash compensation, transition subsidy will be paid for 6 months.
HuaiBei	House compensation	Masonry-concrete	m ²	1416	
		Masonry-timber	m ²	880	
		Simple	m ²	580	
	Moving subsidy		Family	300	
	Temporary resettlement subsidy		m ² ·month	4	Based on 12 months

Compensation criteria for demolition of rural residential houses

According to the compensation policies for rural residential houses of the 4 cities, the compensation criteria for rural residential houses of different structures of the 4 cities have been prepared based on an estimate of replacement costs of demolished rural houses, as shown in Table 0-.

Table 0-3 Compensation criteria for demolition of rural residential houses

City	Item		Unit	Criteria (yuan/unit)	Remarks
Lu'an	House compensation	Masonry-concrete	m ²	780	
		Masonry-timber	m ²	610	
		Simple	m ²	120	
	Moving subsidy		Family	500	
	Temporary resettlement subsidy		m ² ·month	3	The transition period will not exceed 18 months.
Huabei	House compensation	Masonry-concrete	m ²	380	Excluding the cost of housing site
		Masonry-timber	m ²	330	
		Simple	m ²	100~200	
	Moving subsidy		Family	300	
	Temporary resettlement subsidy		m ² ·month	4	Based on 12 months

Compensation criteria for demolition of nonresidential houses

Enterprises and public institutions

According to the compensation policies for nonresidential houses of the 4 cities, houses of relocated enterprises and public institutions will be appraised by a real estate appraisal agency with statutory qualifications based on the location and use of each house. The compensation for enterprises and public institutions includes house compensation and shutdown compensation, etc., as shown in Table 0-.

Table 0-4 Compensation criteria for relocated enterprises and public institutions

City	Item		Unit	Criteria (yuan/unit)	Remarks
Wuhu	House compensation	Masonry-concrete	m ²	1,500	
		Masonry-timber	m ²	1,250	
		Simple	m ²	550	
	Moving subsidy		m ²	15	Houses without heavy machinery
				25	Houses with heavy machinery
Shutdown compensation		m ² ·month	220		
Anqing	House compensation	Frame	m ²	1,361	
		Masonry-concrete	m ²	1,125	
	Moving subsidy		m ²	6	
	Shutdown compensation		m ² ·month	150	
Lu'an	House compensation	Masonry-concrete	m ²	1,112	
		Masonry-timber	m ²	848	
		Simple	m ²	370	
	Moving subsidy		m ²	7	
Shutdown compensation		m ² ·month	15	Productive houses	

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City	Item		Unit	Criteria (yuan/unit)	Remarks
				5	Office and storage houses
Huabei	House compensation	Masonry-concrete	m ²	460	
		Masonry-timber	m ²	330	
		Simple	m ²	100-200	
	Moving subsidy		m ²	6	

Shops

According to the compensation policies for nonresidential houses of the 4 cities, houses of relocated shops will be appraised by a real estate appraisal agency with statutory qualifications based on the location and use of each house. The compensation for shops includes house compensation, shutdown compensation and moving subsidy, etc., as shown in Table 0-.

Table 0-5 Compensation criteria for affected shops

City	Item		Unit	Criteria (yuan/unit)	Remarks	
Anqing	House compensation	Masonry-concrete	m ²	8017	State land	
	Moving subsidy		m ²	6		
	Shutdown compensation		m ²	150		
Lu'an	House compensation	Masonry-concrete	m ²	780	Collective land	
		Masonry-timber	m ²	610		
		Simple	m ²	120		
	Shutdown compensation		Unit	500		
	House compensation	Frame	m ²	1157	State land	
		Masonry-concrete	m ²	1112		
		Masonry-timber	m ²	848		
		Simple	m ²	370		
	Moving subsidy			m ²	7	
	Shutdown compensation			m ² ·month	20	Based on 24 months

Compensation criteria for affected public facilities and ground annexes

All affected ground annexes and public facilities shall be compensated for at replacement cost.

Production and livelihood restoration plan

The resettlement objectives of the project are to ensure that the displaced persons are compensated for all losses, resettled rationally, share the benefits of the project, and are assisted in temporary difficulties, so that their income level and standard of living and the production level and profitability of the affected enterprises are improved or at least restored, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation.

Compensation and resettlement for permanent land occupation

The project will occupy 2,706.7 mu of land permanently, including 646.72 mu of state land (23.9%) and 2,059.9 mu (76.1%) of collective land.

Assignment of state land

According to the applicable policies and regulations of Anhui Province and the 4 cities, except in Anqing, all state land will be acquired by gratuitous allocation. The fee rate for use of state land in Anqing will be 50,000 yuan/mu.

Permanent acquisition of collective land

(1) Impact analysis

In the project, the permanent acquisition of collective land will affect 43 villager teams in 15 villages/communities in 11 Xiangs/towns/sub-districts, 2,059.9 mu of collective land and 3,095 people out of 823 families⁷, including 1,186.9 mu of arable land (accounting for 57.6% of total acquired land), which involves 2,770 people out of 754 families.

Based on a statistical analysis, there is a tight supply of land in the affected areas. Before land acquisition, among the 43 villager teams, the Hanyankou Villager Team in Hujiadu Village, Yu'an District in Lu'an has the smallest per capita arable land area of 0.12 mu/person, the Qianjin Team in Wuliqiao Village, Yu'an District in Lu'an has the largest per capita arable land area of 1.16 mu; 33 villager teams have a per capita arable land area of less than 0.5 mu/person. This is one of the characteristics of the affected areas at outskirts—small per capita arable land area, which shows land resources are no longer the main resort of the affected persons there. On the other hand, though a large amount of land will be acquired, the land is very scattered. Among the 43 affected villager teams, 22 teams have a land loss rate of less than 10%; 14 teams have a land loss rate of 10%-20%; 4 teams land have a loss rate of 20%-30%; only 3 teams have a land loss rate of over 30%, up to 35.7%. After land acquisition, 19 villager teams will have a per capita arable land area of less than 0.3 mu/person.

In addition, based on the social and economic survey of the affected areas, no households would lose farmland completely and the main sources of income of the affected farmers are employment and business.

⁷ In which 1,287 people out of 285 are also affected by house demolition

In sum, land acquisition has a minor impact on the local villagers' income. The impact analysis of land acquisition is shown in Table 0-1.

Table 0-1 Analysis of land acquisition impacts

City	Project	District/town	Village	Team	Before land acquisition				Impact of land acquisition				Degree of impact				
					Arable land (mu)	Number of families	Population	Per capita arable land area (mu)	Arable land (mu)	Number of families	Population	Per capita arable land area after acquisition (mu)	Land acquisition rate (%)	Proportion of families (%)	Proportion of population (%)		
Wuhu	Third Ring Road construction	Yijiang District	Gangxi Village	Team 1	314	315	979	0.32	110.65	30	91	0.21	35.2%	9.5%	9.3%		
				Team 2	340	330	999	0.34	115.09	32	99	0.23	33.9%	9.7%	9.9%		
			Pingshan Village	Team 1	380	285	787	0.48	57.85	14	41	0.41	15.2%	4.9%	5.2%		
				Team 2	470	340	937	0.50	80	18	53	0.42	17.0%	5.3%	5.7%		
				Team 3	536	367	1,122	0.48	80.68	20	62	0.41	15.1%	5.4%	5.5%		
			Huolonggang	Liangfu Village	Team 1	910	372	1,142	0.80	72.97	34	79	0.73	8.0%	9.1%	6.9%	
		Team 2			802	474	1,443	0.56	79.12	43	97	0.50	9.9%	9.1%	6.7%		
		Team 3			980	598	1814	0.54	102.29	55	127	0.48	10.4%	9.2%	7.0%		
		Team 4			305	167	551	0.55	30.3	16	38	0.50	9.9%	9.6%	6.9%		
		Lugang Town	Longhua Village	Team 1	1,400	646	1,737	0.81	22.72	47	171	0.79	1.6%	7.3%	9.8%		
				Team 2	400	708	2,103	0.19	8.16	51	204	0.19	2.0%	7.2%	9.7%		
		Subtotal					6,837	4,602	13,614	0.50	759.83	360	1,062	0.45	11.1%	7.8%	7.8%
		Lu'an	Pine Road South	Yu'an District	Nanwai Village	Sanlijie	110	90	310	0.35	5.5	2	8	0.34	5.0%	2.2%	2.6%
						Huawuhe	87	60	196	0.44	8.2	3	12	0.40	9.4%	5.0%	6.1%
						Donghe	93	75	283	0.33	5.4	2	8	0.31	5.8%	2.7%	2.8%
Guochang	81					60	247	0.33	2.8	1	4	0.32	3.5%	1.7%	1.6%		
Hujiadu Village	Fenghuangqiao				41	70	265	0.15	4.9	5	20	0.14	12.0%	7.1%	7.5%		
	Zhangdazhuang				48	65	242	0.20	2.1	6	24	0.19	4.4%	9.2%	9.9%		
	Hanyankou				30.5	53	248	0.12	2.6	3	12	0.11	8.5%	5.7%	4.8%		
	Zhaoguai				37.5	69	270	0.14	2.6	4	17	0.13	6.9%	5.8%	6.3%		
Heping	30				71	236	0.13	2.4	2	7	0.12	8.0%	2.8%	3.0%			
Xicheng Road	Yu'an District				Wuliqiao Village	Wuliqiao	107	72	252	0.42	16.9	14	64	0.36	15.8%	19.4%	25.4%
			Jiangli	80		46	170	0.47	16.2	12	40	0.38	20.3%	26.1%	23.5%		

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City	Project	District/town	Village	Team	Before land acquisition				Impact of land acquisition				Degree of impact					
					Arable land (mu)	Number of families	Population	Per capita arable land area (mu)	Arable land (mu)	Number of families	Population	Per capita arable land area after acquisition (mu)	Land acquisition rate (%)	Proportion of families (%)	Proportion of population (%)			
	Longhe Road Central	Jin'an District	Tuohe	Tuohe	75	22	90	0.83	12.8	9	33	0.69	17.1%	40.9%	36.7%			
				Shangtuohe	35	26	90	0.39	6.6	6	21	0.32	18.9%	23.1%	23.3%			
				Qianjin	198	46	170	1.16	16.6	10	40	1.07	8.4%	21.7%	23.5%			
			Nanwai Village	Donghe	93	75	283	0.33	8.7	8	32	0.30	9.4%	10.7%	11.3%			
				Shilipu Village	Xidun	35	32	120	0.29	8.4	9	33	0.22	24.0%	28.1%	27.5%		
			Wangchenggang	Zhanglaozhuang	40	43	170	0.24	10	10	38	0.18	25.0%	23.3%	22.4%			
				Fengqiao	28	40	140	0.20	5.5	5	15	0.16	19.6%	12.5%	10.7%			
				Liangkoutang	70	70	350	0.20	8.6	11	33	0.18	12.3%	15.7%	9.4%			
			Subtotal					1,319	1,085	4,132	0.32	146.8	122	461	0.28	11.1%	11.2%	11.2%
			Huabei	Tuohe Road	Suixi County	Suixi Town	Dongguan Community	Taiping	130	360	1400	0.09	14	19	89	0.08	10.8%	5.3%
Caoyuan	120	215						710	0.17	9	11	57	0.16	7.5%	5.1%	8.0%		
Tuanjie	140	130						460	0.30	7	9	41	0.29	5.0%	6.9%	8.9%		
Lieshan District	Yangzhuang Office	Erlangmiao Community			Team 5	168	102	412	0.41	23	21	97	0.35	13.7%	20.6%	23.5%		
					Team 6	176	113	454	0.39	36	42	190	0.31	20.5%	37.2%	41.9%		
	Lieshan Town	Lieshan Village			Team 9	109	94	390	0.28	42	19	83	0.17	38.5%	20.2%	21.3%		
					Team 10	132	97	410	0.32	66	26	120	0.16	50.0%	26.8%	29.3%		
		Xinbei Village			Team 12	135	92	380	0.36	29	24	118	0.28	21.5%	26.1%	31.1%		
					Team 13	153	101	420	0.36	25	21	93	0.30	16.3%	20.8%	22.1%		
Xiangshan District	Renwei Office	Xinxing Community			Team 2	521	120	476	1.09	17	10	55	1.06	3.3%	8.3%	11.6%		
					Team 3	447	110	453	0.99	31	22	93	0.92	6.9%	20.0%	20.5%		
					Team 4	452	110	421	1.07	43	39	164	0.97	9.5%	35.5%	39.0%		
Suixi County	Suixi Town	Dongguan Village			Tuanjie	140	130	460	0.30	50	9	47	0.20	35.7%	6.9%	10.2%		
			Subtotal					2,823	1,774	6,846	0.41	392	272	1,247	0.36	13.9%	15.3%	18.2%

(2) Resettlement and restoration measures

Presently, Chinese farmers have a land contract period of 30 years (the contracts in the affected areas were mostly effective from 1998 or 1999); on the other hand, based on the survey, most of the village collectives do not have reserved land for self-disposition. Based on the objective situation, village cadres and villagers think it infeasible to compensate the affected farmers by land swap.

In the field survey, almost all affected rural families supported the project; they think the project can relieve traffic congestion to some extent. Meanwhile, they demand cash compensation for land acquisition, because this mode is easy to operate, and they can use the compensation to restore production and livelihoods freely.

In the project, after a displaced person is compensated for land acquisition, such person will have two options to restore income: (1) After receiving the compensation, such person carries out other agricultural or nonagricultural profit-making activities on the residual land, such as growing cash crops, dealing with other sideline activities, and selling small commodities; (2) if eligible for “change to nonagricultural status”, such person will be registered as an urban resident and brought into community management, and may be entitled to the endowment insurance for affected farmers or the basic endowment insurance of urban workers for land-expropriated farmers⁸. The endowment insurance for affected farmers or the basic endowment insurance of urban workers for land-expropriated farmers will be the main option of resettlement.

Except that since the collective land acquired in the Anqing Subproject is land for private use (pond surface) there is no displaced person to be resettled, the compensation for land acquisition will be paid directly to the affected village collectives. The resettlement plan for land acquisition of the Wuhu, Lu’an and Huaibei Subprojects are shown in Table 0-2.

Table 0-2 Acquisition and resettlement plan of collective land

City	Affected population	Resettlement plan	
		Agricultural or nonagricultural resettlement of residual land (person)	Endowment insurance of affected farmers (person)
Wuhu	1,062	0	1,062
Lu’an	461	50	411
Huaibei	1,247	519	728
Total	2,770	569	2,201

⁸ Land-expropriated farmers in Wuhu City may also effect the endowment insurance of urban workers, but they must go through the insurance formalities and make up the corresponding premium, i.e., for 12 years from January 1996 to December 2007 at 28% of the average wage of Anhui Province in the past years, and for 3 years at 28% of the base number of payment of 2007, 48,925 yuan in total for 15 years. Land-expropriated farmers may receive a basic endowment insurance benefit of 500 yuan/month for urban workers when attaining the full age of 60 years for men or 55 years for women.

Meanwhile, the following 2 types of people may receive a government subsidy:

- (1) For uninsured land-expropriated farmers attaining the full age of 60 years for men or 55 years for women, the government will grant a single subsidy of 12,000 yuan/person;
- (2) For uninsured land-expropriated farmers aged between 45-60 years for men or 40-55 years for women, the government will grant a single subsidy of 4,660 yuan/person.

According to the land acquisition and resettlement policies of Wuhu, Lu'an and Huaibei, the compensation for land acquisition (land compensation and resettlement subsidy) will be allocated as shown in Table 0-3.

Table 0-3 Use of compensation for land acquisition

City	Use of compensation for land acquisition
Wuhu	30% of the land compensation will go to the unified basic endowment insurance fund for farmers; the remaining land compensation and the whole resettlement compensation will be paid to the affected persons.
Lu'an	Land compensation and resettlement subsidy are paid to the affected persons in full.
Huaibei	50% of the land compensation will go to the unified basic endowment insurance fund for farmers; the remaining land compensation and the whole resettlement compensation will be paid to the affected persons.

⌚ **Agricultural or nonagricultural resettlement of residual land**

According to the above uses, the compensation for land acquisition will be paid to the affected families directly. The displaced persons can use this compensation to grow cash crops, develop home stockbreeding or deal with nonagricultural production. Based on the field survey, all affected farmers only lose part of their farmland. Therefore, some affected farmers may use the cash compensation received for greenhouse production, and generate favorable economic benefits—With a single investment of about 20,000 yuan (including construction of enclosure and stands, purchase of seeds and fertilizer, etc.), growing cash crops such as tomato can generate an annual output value of about 30,000 yuan per mu, which is sufficient to restore the income of the affected persons.

⌚ **Endowment insurance**

If eligible, the affected farmers in Wuhu, Lu'an and Huaibei will be entitled to the endowment insurance for affected farmers, and the corresponding subsidy policies. The basic principles of the policies for endowment insurance for affected farmers of the 4 cities are the same. In the project, all affected farmers in Wuhu will be brought into the endowment insurance or the basic endowment insurance of urban workers for land-expropriated farmers; the endowment insurance policy of Lu'an and Huaibei is: Farmers who lose all or most of land or whose actual per capita arable land area is less than 0.3 mu, and affected farmers 16 years or older and not covered by the basic urban endowment insurance upon land acquisition are covered by the endowment insurance for affected farmers. Farmers who have not lost all of land or have an actual per capita arable land area of 0.3 mu or above and have a need for resettlement may also participate in the endowment insurance for affected farmers as they wish. The affected farmers covered by the endowment insurance will draw the insurance benefit on the month following the full age of 60 years for men or 55 years for women.

According to the survey, the insurance funds of the affected farmers in Wuhu, Lu'an and Huaibei consist of funds from the unified account and a personal account. Under different options, affected farmers are entitled to different policies, as shown in Table 0-4.

Table 0-4 Comparison of policies for the elderly of farmers deprived of land in 3 cities

City	Personal single payment		Policy for personal payment (yuan/month)			Policy for no personal payment (yuan/month)
	Class	Amount (yuan)	Basic endowment insurance	Payment from personal account ⁹	Subtotal	
Wuhu	/	6,400	110	50	160	110
Lu'an	1	3,600	90	30	120	80
	2	6,600	100	55	155	80
	3	10,800	110	90	200	80
Huaibei	1	3,600	80	30	110	/
	2	5,400	80	45	125	/
	3	7,200	80	60	140	/
	4	9,000	80	75	155	/

It can be seen from Table 0-4 that even if affected persons do not pay personally, those in Wuhu and Lu'an will receive an insurance benefit of 110 yuan/month or 80 yuan/month following the full age of 60 years for men or 55 years for women. After personal single payment, affected persons will receive greater benefit. Of course, in Huaibei, affected persons can also be entitled to the endowment insurance after personal single payment.

In Huaibei, only if an affected person makes personal payment can he/she be entitled to the endowment insurance, so Huaibei is taken as an example to show that an affected person has enough money to pay the required expenses and guarantee his/her livelihood after receiving the compensation for land acquisition.

⁹ This designation varies from city to city, but the meaning is the same.

Case Study

The annual output value of the arable land acquired in Huaibei is 1,200 yuan/mu, and the annual net income is 800 yuan/year. The prevailing benchmark deposit rate of the People's Bank of China is 3.87% (for a term of 5 years or more)¹⁰. The net present value method is used to calculate the average future opportunity cost of land¹¹. Then the net income on the land affected by the project in the remaining 20 years is 10,998 yuan (based on the survey, the second round of collective land contracting of Huaibei began in 1998; by January 31, 2009, 10 had elapsed, and the remaining contract period was 20 years). See Table 0-5 for details.

Table 0-5 Net income on land during remaining contract period of Huaibei

Remaining contract period (year)	Net income on land	(yuan)
n=30	NPV=	14,055
n=20	NPV=	10,998
n=10	NPV=	6,531

The compensation for acquisition of collective land includes land compensation, resettlement subsidy and young crop compensation. The land compensation and resettlement subsidy in Huaibei are 10 times the annual output value of arable land, and the affected farmers can be compensated 20 times the annual output value per mu of arable land (the young crop compensation is not considered here). If the criterion is 1,200 yuan/mu, the compensation for land acquisition is 24,000 yuan/mu.

Table 0-6 Compensation for land acquisition of Huaibei

Type	Multiple	Amount (yuan)	Remarks
Land compensation	10	12,000	
Resettlement subsidy	10	12,000	
Compensation for land acquisition	20	24,000	Excluding young crop compensation

According to Huaibei's endowment insurance policy, a village collective should set up a unified account for the endowment insurance (at 50% of the land compensation), which means 6,000 yuan in the land compensation per mu will be paid to the unified account for the endowment insurance for affected farmers, and the remaining 18,000 yuan will be disposable by affected farmers. After the income on land during the remaining contract period is taken into account, the amount payable per mu at a time will be 7,002 yuan (namely 18,000-10,998=7,002). The compensation for land acquisition in Huaibei will be enough to make up the income on land of affected farmers during the remaining contract period, and pay the required insurance premium.

¹⁰ Effective from December 5, 2008

$$NPV = A \frac{(1+i)^n - 1}{i(1+i)^n}$$

¹¹ Calculation formula of average future opportunity cost of land:

(where: NPV is net present value, A is annual net output value, and i is discount rate)

⌚ **Other**

To acquire collective land, the compensation for land acquisition will be reserved by the village collective to develop infrastructure and public welfare, such as irrigation facilities, roads and subsidies for the lonely elderly.

In addition, during the whole production restoration process, the implementing agencies will give as much assistance to the displaced persons as possible, including:

(1) At the construction stage, job opportunities will be first provided to the displaced persons to generate cash income for them;

(2) If there is any labor export project in an affected county, affected persons will be given priority to;

(3) For the affected persons, a series of technical consulting and training activities has been designed, including cash crops planting and other nonagricultural activities. Technicians from agricultural and labor and social security authorities will be invited to give training on agriculture and cultivation in the affected areas, so that every affected rural family will receive at least one session of technical training on agricultural and nonagricultural production. These measures are designed to improve the quantity and output of crops, increase the income of the affected persons, and restore their livelihoods. In addition, part of the compensation paid to the village collective will be used to reclaim barren land and grow economic forests, so as to restore farmers' standard of living.

Compensation and resettlement for residential houses

Urban residential houses

The demolition of urban residential houses in the project results from the Anqing, Lu'an and Huaibei Subprojects, with a total area of 60,820.3m², including 4,096.3m² in Anqing (6.7%); 53,860m² in Lu'an (88.6%) and 2,864m² in Huaibei (4.7%).

For compensation and resettlement, a displaced person first will choose a qualified appraisal agency to appraise his/her the demolished house based on its geographic location, structure, use, story and orientation at replacement cost. Then, he/she will choose the mode of resettlement, which can be either cash compensation or property swap. A displaced person can choose not only the mode of resettlement, but the location of resettlement and house size as well. A displaced person shall have the right to ask the displacement agency to provide a resettlement house not smaller than the demolished house in building area.

The resettlement plan for the 4 cities for demolition of urban residential houses is as follows:

⌚ **Anqing Subproject**

In the Anqing Subproject, residential houses with a total area of 4,096.3m² will be demolished, affecting 274 people out of 98 families. The demolished houses are the worker's dormitories of Anhui Plastic Machinery Factory, built in the 1970s. Due to their long history,

these houses are irrational in layout and seriously damaged. Based on the above reason, all the affected persons expect to move as soon as possible, and support the project. The affected persons may choose either monetary resettlement or property swap as they wish.

Anqing Urban Construction Investment & Development (Group) Co., Ltd. has chosen the Waterfront Garden (under construction) as the resettlement site for the displaced persons for the moment. The garden boasts excellent living environment, perfect municipal infrastructure and public facilities, such as primary school, hospital, kindergarten and nursery, and sound property management. The garden is located in Dongxin District, enjoying convenient traffic and elegant surrounding environment. The whole plot borders the urban trunk road Duxiu Avenue on the east, a petroleum pipeline of Sinopec on the east, a planned road on the south, and Huazhong Road East on the north, about 1.5km away from the demolished area, with a floor area of about 13.6 hectares. The nature of land development is land for residential resettlement site. The residential resettlement site has a floor area of 128,408.47m² (excluding land for the roads and the police station), an aboveground building area of 243,692.07m², including a residential building area of 213,945.03m², a building area of public buildings of 27,509.12m², a building area of underground motorized vehicle garage of 2,561m² (also used as an air defense basement), a building area of non-motorized vehicle garage of 4,869.43m², and a floor area ratio of 1.90. Most of the displaced persons know about the resettlement site. Since the resettlement site is close to the demolished area (about 1.5km away), there will be no impact on the displaced persons' lifestyle. In addition, since the resettlement site has sophisticated infrastructure and supporting facilities, and is preferential in housing price, most of the displaced persons are willing to choose the resettlement site offered by the government.

🕒 Lu'an Subproject

In Lu'an Subproject, urban residential houses with a total area of 53,860m² will be demolished, affecting 1,668 people out of 517 families. Based on the survey, these residential houses are outdated, old, small, badly equipped, and have a bad surrounding environment, and the residents feel inconvenient in living and traffic. The affected persons may choose monetary resettlement or property swap as they wish.

The displaced families that choose property swap will be resettled at a nearby site. The Lu'an Project Office has offered many optional sites for the affected persons to choose from, including the Youyi South Garden, Youyi North Garden, Shilipu Community, Youyi South Garden, Jiefang Road Community and Yong'an Community. Since the policy of equal housing area compensation is practiced in Lu'an, the housing for the displaced families can be secured.

Table 0-7 Basic information on resettlement sites in Lu'an

No	Community	Location of construction	House layout	Building area, number of suites	Supporting facilities and environment	Total investment (10,000 yuan)	Date of commencement
1	Youyi South Garden	East of Dongyuan Road	1 bedroom 1 living room 2 bedrooms 1 living room 3 bedrooms 1 living room,	118,700m ² , 1,150 suites	Complete water, electricity, heating, communication, fitness and public transport facilities	20,160	2009

No	Community	Location of construction	House layout	Building area, number of suites	Supporting facilities and environment	Total investment (10,000 yuan)	Date of commencement
2	Youyi North Garden	South of Wanxi Avenue, north of Jin'an Road	Ditto	108,300m ² , 912 suites	Ditto	20,759	2009
3	Shilipu Community	West of Zhengyang Road	Ditto	56,500m ² , 1,232 suites	Ditto	8,192.5	2009
4	Jiefang Road North (Phase 2)	West of Liuyuan Road	Ditto	28,800m ² , 376 suites	Ditto	4,422.5	2009
5	Yong'an Community (Phase 2)	West of Jinzhai Road, north of Longhe Road	Ditto	84,800m ² , 848 suites	Ditto	12,296	2009

⌚ **Huaibei Subproject**

In the Huaibei Subproject, urban residential houses with a total area of 2,864m² will be demolished, affecting 114 people out of 25 families. The affected persons may choose monetary resettlement or property swap as they wish.

The compensation criteria for urban residential houses in the Huaibei Subproject is 1,264-1,725 yuan/m² for composite structure (the price of commercial houses in this affected area is 1,500-2,000 yuan/m², and that of secondhand houses 1,200-1,500 yuan/m²). Therefore, the displaced persons may choose a secondhand house of suitable location and size as necessary, and have an opportunity to increase their housing area and improve their living environment.

The Huaibei Project Office will provide a resettlement house to those choosing property swap. The potential resettlement sites are: (1) the Renhe Community under construction, which has a floor area of about 554 mu, a building area of 390,000m², a planned population of 12,400, and a planned number of families of over 4,000; it is close to the affected area, and has a very similar surrounding environment to the demolished area; and (2) the Huaibei Project Office will buy nearby commercial houses based on the layout standard chosen by the displaced persons for them to choose from; when buying such houses, it will enter into an agreement with the developer, requiring it to design and build such houses according to the above layout standard in order to meet the resettlement requirements.

Rural residential houses

The demolition of rural residential houses in the project results from the Lu'an and Huaibei Subprojects, with a total area of 36,909m², including 10,064m² in Lu'an (27.3%) and 26,845m² in Huaibei (72.7%).

⌚ **Lu'an Subproject**

In this subproject, rural residential houses with a total area of 10,064m² will be demolished, affecting 372 people out of 90 families. Based on the survey, the demolished houses have problems such as incomplete indoor equipment, poor construction quality, irrational structure, and bad day-lighting and ventilation to varying degrees, and there are inadequate supporting facilities (such as traffic conditions) nearby. Since the rural houses demolished in Lu'an are

within the urban planning area, the demolition policy is similar to that for urban houses. After house demolition, no housing site will be allocated. The modes of resettlement available include cash compensation and unified construction. The displaced persons can choose either mode based on their economic condition and personal needs.

Residents of rural residential houses will be resettled in the manner of unified demolition and unified construction in principle. The resettlement site will be similar to that for residents of demolished urban residential houses (shown in Table 0-7). If the relocating house is the same space as their house to be demolished, the price will be balanced with the house structures. If the area of the resettlement house exceeds that of the house to be demolished by not more than 10m², the price of the resettlement house shall be settled based on cost price; any area in excess of 10m² shall be bought at the market price.

🕒 **Huaibei Subproject**

In the Huaibei Subproject, rural residential houses with a total area of 26,845m² will be demolished, affecting 908 people out of 195 families. In this subproject, the modes of resettlement include cash compensation and housing site rebuilding.

Huaibei is carrying out the concentrated relocation sites to resettle the rural houses to be demolished. To date, the relocating sites for the subproject have been selected.

The relocating site of Xiangshan District is Renhe Resettlement Area, where will resettle the displaced families of Dinglou, Xinxing and Zhouzhuang communities. The relocating site of Lieshan District is located North-east of the cross of Dongwaihuan Road and Tuohe Road, where will resettle the displaced families of Lieshan and Xinbei villages. The relocating site of Suixi County is located North of Tuohe Road, where will resettle the displaced families of Dongguan village. According to the investigation, the main works of 95 among 108 relocating houses have been completed. It is estimated that the relocating houses will be finished in March 2010. However, the relocating houses are not commenced in Lieshan District and Suixi County.

Based on the survey, 156 out of the 195 affected households are located in a coal mine subsidence area. In consideration of safety, these displaced households have been brought into the relocation plan of 2009 by the Huaibei Municipal Government, and are to be relocated to the Renhe Resettlement Area at the end of 2009 (see the resettlement for demolition of urban residential houses). Therefore, these relocated households will be subject to cash compensation only, and will not be otherwise resettled.

For the remaining 39 relocated rural households, they will be resettled into the relocating sites of Lieshan District and Suixi County. The supply of water, electricity and road and leveled ground (three supplies and one leveling) of the housing site shall be funded by the local governments.

Compensation and resettlement for nonresidential houses

The nonresidential houses to be demolished in the project have a total area of 30,861.29m², including 25,180.75m² of enterprises (81.6%); 4,126m² of public institutions (13.4%) and 1,554.54m² of shops (5.0%).

🕒 **Enterprises**

The project affects 152 people out of 11 enterprises, with a total area of 25,180.75m². Based on the survey, most of the affected enterprises have closed down, or only some of their buildings and annexes are affected, while their normal production is not affected. The affected enterprises have two resettlement options – cash compensation and property swap. Compensation includes house compensation, moving subsidy, resettlement subsidy, etc. The following resettlement modes will be adopted in consultation with the proprietors, as shown in Table 0-8.

Table 0-8 Schedule of resettlement of affected enterprises

City	Subproject	Enterprise	Demolition impact			Basic information								Resettlement	
			Demolition area (m ²)	Affected population	Degree of impact	Main business	Floor area (m ²)	Total building area (m ²)	Other indicators				State of operation	Attitude to the project	Resettlement plan
									Work force	Monthly average pay (yuan/month)	Annual output value (10,000 yuan)	Annual profit & tax payment (10,000 yuan)			
Wuhu	Third Ring Road	Southern Road Engineering Co., Ltd.	11,550	42	Whole	Road engineering	23,000	11,550	42	1,500	600	150	Good	Supportive	Non-local rebuilding
Anqing	Shuguang Road	Shuguang Chemical Plant	947.5	17	Part	Organic glass, sodium cyanide	28,000	9,800	278	1,000	3,800	750	Ordinary	Supportive	Cash compensation, local rebuilding
	Shuguang Road	Anhui Plastic Machinery Factory	912.5	13	Part	Development of plastic and electric machinery	36,000	12,000	366	1,200	5,300	1,100	Ordinary	Supportive	Cash compensation, local rebuilding
	Shuguang Road	Anqing Transport & Hoisting Branch	158.75	3	Part	Hoisting, handling, transport, car service	24,000	9,000	71	1,300	1,500	240	Ordinary	Supportive	Cash compensation, local rebuilding
	Shuguang Road	Anqing Cotton & Linen Company (reserve warehouse)	544	4	Part	Storage	48,000	18,000	36	1,300	510	130	Ordinary	Supportive	Cash compensation, local rebuilding
	Yanjiang Road East	Liquefied Gas Station	55	3	Whole	Liquefied gas filling	100	55	3	1,100	80	20	Good	Supportive	Backward rebuilding
Lu'an	Longhe Road Central	Lu'an Yu'an Pharmaceutical Warehouse	980	0	Part	Closed down and disused, no affected population	/	/	/	/	/	/	Closed down	Supportive	Cash compensation
	Bagongshan Road	Lu'an Jinzhong Silk Weaving Mill	4,212	0	Whole	Closed down and disused, no affected population	/	/	/	/	/	/	Closed down	Supportive	Cash compensation

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City	Subproject	Enterprise	Demolition impact			Basic information								Resettlement	
			Demolition area (m ²)	Affected population	Degree of impact	Main business	Floor area (m ²)	Total building area (m ²)	Other indicators				State of operation	Attitude to the project	Resettlement plan
									Work force	Monthly average pay (yuan/month)	Annual output value (10,000 yuan)	Annual profit & tax payment (10,000 yuan)			
	Bagongshan Road	Industrial & Commercial Bank of China (Renmin Road)	3140	60	Whole	Financial services	/	60	20	1,200	/	/	Good	Supportive	Cash compensation, non-local resettlement
	Pihe Road South	Lu'an Building Material Factory	819	0	Part	Closed down and disused, no affected population	/	/	/	/	/	/	Closed down	Supportive	Monetary resettlement
Huaibei	Xishan Terminal	Renjing Third Flame Retardant Material Factory	1,862	10	Whole	Flame retardant materials	/	/	/	/	/	/	Wound up	Supportive	Monetary resettlement
Subtotal			25,180.75	152	/	/	/	/	/	/	/	/	/	/	/

🕒 **Public institutions**

The project affects 92 people out of 3 public institutions, with a total area of 4,126m². The relocated public institutions can be resettled by either cash compensation or property swap. The compensation includes house compensation, moving subsidy, resettlement subsidy, etc. The following modes of resettlement will be used in consultation with the proprietors, as shown in Table 0-9.

Table 0-9 Schedule of resettlement of affected public institutions

City	Subproject	Institution	Impact of demolition			Resettlement	
			Demolition area (m ²)	Affected population	Degree of impact	Attitude to the project	Resettlement intent
Anqing	Yanjiang Road East	Local Marine Bureau of Yingjiang District	2,711	12	Full demolition	Supportive	Cash compensation, backward rebuilding
Lu'an	Xicheng Road	Lu'an Municipal Police Cadre School	721	50	Partial demolition	Supportive	Cash compensation, non-local rebuilding
	Longhe Road Central	Water Conservancy of Jin'an District	694	30	Full demolition	Supportive	Cash compensation, non-local rebuilding
Subtotal			4,126	92			

🕒 **Shops**

The project affects 82 people out of 16 shops, with a total area of 1,554.54m². Based on the survey, these shops have a similar situation, and are characterized in that: (1) most of their premises are roadside residential houses; (2) most of them are run by residents themselves, and most of the workers are their family members; and (3) they deal with general merchandise or catering mainly. The relocated shops can be resettled by either cash compensation or property swap. The compensation includes house compensation, moving subsidy, resettlement subsidy, etc. The following modes of resettlement will be used in consultation with the proprietors, as shown in Table 0-10.

Table 0-10 Schedule of resettlement of affected shops

City	Project	Store name/ operator	Impact of demolition				Basic information					Resettlement	
			Demolition area (m ²)	Affected population	Degree of impact	Land type	Business scope	Other indicators			State of operation	Attitude to the project	Resettlement intent
								Work force	Monthly average pay (yuan/month)	Annual profit (10,000 yuan)			
Anqing	Shuguang Road	Bingwu Specialized Stone Materials Firm	295	6	Full demolition	Urban	Stone materials	6	1,200	20	Ordinary	Supportive	Monetary resettlement
	Shuguang Road	Yizi Local-style Restaurant	72	5	Full demolition	Urban	Catering	5	1,000	7	Ordinary	Supportive	Monetary resettlement
	Shuguang Road	Juyuan Restaurant	88	7	Full demolition	Urban	Catering	7	1,000	10	Ordinary	Supportive	Monetary resettlement
	Shuguang Road	Convenience store	30	2	Full demolition	Urban	Non-staple food and general merchandise	2	900	5	Ordinary	Supportive	Monetary resettlement
	Shuguang Road	Barber's shop	35	2	Full demolition	Urban	Hairdressing	2	1,000	2	Ordinary	Supportive	Monetary resettlement
Lu'an	Xicheng Road	Wang Dachun	70	5	Full demolition	Collective	Repair	5	800	2.5	Good	Supportive	Property swap
	Xicheng Road	Liu Famin	45.5	3	Full demolition	Collective	Non-staple food and general merchandise	3	900	1.5	Ordinary	Supportive	Property swap
	Xicheng Road	Ding Wensheng	45.5	4	Full demolition	Collective	Catering	4	850	2	Good	Supportive	Property swap
	Xicheng Road	Wu Rengui	45.5	4	Full demolition	Collective	Non-staple food and general merchandise	4	900	2	Ordinary	Supportive	Property swap
	Xicheng Road	Zhang x	45.5	3	Full demolition	Collective	Non-staple food and general merchandise	3	1,000	2	Good	Supportive	Property swap
	Xicheng Road	Zhang Yuecheng	45.5	4	Full demolition	Collective	Beauty care and hairdressing	4	800	3	Good	Supportive	Property swap
	Xicheng Road	Wang Feng	36.68	3	Full demolition	Urban	Non-staple food and general merchandise	3	1,000	2	Good	Supportive	Property swap
	Xicheng Road	Ye Yuanzai	72.36	4	Full demolition	Urban	Non-staple food and general merchandise	4	1,000	2	Good	Supportive	Property swap

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City	Project	Store name/ operator	Impact of demolition				Basic information					Resettlement	
			Demolition area (m ²)	Affected population	Degree of impact	Land type	Business scope	Other indicators			State of operation	Attitude to the project	Resettlement intent
								Work force	Monthly average pay (yuan/month)	Annual profit (10,000 yuan)			
	Bagongshan Road	Mantianxing Supermarket	310	25	Full demolition	Urban	General merchandise	25	1,100	15	Good	Supportive	Property swap
	Bagongshan Road	Zhenxing Department Store	159	3	Full demolition	Urban	General merchandise	3	1,100	2	Good	Supportive	Property swap
	Bagongshan Road	Yingxiong Tire Shop	159	2	Full demolition	Urban	Tire repair and sale	2	1,000	2	Good	Supportive	Property swap
Subtotal			1,554.54	82									

Restoration plan for affected vulnerable groups

In the affected population, 62 people out of 23 families fall into vulnerable groups (accounting for 1.1% of the total affected population), involving the Wuhu, Huaibei and Lu'an Subprojects. The affected vulnerable groups are entitled to the following policies in addition to those for the whole affected population.

🕒 **Wuhu Subproject**

(1) If any displaced person has no ability to work, no source of income and no legal supporter, the village committee will help him/her build a house or place him/her at an old people's home; (2) during the construction of the project, labor of families falling into vulnerable groups should be provided skill trains or recruited to do unskilled jobs in priority.

🕒 **Lu'an Subproject**

(1) When buying a resettlement house, old lonely persons, low-income families and poverty-stricken families without housing may buy the resettlement house at the cost price if their per capita residential area is less than 15m². The specific criteria are: a house with a per capita building area of 15-17m² and a total area less than 50m² can be bought at 50m²; any excess shall be bought at the market value. (2) In the city planning area, the poverty, who are not only without the house, but cannot purchase the resettlement house, should be provided cheaper renting house in municipal project. (3) In the city planning area, the poverty, whose house to be demolished is less than the minimum relocating house, could get the same relocating house for free, and pay the rent of cheaper renting house for the remaining house. (4) The training to labor of families falling into vulnerable groups will be provided in priority. Meanwhile, the employment information will be disclosed to increase the job opportunities. (5) during the construction of the project, labor of families falling into vulnerable groups should be recruited to do unskilled jobs in priority.

🕒 **Huaibei Subproject**

(1) If any relocated urban family complies the criteria for the urban minimum living guarantee, and the building area of its former house is less than 45m², the displacement agency shall provide a house with a building area of not less than 45m² for free as the resettlement house, or grant a one-time cash compensation equivalent to the market value of an ordinary commercial house of the same location, the same period and the same type and with a building area of 45m²; (2) If any displaced person has no ability to work, no source of income and no legal supporter, the village committee will help him/her build a house or place him/her at an old people's home; those who are disable or lonely older persons will be arranged into the lower storey of relocating house according to their wills in order to guarantee them convenient traffic. (3) a rent subsidy will be provided to the urban families who suffer from house problem. The criteria of the subsidy is that the per capita building area is 10□ and 5 yuan/□ per month. (4) The training to labor of families falling into vulnerable groups will be provided in priority. Meanwhile, the employment information will be disclosed to increase the job opportunities. (5) during the construction of the project, labor of families falling into vulnerable groups should be recruited to do unskilled jobs in priority.

Special Measures for Women

In addition to the standard compensation policy for land acquisition, the women are also entitled the following special measures in four subprojects:

(1) The affected people can have access to relevant information during resettlement, and participate in consultation and resettlement. During the resettlement implementation, focus group discussions with affected women will be managed to explain the regulations and improve women's awareness. Compensation agreement must be signed by spouses.

2) The priority in receiving free technical training is available in order to keep their economic status,

3) Opportunities of prior employment are available, 20% of unskilled job opportunities created in the project construction will be provided to Women. Further, if the jobs were same, the same payment should be provided to Women as those to Men.

4) In the project operation, opportunities of prior employment including cleaners and green maintainer will be provided to women to ensure their income restoration.

Affected public facilities and ground annexes

Affected public facilities and ground annexes shall be restored by their proprietors after compensation by the project implementing agency.

The restoration measures for demolished facilities must be planned in advance, and adjusted to the field conditions in practice so that they are safe, efficient, timely and accurate, and minimize adverse impacts on nearby residents.

Affected municipal facilities should be the displacement agency according to the construction drawings of the project, and relocation should be minimized provided the construction of the project is not affected. Affected pipelines should be rebuilt before demolition or relocated by the displacement agency provided the normal living of the residents along the pipeline (including residents not to be relocated) is not affected.

Organization and implementation progress

Organization

The Department of Construction of Anhui Province has set up a project office to direct the preparation of the resettlement plan and the implementation of land acquisition and demolition, and to contact with the World Bank. Meanwhile, the Wuhu, Anqing, Lu'an and Huaibei Municipal Project Offices are responsible for the preparation of the resettlement plans for their respective subprojects, the implementation and management of land acquisition and demolition, and internal monitoring. After the resettlement plans of the subprojects are approved by the World Bank, the implementing agencies will choose a qualified house demolition company for urban house demolition under the direction of the Anhui Provincial Project Office; the acquisition of rural collective land and the corresponding resettlement effort shall be implemented by the municipal land and resources bureaus.

The resettlement implementing agencies and their duties are shown in Table 0-1.

Table 0-1 Resettlement organization and its duties

No	City	Executing agency				Implementing agency	
		Name	Main duties	Staffing	Tel	Name	Main duties
1	Wuhu	Anhui Provincial Project Office	Formulating and pursuing resettlement policies, preparing the resettlement plan and ensuring its implementation, appropriating funds and supervising fund uses, internal monitoring, etc.	Dai Weili, Liu Bending	0551-2639845	Wuhu WB Project Office	Implementing land acquisition, demolition and resettlement in accordance with the resettlement plan approved by the World Bank
2	Anqing					Anqing WB Project Office and urban construction investment company	
3	Lu'an					Lu'an WB Project Office and urban construction investment company	
4	Huaibei					Huaibei WB Project Office and Construction Commission	

To ensure the successful implementation of the resettlement plan and to strengthen timely and effective communication among the Anhui Project Office, the implementing agencies and the World Bank, the subproject offices have assigned full-time personnel to take charge of the coordination and organization of the implementation of resettlement for the subprojects. These personnel have many years of experience in land acquisition and house demolition, and their resumes are shown in Table 0-2.

Table 0-2 Resume of Full-time Personnel of Resettlement Agencies

City	Name	Education	Main service experience	Contact information
Wuhu	Wu Jun	Undergraduate	Responsible for house demolition management at the municipal housing administration before 2008, transferred to the bureau of key projects at the end of 2008, responsible for the preliminary land acquisition and house demolition of key projects, having undertaken the land acquisition of the northward extension of Jingliu Road and Longhu Avenue in Sanshan District, the pavement softening of Zheshan	0553-3837967

City	Name	Education	Main service experience	Contact information
			Road, and the house demolition of Jihe Road South	
Anqing	Qi Wei	Junior college	China Construction Bank, Wuhu Branch (1991-1993), China National Real Estate Development Group Corp., Anqing Real Estate Development Co., Ltd. (1993-2005), urban investment company (2005 to date)	0556-5579550 13956538359
Lu'an	Xu Jianong	Postgraduate	World Bank Financed Sewage Treatment Project	13805646108
Huaibei	Meng Xiangmin	Undergraduate	1986-2002: Huaibei Department Store Group Co., 2002-2005, Huaibei Office of Headquarters of Key Projects, in charge of land acquisition and house demolition; 2005-2008, head, Passenger Transport Management Office, Huaibei Urban Construction Dept.; 2008-date, deputy leader, Huaibei Urban Construction Supervision Detachment	0561-3035364

Implementation progress

According to the project implementation schedule, the project will be completed in stages from 2008 through 2012. The land acquisition, demolition and resettlement schedule connects the construction plans of the subprojects, starting from October 2008 and ending at December 2011.

The basic principles of scheduling are: (1) Land acquisition, demolition and resettlement should be completed at least 1 month before the commencement of construction, so that the affected persons have enough time to prepare for production and livelihood restoration plans; (2) during resettlement, the affected persons should be given opportunities to participate in the project; before the commencement of construction, the range of land acquisition should be published, a resettlement brochure distributed, and the tasks related to public participation performed; (3) all types of compensation should be paid to proprietors in full directly within 3 months from the date of approval of the compensation for land acquisition and the resettlement plan; no entity or individual should use the compensation for them, nor should such compensation be discounted for any reason.

The general resettlement schedule of each subproject is based on the preparation and implementation progress of land acquisition, demolition and resettlement of the project, and may be adjusted with the overall progress of the project, as shown in

Table 0-

Table 0-3 Implementation schedule of land acquisition and demolition of subprojects

Stage	Task	Wuhu	Anqing	Lu'an	Huaibei
Preparation	Determination of range of land acquisition and demolition	June-October 2008	June-October 2008	June-October 2008	June-October 2008
	Physical survey of land acquisition and demolition	October 2008-January 2009	October 2008-January 2009	October 2008-January 2009	October 2008-January 2009
	Preliminary social and economic survey	October 2008-January 2009	October 2008-January 2009	October 2008-January 2009	October 2008-January 2009
	Consultation of resettlement plan	October 2008-February 2009	October 2008-February 2009	October 2008-February 2009	October 2008-February 2009
	Preparation of resettlement plan	October 2008-April 2009	October 2008-April 2009	October 2008-April 2009	October 2008-April 2009
	Disclosure of resettlement plan	May 20, 2009	May 20, 2009	May 20, 2009	May 20, 2009
	Approval of resettlement plan	June 2009	June 2009	June 2009	June 2009
Implementation	Approval formalities for acquisition of rural collective land	June 2009	June 2009	June 2009	June 2009
	Holding a mobilization meeting for land acquisition and demolition to disclose policies	July 2009	July 2009	July 2009	July 2009
	Issuing a land acquisition and demolition bulletin	September 2009	September 2009	September 2009	September 2009
	Entering into a compensation and resettlement agreement through consultation	October 2009	October 2009	October 2009	October 2009
	Relocation of houses and facilities	November 2009	November 2009	November 2009	November 2009
	Handover of land for construction	December 2009	December 2009	December 2009	December 2009
	Construction of resettlement houses	August 2009-December 2010	August 2009-December 2010	August 2009-December 2010	August 2009-December 2010
	Move of displaced persons into new houses	December 2010-March 2011	December 2010-March 2011	December 2010-March 2011	December 2010-March 2011
Restoration of displaced persons' income	June-December 2009	June-December 2009	June-December 2009	June-December 2009	
Monitoring /evaluation	Monitoring and evaluation	December 2009-December 2011	December 2009-December 2011	December 2009-December 2011	December 2009-December 2011

Budget and sources of funds

Financial budget

The general budget includes compensation for permanent land occupation, compensation for demolished urban and rural residential houses, compensation for affected enterprises, public institutions, shops, infrastructure and ground annexes, and relevant taxes, etc.

The general resettlement budget of the project is 212.349 million yuan, accounting for 10% of the project's total costs, including 46.793 million yuan of compensation for permanent acquisition of collective land (22.0%); 15.923 million yuan of compensation for demolished rural residential houses (7.5%); 75.219 million yuan of compensation for demolished urban residential houses (35.4%); 33.194 million yuan of compensation for affected enterprises and public institutions (15.6%); 6.224 million yuan of compensation for affected shops (2.9%); 2.492 million yuan of compensation for ground annexes (1.2%); 10.861 million yuan in taxes (5.1%), and 18.732 million yuan resettlement contingency funds (8.8%).

By cities, the resettlement costs of the Wuhu Subproject are 48.254 million yuan (22.7%); those of the Anqing Subproject 31.879 million yuan (15.0%); those of the Lu'an Subproject 99.597 million yuan (46.9%) and those of the Huaibei Subproject 32.619 million yuan (15.4%).

The general resettlement budget will be included in the total costs of the project, as shown in Table 0-1.

Table 0-1 Resettlement and compensation budget

Unit: 10,000 yuan

№	Category	Wuhu	Anqing	Lu'an	Huaibe	Subtotal	Proportion
1	Permanent land occupation	2,526.2	353.7	654.0	1,436.5	4,970.4	23.4%
1.1	Permanent acquisition of collective land	2,526.2	62.6	654.0	1,436.5	4,679.3	22.0%
1.2	Compensated transfer of state land	0.0	291.1	0.0	0.0	291.1	1.4%
2	Rural residential houses	0.0	0.0	666.8	925.5	1,592.3	7.5%
3	Urban residential houses	0.0	981.1	6,148.6	392.2	7,521.9	35.4%
4	Relocated enterprises and public institutions	1,543.8	744.1	974.9	56.5	3,319.4	15.6%
5	Relocated shops	0.0	487.0	135.3	0.0	622.4	2.9%
6	Ground annexes	38.0	180.0	18.6	12.6	249.2	1.2%
Total of 1-6		4108.1	2746.0	8598.2	2823.3	18275.7	86.1%
7	Survey and design fee	101.0	2.5	26.2	57.5	187.2	0.9%
8	Administrative management fee	41.1	27.5	86.0	14.1	168.6	0.8%
9	Monitoring and evaluation fee	82.2	54.9	172.0	28.2	337.3	1.6%
10	Training fee	41.1	54.9	86.0	28.2	210.2	1.0%
11	Contingency funds	41.1	27.5	86.0	28.2	182.8	0.9%
13	Land acquisition tax	410.8	274.6	905.4	282.3	1873.2	8.8%
Total		4825.4	3187.9	9959.7	3261.9	21234.9	100.0%
Proportion		22.7%	15.0%	46.9%	15.4%	100.0%	

Year-by-year investment plan

According to the land acquisition and demolition progress of each subproject, a year-by-year fund use plan has been prepared, as shown in Table 0-2.

Table 0-2 Schedule of year-by-year use of funds

Unit: 10,000 yuan

City	2009	2010	2011	Subtotal
Wuhu	1206.3	2895.2	723.8	4825.4
Anqing	318.8	2231.5	637.6	3187.9
Lu'an	1494.0	6971.8	1494.0	9959.7
Huaibei	326.2	2609.5	326.2	3261.9
Subtotal	3345.3	14708.1	3181.5	21234.9

Sources and appropriation of funds

According to the project schedule, the sources of funds for resettlement of the subprojects will be municipal government finance and domestic bank lending.

During project implementation, the municipal project offices or the employers will pay the compensation funds to the displacement agencies or the municipal / county land and resources bureau in accordance with the compensation policy and criteria set out in the resettlement plan, which will pay the compensation for land acquisition and demolition to the affected entities and individuals according to the agreement.

Public participation and consultation and appeal channel

Public participation

Pursuant to the policies and regulations of the state, Anhui Province and the 4 cities on land acquisition, demolition and resettlement, in order to maintain the lawful rights and interests of the displaced persons and entities, reduce disputes, and realize the goal of proper resettlement, the policies and implementation rules on land acquisition and resettlement of the project, and the resettlement plan shall be further improved, and the organizing work of resettlement carried out properly based on the nature of construction and reconstruction of the project. Emphasis is placed on the participation, negotiation and inputs of the displaced persons at the resettlement policy making, planning and implementation stages of the project. The public participation process is shown in Table 0-1.

During the preparation of the resettlement plan, the land acquisition and demolition authorities, implementing and design agencies of the subprojects published the resettlement policies of the project to the affected population through different channels and in different ways, as shown in Table 0-2. Meanwhile, the land acquisition and demolition authorities, implementing and design agencies have listened extensively to opinions of the affected population, and conducted extensive consultation and participation.

Table 0-1 Public participation process

No	City	Participants	Mode of participation	Details of activities				Conclusion
				Affected physical quantity survey	Social, economic and resettlement intent survey	Compensation & resettlement policies	Resettlement plan coordination	
1	Wuhu	Wuhu Project Office, Yi Jiang District Key Project Office, land and resources bureau, relocation office, representatives of affected sub-districts, representatives of affected population and design agency	Interview, forum and sampling questionnaire survey	October 2008 - January 2009	October-December 2008	November-December 2008	January 2009	<input type="checkbox"/> Physical quantity survey: recognized by both parties, true and accurate data; <input type="checkbox"/> Compensation and resettlement policies: per state and local policies; <input type="checkbox"/> resettlement plan: specific, feasible, satisfactory to affected population; <input type="checkbox"/> supportive to project implementation
2	Anqing	Anqing Project Office, urban construction investment company, land and resources bureau, relocation office, representatives of affected population and design agency		October-November 2008	October 2008	November 2008	December 2008	
3	Lu'an	Lu'an Project Office, urban construction investment company, land and resources bureau, relocation office, representatives of affected population and design agency		October-November 2008	October-November 2008	November 2008	December 2008	
4	Huaibei	Huaibei Project Office, Construction Commission and land and resources bureau, relocation office, representatives of affected population and design agency		October 2008-February 2009	October-November 2008	December 2008	January 2009	

Table 0-2 Policy disclosure process

Document	Language and mode of disclosure	Wuhu	Anqing	Lu'an	Huaibei	Location
		Schedule				
Introduction of involved projects and works	Chinese, municipal radio and TV station, newspaper	November 2008	November 2008	November 2008	November 2008	Affected communities and village committees
General introduction to information on land acquisition and demolition	Chinese, radio and TV station, website	November 2008	November 2008	November 2008	November 2008	
Land acquisition and house demolition policies	Chinese, newspaper, TV station, municipal government website	December 2008	December 2008	December 2008	November - December 2008	

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Document	Language and mode of disclosure	Wuhu	Anqing	Lu'an	Huaibei	Location
		Schedule				
Resettlement Report	Chinese, library, newspaper	May 2009 and after acceptance by the World Bank				Xiangs, towns and village committees
Resettlement Brochure	Chinese, distributed to displaced persons	May 2009 and after acceptance by the World Bank				Village committees, affected families

Appeal channel

Since the resettlement effort is performed with the participation of the affected population, it is unlikely to be any major dispute. However, to ensure that the affected population has a channel through which they can file appeals on any aspect of land acquisition and resettlement, an appeal mechanism has been established for the preparation and implementation stages of the resettlement plan, which consists of 4 stages:

- ⌚ Stage 1: If any displaced person is dissatisfied with the resettlement plan, he/she can make an oral or written appeal to the village committee or the demolition implementing agency; any oral appeal shall be disposed of and documented by the village committee or the demolition implementing agency. The committee or the agency shall make a disposition within 2 weeks;
- ⌚ Stage 2: If the displaced person is dissatisfied with the disposition of Stage 1, he/she may make an appeal to the Municipal World Bank Project Office / regulatory agency after receipt of such decision, and the Office / agency shall make a disposition within 2 weeks;
- ⌚ Stage 3: If the displaced person is dissatisfied with the disposition of Stage 2, he/she may make an appeal to the administrative authorities of competent jurisdiction level by level for arbitration in accordance with the Administrative Procedure Law of the People's Republic of China after receipt of such decision;
- ⌚ Stage 4: If the displaced person is still dissatisfied with the disposition of Stage 3, he/she may bring a suit to a civil court in accordance with the Civil Procedure Law after receipt of the arbitration award.

The displaced persons can file an appeal to any aspect of resettlement, including the compensation criteria. The above appeal channel will be notified to the displaced person at a meeting and by other ways, so that they are fully aware of their right of appeal. Meanwhile, mass media will be utilized to strengthen propaganda and reportage, and opinions and suggestions on resettlement from all sources will be compiled into messages for the implementing agencies to study and handle timely. All implementing agencies will accept complaints and appeals from the affected persons gratuitously, and any cost reasonably incurred will be paid from the resettlement contingency funds.

Monitoring and assessment arrangements

To ensure successful implementation in accordance with the resettlement plan and realize the goal of proper resettlement, land acquisition, demolition and resettlement activities will be subject to regular monitoring and evaluation as required in the World Bank Operational Policy OP4.12 Involuntary Resettlement and the Guidelines for Processing the Resettlement Subproject in World Bank Projects. Monitoring includes internal monitoring by the resettlement agencies and independent monitoring.

Monitoring and evaluation will start from June 2009 and end in December 2011. Depending on the construction and resettlement progress of the project in different cities, internal monitoring and independent monitoring reports will be submitted to the World Bank biannually.

Internal monitoring

The Anhui Provincial Project Office and the municipal World Bank project offices pursue an internal monitoring mechanism to check resettlement activities. All municipal World Bank project offices will establish a basic database for land acquisition, house demolition and resettlement, and use it to prepare the resettlement plan, monitor all displaced families and entities, and perform internal supervision and inspection of the whole preparation and implementation course of resettlement.

Implementation procedure

During implementation, all project implementing agencies (to be selected by the Anhui Provincial Project Office through bidding) will collect and record resettlement information based on the monitoring sample, and submit real-time activity records to the Anhui Provincial Project Office to maintain continuous monitoring. The Anhui Provincial Project Office will inspect implementation regularly.

Scope of monitoring

1. Payment of compensation to displaced persons and displaced entities;
2. Locating houses for resettlement by cash compensation;
3. Construction of resettlement houses for property swap;
4. Staffing, training, working schedule and efficiency of the resettlement agencies;
5. Registration and handling of displaced persons' complaints and appeals

Internal monitoring report

An internal monitoring report will be prepared by each project implementing agency biannually and submitted to the corresponding municipal World Bank project office, which shall in turn submit it to the Anhui Provincial Project Office and the World Bank.

Independent monitoring

Independent monitoring agency

Procedure and scope of monitoring

1. Preparing a monitoring and evaluation outline
2. Developing software for the resettlement monitoring and evaluation information system
3. Preparing a survey outline, survey forms and a record card of affected residents and typical entities
4. Design of sampling plan: sample size: 10% of displaced families; 20% of enterprises and public institutions affected by demolition

5. Baseline survey

The baseline survey for independent monitoring and evaluation of the residents affected by land acquisition and relocation aims to acquire baseline information on the standard of living of the monitored displaced families (livelihoods, production operations and income level).

6. Establishing a monitoring and evaluation information system

A monitoring and evaluation information system and a database of resettlement monitoring and evaluation data will be established to provide computer aid to analysis and follow-up monitoring.

7. Monitoring and evaluation survey

(1) Capacity evaluation of resettlement implementing agencies: working competences and efficiency of the resettlement implementing agencies

(2) Monitoring of resettlement progress, compensation criteria and payment to typical displaced families: monitoring of payment of compensation to residents, income restoration and quality of resettlement; restoration measures of vulnerable groups

(3) Public participation and consultation: participating in the preparation of the resettlement plan and public participation activities during implementation, and monitoring the effect of participation of the displaced persons

(4) Appeals of displaced persons: monitoring the registration and handling of appeals of the displaced persons

8. Compilation of monitoring information and establishment of database

9. Comparative analysis

10. Preparing monitoring and evaluation reports according to the monitoring plan

Monitoring indicators

1. Social and economic indicators: per capita income, GDP, employment rate;

2. Institutional indicators: staffing, staff competencies, rules and regulations, equipment, fulfillment rate of affairs handling;

3. Public facilities: compensation fund availability, functional recovery ratio

Post-evaluation

After the completion of the project, on the basis of monitoring and evaluation, the post-evaluation theory and methods will be used to make a post-evaluation of resettlement activities to evaluate successful experience and lessons from land acquisition and resettlement and provide a reference for subsequent resettlement. The post-evaluation will be performed by the independent monitoring and evaluation agency as entrusted by each municipal world bank project office. The agency undertaking the post-evaluation will prepare a post-evaluation working outline, establish a system of evaluation indicators, perform social and economic analysis and survey, prepare the Resettlement Post-evaluation Report of each subproject and submit it to the Anhui Provincial Project Office and the World Bank.

The monitoring and evaluation reporting arrangements are shown in Table 0-1.

Table 0-1 Schedule of monitoring, evaluation and reporting

No	City	Internal monitoring		Independent monitoring		Post-evaluation	
		Duration	Reporting	Duration	Reporting	Duration	Reporting
1	Wuhu	December 2009-December 2011	Biannual	December 2009-July 2011	6 issues, biannual	December 2011	1 issue
2	Anqing	December 2009-December 2011	Biannual	December 2009-July 2011	6 issues, biannual	December 2011	1 issue
3	Lu'an	December 2009-December 2011	Biannual	December 2009-July 2011	6 issues, biannual	December 2011	1 issue
4	Huaipei	December 2009-December 2011	Biannual	December 2009-July 2011	6 issues, biannual	December 2011	1 issue

Entitlement matrix

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
1	Permanent acquisition of collective land	Wuhu	4 villages, acquisition of 1,089.44 mu of collective land	1,062 people out of 360 families	For land acquisition, a compensation will be given based on the original use of the acquired land. The compensation for arable land acquisition includes land compensation and resettlement subsidy, and compensation for ground annexes and young crops, calculated at a multiple of annual output value of land; 30% of the land compensation will go to the unified basic endowment insurance fund for farmers; The affected person can get 70% of the land compensation, resettlement subsidy, and compensation for young crops and other ground annexes, as well as training and employment opportunities; If eligible, the displaced person is entitled to the endowment insurance for affected farmers.	<p>Land compensation:</p> <ul style="list-style-type: none"> Vegetable plot: 17,600 yuan/mu Irrigated paddy field: 9,600 yuan/mu Dry land: 10,000 yuan/mu Pond surface: 9,600 yuan/mu Unused land: 6,000 yuan/mu <p>Resettlement subsidy:</p> <ul style="list-style-type: none"> Vegetable plot: 28,600 yuan/mu Irrigated paddy field: 15,600 yuan/mu Dry land: 13,000 yuan/mu Pond surface: 6,400 yuan/mu Unused land: 3,600 yuan/mu <p>Young crop compensation:</p> <ul style="list-style-type: none"> Vegetable plot: 700 yuan/mu Irrigated paddy field: 550 yuan/mu Dry land: 450 yuan/mu Pond surface: 1,600 yuan/mu
		Anqing	1 village, acquisition of 20 mu of collective land	Collective land for private use, no affected person	Compensation at composite land price	31,316 yuan/mu (including annex compensation of 9%)

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		Lu'an	5 villages, acquisition of 362.5 mu of collective land	461 people out of 122 families	<p>For land acquisition, a compensation will be given based on the original use of the acquired land. The compensation for arable land acquisition includes land compensation and resettlement subsidy, and compensation for ground annexes and young crops, calculated at a multiple of annual output value of land;</p> <p>The affected person can get the land compensation, resettlement subsidy, and compensation for young crops and other ground annexes in full, as well as training and employment opportunities;</p> <p>If eligible, the displaced person is entitled to the endowment insurance for affected farmers.</p>	<p>Land compensation:</p> <ul style="list-style-type: none"> Vegetable plot: 11,200 yuan/mu Irrigated paddy field: 8,800 yuan/mu Dry land: 7,200 yuan/mu Garden plot: 9,600 yuan/mu Woodland: 4,200 yuan/mu Water area: 6,000 yuan/mu Housing site: 5,760 yuan/mu Other rural land for construction: 5,760 yuan/mu Unused land: 4,320 yuan/mu <p>Resettlement subsidy:</p> <ul style="list-style-type: none"> Vegetable plot: 16,800 yuan/mu Irrigated paddy field: 13,200 yuan/mu Dry land: 10,800 yuan/mu Garden plot: 16,000 yuan/mu Woodland: 7,000 yuan/mu Water area: 10,000 yuan/mu Housing site: 8,640 yuan/mu Other rural land for construction: 8,640 yuan/mu Unused land: 6,480 yuan/mu <p>Young crop compensation:</p> <ul style="list-style-type: none"> Vegetable plot: 700 yuan/mu Irrigated paddy field: ,600 yuan/mu Dry land: 500 yuan/mu

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		Huaibei	8 villages or communities, acquisition of 588 mu of collective land	1,572 people out of 341 families	For land acquisition, a compensation will be given based on the original use of the acquired land. The compensation for arable land acquisition includes land compensation and resettlement subsidy, and compensation for ground annexes and young crops, calculated at a multiple of annual output value of land; 50% of the land compensation will go to the unified basic endowment insurance fund for farmers; The affected person can get 50% of the land compensation, resettlement subsidy, and compensation for young crops and other ground annexes, as well as training and employment opportunities; If eligible, the displaced person is entitled to the endowment insurance for affected farmers.	Farmland (dry land, vegetable plot, Woodland, other farmland): Land compensation: 12,000 yuan/mu Resettlement subsidy: 12,000 yuan/mu Land for construction: Land compensation: 12,000 yuan/mu Resettlement subsidy: 12,000 yuan/mu Unused land: Land compensation: 12,000 yuan/mu Resettlement subsidy: 12,000 yuan/mu Young crop compensation: Farmland (dry land, vegetable plot, garden plot, etc.): 700 yuan/mu
2	Permanent occupation of state land	Wuhu	Permanent occupation of 93.02 mu	None	Gratuitous allocation	/
		Anqing	Permanent occupation of 58.2 mu	None	Compensated use	50,000 yuan/mu (including annex compensation of 9%)
		Lu'an	Permanent occupation of 490.5 mu	None	Gratuitous allocation	/
		Huaibei	Permanent occupation of 5 mu	None	Gratuitous allocation	/

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
3	Demolition of rural residential houses	Lu'an	Demolition area 10,064m ²	372 people out of 90 families	<p>(1) House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost;</p> <p>(2) After receipt of cash compensation for house, there are two options: cash compensation or unified construction;</p> <p>(3) The displaced person does not have to pay any tax, the fees for applying for house and land certificates or any legal cost during relocation;</p> <p>(4) Moving subsidy and transition subsidy, etc.</p>	<p>House compensation</p> <p>Masonry-concrete: 780 yuan/m²</p> <p>Masonry-timber: 610 yuan/m²</p> <p>Simple: 120 yuan/m²</p> <p>Other compensation</p> <p>Moving subsidy: 4 yuan/m²</p> <p>Temporary resettlement subsidy: 4 yuan/m²·month</p>
		Huaibei	Demolition area 26,845m ²	1,287 people out of 195 families	<p>(1) House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost;</p> <p>(2) After receipt of cash compensation for house, the resettlement options include cash compensation and resettlement site;</p> <p>(3) The displaced person does not have to pay any tax, the fees for applying for house and land certificates or any legal cost during relocation;</p> <p>(4) Moving subsidy and transition subsidy, etc.</p>	<p>House compensation</p> <p>Composite: 380 yuan/m²</p> <p>Masonry-timber: 330 yuan/m²</p> <p>Simple: 100-200 yuan/m²</p> <p>Other compensation</p> <p>Moving subsidy: 300 yuan/family</p> <p>Temporary resettlement subsidy: 4yuan/□·month</p>
4	Demolition of urban residential houses	Anqing	Demolition area 4,096.3m ²	274 people out of 98 families	<p>House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost;</p> <p>After receipt of cash compensation for house, there are two options: cash compensation or property swap;</p> <p>The displaced person does not have to pay any tax, the fees for applying for house and land certificates or any legal cost during relocation;</p> <p>Moving subsidy and transition compensation, etc.</p>	<p>House compensation</p> <p>Masonry-concrete: 1,956 yuan/m²</p> <p>Other compensation</p> <p>Moving subsidy: 300 yuan/family;</p> <p>Temporary resettlement subsidy (transition subsidy): 50m² or less: 4.0 yuan/m²·month; over 50m² and 80m² or less: 3.0 yuan/m²·month; over 80m²: 2.0 yuan/m²·month; the transition period shall not exceed 18 months.</p>

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		Lu'an	Demolition area 53,860m ²	168 people out of 51 families	(1) House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost; (2) After receipt of cash compensation for house, there are two options: cash compensation or property swap; (3) The displaced person does not have to pay any tax, the fees for applying for house and land certificates or any legal cost during relocation; (4) Moving subsidy and transition subsidy, etc.	House compensation Masonry-concrete: 1,112 yuan/m ² Masonry-timber: 848 yuan/m ² Simple: 370 yuan/m ² Other compensation Moving subsidy: 4 yuan/m ² Temporary resettlement subsidy: 4 yuan/m ² ·month
		Huaibei	Demolition area 2,864m ²	114 people out of 25 families	(1) House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost; (2) After receipt of cash compensation for house, there are two options: cash compensation or property swap; (3) The displaced person does not have to pay any tax, the fees for applying for house and land certificates or any legal cost during relocation; (4) Moving subsidy and transition subsidy, etc.	House compensation Composite: 1,416 yuan/m ² Masonry-timber: 880 yuan/m ² Other compensation Moving subsidy: 300 yuan/family Temporary resettlement subsidy: 4 yuan/m ² ·month, based on 12 months
5	Relocation of enterprises and public institutions	Wuhu	1 enterprise, demolition area 11,550m ²	42 people	House compensation appraised at replacement cost; Optional: rebuilding a house on land offered by the government; Moving subsidy and shutdown compensation, etc.	House compensation Composite: 1,250 yuan/m ² Masonry-timber: 1,250 yuan/m ² Simple: 550 yuan/m ² Other compensation Moving subsidy: 15 yuan/m ² or 25 yuan/m ² Shutdown compensation: office houses: 8 yuan/m ² ·month; productive houses: 12 yuan/m ² ·month; storage houses: 5 yuan/m ² ·month

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		Anqing	6 enterprises or public institutions, demolition area 5,328.7m ²	52 people	House compensation appraised at replacement cost; Two options: cash compensation or rebuilding a house on land offered by the government; Moving subsidy and shutdown compensation, etc.	House compensation Frame: 1,361 yuan/m ² Masonry-concrete: 1,125 yuan/m ² Other compensation Moving subsidy: 6 yuan/m ² Shutdown compensation: 150 yuan/m ²
		Lu'an	6 enterprises or public institutions, demolition area 10,566m ²	140 people	House compensation appraised at replacement cost; Two options: cash compensation or rebuilding a house on land offered by the government; Moving subsidy and shutdown compensation, etc.	House compensation Masonry-concrete: 1,112 yuan/m ² Masonry-timber: 848 yuan/m ² Simple: 370 yuan/m ² Other compensation Moving subsidy: 7 yuan/m ² Shutdown compensation: 15 yuan/m ² ·month (productive houses), 5 yuan/m ² ·month (office and storage houses)
		Huaibei	1 enterprise, demolition area 1,862m ²	10 people	(1) House compensation appraised at replacement cost, and compensation for relocation of annexes at actual cost; (2) Moving subsidy and transition subsidy, etc.	House compensation Masonry-timber: 330 yuan/m ² Simple: 200 yuan/m ² Other compensation Moving subsidy: 300 yuan/family
6	Relocation of shops	Anqing	5 shops, demolition area 520m ²	22 people	House compensation appraised at replacement cost; Two options: cash compensation or property swap; Moving subsidy and shutdown compensation, etc.	House compensation Masonry-concrete: 8,017 yuan/m ² Other compensation Moving subsidy: 6 yuan/m ² Shutdown compensation: 150 yuan/m ²
		Lu'an	6 rural shops, demolition area 297.5m ²	23 people	House compensation appraised at replacement cost; Two options: cash compensation or property swap; Moving subsidy and shutdown compensation, etc.	House compensation: Masonry-concrete: 780 yuan/m ² Masonry-timber: 610 yuan/m ² Simple: 120 yuan/m ² Shutdown compensation: 500 yuan/family

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
			5 urban shops, demolition area 737.04m ²	40 people		House compensation: Frame: 1,157 yuan/m ² Masonry-concrete: 1,112 yuan/m ² Masonry-timber: 848 yuan/m ² Simple: 370 yuan/m ² Other compensation Moving subsidy: 7 yuan/m ² Shutdown compensation: 120 yuan/m ² ·month
7	Vulnerable groups	Wuhu	/	18 people out of 7 families	(1) If any displaced person has no ability to work, no source of income and no legal supporter, the village committee will help him/her build a house or place him/her at an old people's home; (2) during the construction of the project, labor of families falling into vulnerable groups should be provided skill trains or recruited to do unskilled jobs in priority.	

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		Lu'an	/	25 people out of 10 families	(1)When buying a resettlement house, old lonely persons, low-income families and poverty-stricken families without housing may buy the resettlement house at the cost price if their per capita residential area is less than 15□. The specific criteria are: a house with a per capita building area of 15-17□ and a total area less than 50□ can be bought at 50□; any excess shall be bought at the market value. (2) In the city planning area, the poverty, who are not only without the house, but cannot purchase the resettlement house, should be provided cheaper renting house in municipal project. (3) In the city planning area, the poverty, whose house to be demolished is less than the minimum relocating house, could get the same relocating house for free, and pay the rent of cheaper renting house for the remaining house. (4) The training to labor of families falling into vulnerable groups will be provided in priority. Meanwhile, the employment information will be disclosed to increase the job opportunities. (5) during the construction of the project, labor of families falling into vulnerable groups should be recruited to do unskilled jobs in priority.	

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
		HuaiBei	/	19 people out of 6 families	(1) If any relocated urban family complies the criteria for the urban minimum living guarantee, and the building area of its former house is less than 45m ² , the displacement agency shall provide a house with a building area of not less than 45m ² for free as the resettlement house, or grant a one-time cash compensation equivalent to the market value of an ordinary commercial house of the same location, the same period and the same type and with a building area of 45m ² ; (2) If any displaced person has no ability to work, no source of income and no legal supporter, the village committee will help him/her build a house or place him/her at an old people's home; those who are disable or lonely older persons will be arranged into the lower storey of relocating house according to their wills in order to guarantee them convenient traffic. (3) a rent subsidy will be provided to the urban families who suffer from house problem. The criteria of the subsidy is that the per capita building area is 10□ and 5 yuan/□ per month. (4) The training to labor of families falling into vulnerable groups will be provided in priority. Meanwhile, the employment information will be disclosed to increase the job opportunities. (5) during the construction of the project, labor of families falling into vulnerable groups should be recruited to do unskilled jobs in priority	
8	women	Wuhu, Anqing, Lu'an and Huaibei		Affected women	(1) The affected people can have access to relevant information during resettlement, and participate in consultation and resettlement. During the resettlement implementation, focus group discussions with affected women will be managed to explain the regulations and improve women's awareness. Compensation agreement must be signed by spouses. 2) The priority in receiving free technical training is	

No	Type of impact	City	Degree of impact	Affected persons	Compensation and resettlement policy	Compensation criteria
					<p>available in order to keep their economic status,</p> <p>3) Opportunities of prior employment are available, 20% of unskilled job opportunities created in the project construction will be provided to Women. Further, if the jobs were same, the same payment should be provided to Women as those to Men.</p> <p>4) In the project operation, opportunities of prior employment including cleaners and green maintainer will be provided to women to ensure their income restoration.</p>	
9	Ground annexes	Wuhu, Anqing, Lu'an and Huaibei	/	Proprietors	To be compensated by the project implementing agency to proprietors	
10	Appeals	Wuhu, Anqing, Lu'an and Huaibei	Compensation criteria, payment of compensation, and resettlement measures	Affected persons filing an appeal on land acquisition, demolition and resettlement	Charges and management fees involved in the appeal on demolition and resettlement filed by any affected person should be exempted.	

