

**CHONGQING NEW URBANIZATION PILOT &
DEMONSTRATION PROJECT**

JIULONGPOURBAN REGENERATION SUBPROJECT

**Resettlement Policy Framework
(Revised)**

Chongqing World Bank Project Management Office

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ABBREVIATIONS

AH	-	Affected Household
AP	-	Affected Person
DMS	-	Detailed Measurement Survey
HD	-	House Demolition
JDG	-	Jiulongpo District Government
IA	-	Implementing Agency
LA	-	Land Acquisition
M&E	-	Monitoring and Evaluation
MLS	-	Minimum Living Security
PMO	-	Project Management Office
PRC	-	People's Republic of China
RAP	-	Resettlement Action Plan
RIB	-	Resettlement Information Booklet
RPF	-	Resettlement Policy Framework

A. Project Introduction

Chongqing Municipality has a land area of 82,400 km² and a population of 33.3 million, and is characterized by a complex urban economic, social and geographic structure in which urban and rural areas, and reservoir and mountain areas are integrated. Jiulongpo District is a main urban district of Chongqing, located at the center of the downtown area, being a typical waterfront urban district, governing 8 sub-districts and 11 towns, with a residential population of 1.1869 million, including an urban population of 1.0893 million, and an urbanization rate of 91.78%.

In order to utilize existing land and public spaces to meet the growing population of Jiulongpo District, improve the district's accessibility and mobility, and promote the district's development and industry transformation, the Jiulongpo Urban Regeneration Subproject (hereinafter, the "Subproject") will be implemented. After its completion, local residents, especially low-income residents, will enjoy better urban infrastructure, public services, public spaces and public transport, and more development opportunities.

The Subproject consists of 3 components, namely, slow footpath, public space quality improvement Planning and institutional capacity building, as shown in Table 1.

Table 1 Scope of the Subproject

Component	Code	Subcomponent	Description	Reports
Slow Footpath	A1	Slow Footpath	Construction of a slow footpath from Caiyun Lake Park to Egongyan Park	-
Public Space Quality Improvement	B1	Yangjiaping Sub-district	Construction of Kanglong public green space	DDR
			Construction of Baitao Road public green space	-
	B2	Erlang Sub-district	Construction of Wutaishan public green space	DDR
			Construction of Longjingwan public green space	-
	B3	Jiulong Town	Reconstruction of Caiyun Lake Wetland Park	-
	B4	Shiqiaopu Sub-district	Construction of Shimei public green space	-
	B5	Shipingqiao Sub-district	Construction of Taohua Stream public green space	-
			Construction of Jiulong Community Park	DDR
B5	Huayan Sub-district	Construction of Huayan Riverside Park	DDR	
Planning and Institutional Capacity Building	C1	Planning and Institutional Capacity Building	Urban Planning Renewal of Jiulongpo District	-
			Revision of Regulatory Plan of Jiulongpo District	-
			Annual Implementation Plan for Urban Renewal of Jiulongpo District	-
			Middle-term and Long-term Plan for Jiulongpo District (2035)	-
			Research on Green Building	-
			Institutional capacity building	-

Of all the components, five parks had fully completed their resettlement before 2013, four parks just completed in 2015. The component of slow footpath has no land acquisition and house demolition.

As alignment with World Bank, the projects where resettlement completed in the last three years should prepare the Due Diligence Review.

Table 1-2 shows the information of land acquisition and house demolition of each site. As shown in the table, as of end of December 2017, the land of all the 9 sites were transferred into state-owned 10 to 20 years ago; whilst 5 sites are remaining the land empty to date, the other 4 sites were filled with new residents or structures after the first round resettlement. New resettlement commenced in 2015 and 2017, and those house demolition was implemented and completed by the end of 2017.

Table 2 Resettlement and Report to Deliver

Code	Category	Component	Size (hectare)	Land Acquisition		House Demolition		Report
				Completed (Y/N)	Year	Completed (Y/N)	Year	
0	Walking Path	Olympic Park to E'gongyan Park		Y	N/A	Y	N/A	
1	Parks	Kanglong	2.13	Y	1990s	Y	2015	DDR
2		Baitaolu	2.782	Y	1998	Y	1998	
3		Taohuaxi	2.46	Y	2003	Y	2003	
4		Jiulong Community	19.31	Y	1990s	Y	2015	DDR
5		Caiyun Lake (Phase 2&3)	110.26	Y	1990s	Y	/	
6		Shimei	4.55	Y	2006	Y	2006	
7		Longjingwan	1.28	Y	2005	Y	2005	
8		Wutaishan	4.81	Y	2005	Y	2015	DDR
9		Huayan Riverside	1.29	Y	1990s	Y	2017	DDR

Therefore, the DDR is prepared for the four parks, namely, Kanglong Park, Jiulong Community Park, Wutaishan Park and Huayan Riverside Park where the resettlement completed in recent three years. During the project preparation stage, the project IA and the design institute have conducted the detailed survey on the affected residents/villagers and their communities. They have collected the opinions of local people on the sub-projects through public consultation. Measures were to be taken to minimize the impacts on the people, including optimizing the project design, preparing the RAP through fully consulting with the APs during the project preparation stage. During the project implementation and the monitoring stage, the project IA will make sure that the compensation is fully and timely paid to the APs with the replacement cost, keep local people informed of the project and establish the good appeal mechanism to ensure that all the relevant appeals and complaints from local people could be handled appropriately and timely.

During the project implementation stage, it is likely that the new components involving land acquisition or house demolition to be identified, or due to the Subproject components adjust or change, In case any of these components cover unexpected land acquisition and house demolition, this RPF is prepared as a fundamental guideline, which must be followed to prepare the relevant document.

B. Principles and Objectives

This RPF is based on OP4.12 “Involuntary Resettlement” in the World Bank Operational Manual issued in December 2001, and the overall objectives are:

- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. APs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

- APs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

This RPF defines the principles and objectives of resettlement, and appropriate guidelines, rights, and legal and institutional framework, compensation and restoration patterns, participation characteristics, and appeal procedure for resettlement, and is used to guide compensation, resettlement and restoration matters.

Based on the criteria for eligibility for compensation, “Displaced Persons” may be classified in one of the following three groups:

- Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- 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 RAP; and
- Those who have no recognizable legal right or claim to the land they are occupying.
- Each RAP should be based on identifiable basic information collected, and include the following impacts:
 - Those whose farmland or rural houses together with housing sites is/are wholly or partly affected by the Project (permanently or temporarily);
 - Urban houses wholly or partly affected by the Project (permanently or temporarily);
 - Commercial facilities (enterprises and stores) wholly or partly affected by the Project (permanently or temporarily);
 - Young crops and ground attachments wholly or partly affected by the Project (permanently or temporarily).

The cut-off date is the notice release date of project land acquisition and demolition. After this date, the APs shall not build, expand and rebuild houses; shall not change the uses of the housing and land; shall not perform lease, rental and sale of land and housing. Any buildings or planting and persons moving into the project area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

The key principles and objectives of this RPF are as follows:

- Acquisition of land and other assets, and related resettlement should be minimized where possible;
- As of the baseline survey date, all APs are entitled to restoration measures to help them improve or at least their living standard, ability to earn income and production level; the lack of legal title to asset losses does not impede their entitlement to resettlement measures;
- The resettlement measures available include: (1) residential houses and other buildings are compensated for at replacement cost free from depreciation or recovery of residual value; (2) other means of compensation, such as land replacement and endowment insurance; (3) equal replacement of housing and housing sites acceptable to APs; and (4) subsidies for relocation and living;
- If APs can accept the replacement of housing, housing sites and farmland, replacements should be as close to their lost land as possible;
- The transition period of resettlement should be minimized, and restoration measures should be made available to APs at the project site before the preset starting date;
- The acquisition plan of land and other assets, and the restoration measures offered shall be negotiated with APs repeatedly to ensure minimum interference; APs will be empowered before the preset starting date;
- The existing community service and resource levels should be maintained or improved;

- Whenever and wherever necessary, financial and material resources for resettlement and restoration must be available; the budget in the RAP should include contingencies;
 - The institutional and organizational arrangements should ensure that assets and resettlement are designed, planned, consulted and implemented effectively and timely;
 - The implementation of the RAP shall be supervised, monitored and evaluated effectively and timely.
- The key principles of this RPF are as follows:
- Avoiding or minimizing LA, especially the occupation of high-grade farmland;
 - Avoiding the demolition of residential houses;
 - Using unused land where possible; and
 - Avoiding or minimizing the occupation of environmentally sensitive areas.

C. RAP Preparation and Approval Procedures

The borrower is responsible for preparing and implementing the RAP, including paying all the relevant resettlement costs. Once the land acquisition and house demolition are identified and the project impact is scoped, the RAP preparation should be started. The borrower will conduct the socio-economic survey to determine the potential project impacts and identify the possible numbers of the affected persons. This survey will determine whether a complete RAP or an abbreviated RAP is required (refer to relevant part in Annex A of OP 4.12). When impacts on the entire displaced population are over 200 people, a complete RAP is required; when impacts on the entire affected people are minor, or fewer than 200, an abbreviated RAP is required. When the affected persons are not relocated to other places and their lost productive material is less than 10% of the total, the impacts are regarded as “comparatively minor”.

If the RAP is required, it must be prepared according to the principles and objectives in this RPF. The main contents of the complete and the abbreviated RAP are shown in Table 3.

Table 3 Main Contents of Complete and Abbreviated RAP

Types of RAP	Complete RAP	Abbreviated RAP
RAP Main Contents	<ul style="list-style-type: none"> ● Description of the Project; ● Potential Impacts; ● Socio-economic Survey and Baseline Survey; ● Legal and Policy Framework; ● Compensation Policy and Standards; ● The Resettlement Measures and Income Rehabilitation Plan; ● Resettlement Site Selection, Preparation and Relocation; ● Rebuilding and Rehabilitation of the Houses, Infrastructure and Community Service of the Resettlement Site; ● Urban Housing Appraisal Procedure; ● Housing Resources Provided by the Project IA for Housing Exchange. 	<ul style="list-style-type: none"> ● Project Impacts; ● The Survey on the Affected Population; ● The Resettlement Compensation; ● The Feedback from the Affected Persons; ● The Responsibilities of the Implementation Agencies; ● The Grievance Procedures; ● The Rehabilitation Scheme Implementation; ● Timetable and Budget; ● Monitoring and Evaluation.

Types of RAP	Complete RAP	Abbreviated RAP
	<ul style="list-style-type: none"> ● Institutional Arrangement and the Implementation Schedule; ● Resettlement Costs and Budget; ● Public Participation and Information Disclosure; ● Grievance Channel; 	

The complete or abbreviated RAP should be completed no later than 4 months before the starting date of resettlement, and submitted to the Bank for approval at least 3 months before that. Only after the Bank has approved the RAP could compensation, resettlement and restoration activities begin. Such activities should be completed before the commencement of civil engineering.

D. Legal Framework

The principal objective of this RPF is to ensure the resettlement planning and its implementation meets the WB OP 4.12 requirement. In addition, the RAP design has to conform to all the relevant laws and regulations in China, Chongqing Municipality and all the concerned districts and counties. The major legal framework is shown as Table 4.

Table 4 The Project Related Legal Framework

Level	Policy document	Effective date
State	Land Administration Law of the PRC	August 28, 2004
	Notice on Issuing the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)	November 3, 2004
	Regulations of the Ministry of Land and Resources on Public Hearing on Land and Resources	May 1, 2004
	Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)	October 21, 2004
	Notice of the State Council on Issues Concerning the Strengthening of Land Control and Adjustment (SC [2006] No.31)	August 31, 2006
	Notice of the General Office of the State Council on Forwarding the Guidelines of the Ministry of Labor and Social Security on Doing a Good Job in the Employment Training and Social Security of Land-expropriated Farmers (SC [2006] No.29)	April 10, 2006
	Notice on Adjusting Fees for Using Additional Construction Land (CZ [2006] No.48)	November 7, 2006
	Real Right Law of the PRC	March 16, 2007
	Notice of the Ministry of Labor and Social Security, and Ministry of Land and Resources on Doing a Good Job in Social Security for Land-expropriated Farmers Practically (MLSS [2007] No.14)	April 28, 2007
	Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.238)	June 26, 2010

Level	Policy document	Effective date
	Opinion on Building Clean Party and Corruption Fighting (Ministry of Public Security Party [2011] No. 590)	January 1, 2011
Chongqing Municipality	Land Administration Regulations of Chongqing Municipality (Decree No.53 of the Chongqing Municipal Government)	March 22, 1999
	Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government)	January 1, 1999
	Interim Measures of Chongqing Municipality for Basic Endowment Insurance for Farmers Converted into Urban States in Land Acquisition after January 1, 2008	January 1, 2008
	Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45)	January 1, 2008
	Notice of the Chongqing Municipal Government on Strengthening Land Acquisition and House Demolition Management Practically (CMGO [2013] No.27)	January 31, 2013
	Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58)	January 1, 2013
	Notice of the Chongqing Municipality on the Measures of Collection and Compensation of Houses on State-owned Land (Provisional)(CMG [2011] No.123)	May 5, 2011
	Compensation of Chongqing Municipality for the Shutdown Loss of the Houses on the State-owned Land (Provisional)	May 5, 2011
	Measures of Chongqing Municipality for the Determination of Housing Price Assessment in the State-owned Land (Provisional)	May 5, 2011
Jiulongpo District	Rules for the Implementation of LA Compensation and Resettlement of Jiulongpo District	January 1, 2013
	Rules for the Implementation of House Acquisition and Compensation on State-owned Land of Jiulongpo District (JDG [2016] No.33)	November 25, 2016
World Bank	Operational Policy OP4.12 on Involuntary Resettlement, and Bank Procedure BP4.12 on Involuntary Resettlement and appendixes	January 1, 2002

In order to achieve the above objectives, this resettlement policy framework has quoted the principles summarized in OP/BP4.12 of the World Bank, specified as follows:

(a) The resettlement work will be implemented based on the socioeconomic survey and affected quantity statistics, and in accordance with national and local resettlement policies and regulations, as well as the Involuntary Resettlement Business Policy OP/BP4.12 of the World Bank.

(b) The project design will be optimized to minimize the resettlement work. The populous area will be excluded as much as possible, so as to minimize the involuntary resettlement. The construction scheme will be optimized to reduce disturbance to the public.

(c) All compensations for involuntary resettlement will be regarded as a part of this project. Sufficient fund will be provided to the relocated people, so as to ensure they can benefit from this project.

(d) It will be guaranteed that all the affected people can receive all the compensations for the resettlement loss before the implementation of the project. Their daily life will be properly arranged, and their production

will be effectively restored. Subsidies and assistance will also be given to solve their temporary difficulties.

(e) It will be guaranteed that the living standard, production capacity and income level of all the affected people can recover to their original level or even increase to some extent.

(f) The compensation for the demolished structures, specialized facilities and land attachments will be calculated according to the replacement price. The residual value of demolished materials cannot be deducted, nor can the depreciation of original property.

(g) Both physical resettlement and monetary resettlement will be offered to the affected people for them to choose freely.

(h) The relocated people will receive compensation during the transition period and relocation process.

(i) The relocated non-residential units will receive relocation subsidy and compensation for production and business suspension.

(j) Special attention will be given to the vulnerable group, helping them select the resettlement houses and move into the new houses.

(k) Compensation will be given to the owners of the infrastructure for the relocation and restoration of infrastructure affected by the project.

(l) Reasonable compensation will be given to the to-be-acquired land and related losses.

(m) The compensation for the to-be-acquired land will be paid within three months starting from the date when the resettlement plan is approved, no later than the date when the land is used for construction purpose.

(n) During the preparation and implementation stage of resettlement work, the relocated people will be encouraged to participate in the process, so as to solicit their suggestions for the resettlement work and publicize the resettlement policy in time.

(o) Great attention will be given to the complaints of affected people. Timely assistance will be given to them to solve the difficulties and inconvenience during the resettlement process. The disputes on the compensation rate will be solved through consultations as far as possible. If consultation fails, it can be submitted for arbitration.

(p) Units involved in the resettlement work will enhance cooperation and coordination among each other. Resettlement organizations at all levels will be established, and all the employees will be well trained.

(q) During the implementation process of the resettlement work, any major changes, including the alteration of compensation rate, alteration of relocated position and scale, adding new items, etc., will be reported to the World Bank in advance.

Considering that there are some gaps between the domestic resettlement policy and the Bank's OP4.12, during the resettlement implementation stage of projects covered by this RPF, PMO will adopt good practices and policy from the Bank on the basis of domestic laws. Below is a description of policy gaps between PRC and the World Bank, and guidance on which policies to be implemented.

Table 5 Gaps between China and the World Bank's policy and Measures in This Project

	Policy of China	Policy of the World Bank	Policy to be followed
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of project affected persons is not lower than before.	Carry out the Bank's policy
	Land acquisition is generally compensated by currency,	Replacement land shall be provided for population	Carry out the Bank's policy

	Policy of China	Policy of the World Bank	Policy to be followed
Compensation approach	<p>supplemented by employment assistance and social security.</p> <p>The following resettlement approaches are available to the households affected by the demolition of rural residential houses:</p> <ol style="list-style-type: none"> 1. Cash compensation; 2. Housing land + self-built houses. The project IA will offer housing land for relocation and conduct land leveling and constructing infrastructure for AHs. 3. Resettlement housing. When resettlement house is chosen as compensation mode, the location and type of resettlement house have been determined. <p>The following resettlement modes are available to households affected by the demolition of rural residential houses:</p> <ol style="list-style-type: none"> 1. Cash compensation: based on market appraisal; 2. Property swap: Resettlement housing is offered by the owner. 	<p>depending on land as main source of income in the case of land acquisition.</p> <p>Affected people have their own right to choose mode of compensation, including cash compensation, replacement housing, or land + self-built houses.</p> <p>The project should provide land leveling and basic infrastructure for AHs.</p> <p>Location of the resettlement house should be chosen freely by the relocated persons.</p>	
Calculation method of compensation fees	<p>Take the market price of house that of the same type and purpose at the same district as the compensated price.</p>	<p>The price shall be calculated based on estimated replacement cost, without considering depreciation.</p>	<p>Replacement housing should be used if chosen by APs. Full market price for new houses should be used if cash compensation is selected by APs. Total compensation will include market price plus all transaction cost to match replacement cost.</p>
Public participation	<p>Public participation system is not sound enough, public can only participate in some phases of the project implementation.</p>	<p>A complete and sound public participation process should be followed, during the full process of impact assessment and determination of compensation mode, and</p>	<p>Wide public consultation should be ensured for APs to participate in impact assessment, alternatives identification, and</p>

	Policy of China	Policy of the World Bank	Policy to be followed
		implementation of LA and resettlement.	implementation of resettlement work.
Monitoring arrangement	Internal management mechanism of project IA and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project IA and resettlement implementation agency and external monitoring from the external independent monitoring unit.	Set up external and internal monitoring systems as required by the Bank.
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project IA, external monitoring agency, etc.	Set up grievance mechanism as required by the Bank.

The purpose of preparing the RAP is to ensure that the APs have sufficient opportunities to replace their lost assets, and improve or at least restore their income level and living standard. To realize this purpose, all APs should be identified, and it should be ensured that all APs accept that remedies defined in the RAP is rational.

E. Reasonable Compensation rates and Rehabilitation Measures

The compensation rates¹ will be made on the basis on the above-mentioned legal framework and in combination of the local actual conditions. The criteria for determining eligible affected persons are the cut-off date when the notice for land acquisition and house demolition is issued. After this date, the affected persons are not allowed to build new houses, extend or rebuild the existing ones or change the purpose of houses and land use; they are also not allowed to rent their lands or buy/sell houses. Any affected persons after this date are not eligible for the compensation.

The objective of the RAP is to ensure that the affected persons could be compensated at replacement value for their lost properties and improved or at least restore their income levels and standards of living. To achieve this end, all the affected persons should be identified and the planned rehabilitation schemes and measures are best suitable for them. Based on the main types of the project impacts (for example, rural land, houses and incomes etc), the following measures in Table 4 should be taken:

1) Permanent Acquisition of Rural Collective Land

Land compensation: includes the compensation for land acquisition, the compensation for young crops and the resettlement subsidy. The compensation for lost land and the resettlement subsidy are calculated separately. The land is compensated based on the areas of land acquired but regardless of the types of land, which is 18,000 yuan per mu. The resettlement subsidy is calculated based on the numbers of people who change from rural residents to urban residents, which is 38,000 per person. The land compensation is the compensation for the affected village collectives. 80% of the land acquisition compensation is firstly allocated to the basic pension for the urban enterprise employees for those affected people by land acquisition, who will change from rural residents to urban residents. This amount of money is allocated from land resource departments to labor and social security departments; the remaining 20% is then allocated to affected villagers. The delivery patterns of the resettlement subsidy are determined by different ages of affected persons who transfer from agricultural to non-agricultural status. For those under 16 years old, the resettlement subsidy will be paid to the individuals at full amount;

¹ Housing will be compensated based on the appraisal value. However, in case the appraised price of houses is lower than that in the RAP, the RAP standards are followed.

The arrangement of the basic pension: for those over 16 years old, the individuals have to pay the 50% of the basic pension for urban enterprise employees. The amount required will be allocated directly by land resources department to social security departments from part of resettlement subsidy. The remaining part is used by the individuals for their daily lives. In case the sum of 80% of the compensation for the lost land plus the part that the individual pays for their basic pension is still not enough for the required amount of the basic pension system, the project IA has to bridge this gap.

The land compensation is 18,000yuan/mu(even through only 20% will be paid to the APs, but the 80% paid to social insurance bureau is for the pension of the APs) and the resettlement subsidy for each AP is 38,000yuan, which is equal to 76,000yuan/mu if the per capita land is 0.5mu(generally, the per capital land is limited in the city center). Thus the consolidated compensation is 114,000yuan.

According to the consultation to land acquisition office, the gross annual production value of each mu of land is no more than 2000yuan/mu, and there are still ten years for this round of land lease period, therefore, the lease value will be 20000yuan/mu for each individual household. Apparently, the compensation to be implemented by the project will be much higher than the actual land production value, even without considering the income of social endowment insurance.

On the other hand, according to the Land Management Law, the compensation for land acquisition should be 16 times to 30 times of annual land value, and should not exceed 30 times in principle, which equals to 32000-60000yuan/mu. Obviously, the compensation of the project will be higher than the requirements of national law.

In case the APs entered the basic social endowment insurance, each person would be able to attain 500-750yuan per month (6,000-9,000yuan per year) of pension payment when they reach the retired age, which is higher than the agricultural income.

This is a policy implemented in Chongqing from the year of 2008. The reason to implement was considering the long-term livelihood of the affected people. In the past, the cash compensation was fully provided to the affected people, but a period later, some people used out the money and came back to the government for support. The key problem was lack of long-term planning for livelihood after land acquisition. Therefore, with experience of learning, the government used part of the compensation of the people and help them buy endowment insurance. So, when the affected people came to retire age, they could get stable income as monthly salary. For young people, whose ages were younger than retired (women 55, men 60), they could go working for job salary which the government would support them as the RAP indicated.

During household survey, the affected people were eager to join the pension scheme, especially for people whose age close or elder than retired ones.

And thus, the LA compensation go be implemented by the project will be not only fully compliance with the national law , but also considered the long-term livelihood restoration. It is consistent with the OP4.12 policy of World Bank.

As mentioned above, the lost young crops will be compensated at replacement value, which will be paid with the land attachment at 22,000 yuan per mu. Woodland will be compensated for separately at a fixed overall rate of 22,000 yuan/mu.

When the houses or buildings become unsafe or lose their functions due to partially land acquisition, the whole area of the relevant land should be acquired.

2) Temporary land occupation

The lost incomes, young crops, the costs for land resumption and the affected infrastructure will be compensated due to temporary land occupation.

The compensation for the rural collective-owned land will be made based on the purpose of land and the actual costs. It will include the compensation for young crops and the costs for land resumption. The compensation

for the lost young crop is based on the crops in one-season.

There will be no compensation for the occupied state-owned land. However, the affected attachments have to be compensated at the replacement value or be restored by the project IA based on their original design and scale.

3) Rural residential houses

House compensation: For demolished houses with a certificate of title and a certificate of the right to use collective land at the time of issue of the LA announcement, the compensation rates are set out in Table 6. Compensation will be paid by the IA to proprietors directly.

Table 6 Compensation rates for rural residential houses

Structure	Description	Compensation rate
Reinforced concrete	Frame (shear wall) cast-in-situ roof	660
Masonry concrete	Brick wall (ashlar) prefabricated roof	600
Masonry timber	Brick wall (board) tenon through tile roof	480
	Brick wall (cleft stone) tile roof	420
	Brick wall, asbestos tile roof(including felt, fiberglass tile)	390
Earth wall	Earth wall, tile roof	360
	Asbestos tile, fiberglass tile roof	330
Simple	Color steel wall (brick enclosing wall, simple brick wall) color steel roof, asbestos tile roof	195
	Brick column (stone column, wood column) asbestos tile roof (felt, fiberglass tile)	120
	Simple shed	100

Housing resettlement will be subject to cash compensation or preferential purchase under property swap, where each AH can choose one resettlement mode only, and housing will be granted at 30 m² of building area per capita. HD within the urban planning area is not subject to self-construction.

Cash compensation: Each AH will enter into a cash compensation agreement, and the compensation will be settled at a time. The amount of compensation is equal to the compensation rate multiplied by the building area eligible for resettlement, where the compensation rate is fixed by the district government, and not less than the selling price of nearby affordable housing, and will be included in the LA compensation and resettlement program. In case of cash compensation, a reward and a decoration subsidy will be granted at 20% of the amount of compensation.

Preferential purchase under property swap: An AH may apply for preferential purchase under property swap at 600 yuan/m², and the reference building areas for resettlement housing are: not less than 30 m² for a house with one bedroom and one living room; not less than 60 m² for a house with two bedrooms and one living room; not less than 90 m² or 120 m² (depending on bedroom size) for a house with 3 bedrooms and one living room. Any excess size of not more than 5 m² will be purchased at 50% of the construction and installation cost, and excess size of more than 5 m² will be purchased at the overall construction cost. For any deficient size, the acquirer will pay compensation to the AH at the rate specified in the LA compensation and resettlement program. If the spouse or an underage child of a subject of housing resettlement is of urban status, has no house elsewhere, and has been living with his/her spouse or parents in the range of LA and HD for a long time, each may apply for purchasing an additional building area of 20 m² at 50% of the construction and installation cost; a subject to housing resettlement that is married but has no child may apply for purchasing

an additional building area of 15 m² at 50% of the construction and installation cost.

In case of cash compensation, the additional building area that can be purchased will be 15 m² in the latter two cases.

There are other subsidies, as the following:

- a) Moving subsidy: paid twice if an AH is relocated by the specified time, being 1,000 yuan per household per time for each household with 3 or less members, or 1,600 yuan per household per time for each household with 4 or more members
- b) Transition subsidy: In case of preferential purchase under property swap, a transition subsidy will be paid from the beginning month of transition to the month following resettlement, being 300 yuan per capita per month for the first 24 months, 500 yuan per capita per month from the 25th to the 48th month, or 700 yuan per capita per month from the 49th month.
- c) In case of cash compensation, a transition subsidy of 4,000 yuan per capita will be paid at a time.
- d) If an AH completes the resettlement and HD formalities, and removes young crops and attachments by the specified time, a reward will be granted, as disclosed in the LA compensation and resettlement program.

4) Residential houses on state-owned land

The resettlement modes for residential houses include property swap and cash compensation, to be chosen by each AH voluntarily.

Cash compensation: The compensation for the value of an acquired house will not be less than the market price of similar houses on the date of the acquisition announcement. The value of the acquired house will be appraised by a qualified real estate appraisal agency.

Property swap: The size of the resettlement house is equal to that of the acquired house in principle, and the price difference will be settled.

If the sharing rate of building area of the acquired house is less than or equal to 15%, the area to be compensated for will be calculated at 15%; if it is over 15%, house compensation will be based on the actual building area.

In case of property swap, if the sharing rate of the resettlement house is over 15%, the purchase price for the shared area corresponding to the excess will be borne by the acquirer.

In case of acquisition of a public rental house, if the AH cannot reach an agreement on the termination of the leasing relationship with the tenant, the acquirer will subject the AH to property swap without cash compensation according to the house acquisition compensation program. The former tenant will have priority in leasing the house, and the AH will enter into a new lease contract with the former tenant.

If a tenant eligible for leasing a directly managed public house agrees to terminate the leasing relationship, the acquirer will pay 70% of the amount of cash compensation for the acquired house to the tenant according to the house acquisition compensation program without offering another directly managed public house (including any low-rent house).

APs will enjoy the same treatment in employment, training, medical care, social security and other benefits as original in host communities.

See Table 7 for relevant rates.

Table 7 Other Compensation and Subsidy Rates for Residential Houses and Non-residential Properties on State-owned Land

No.	Item	Rate
1	Moving subsidy Residential houses	1,000 yuan per household per time

		Non-residential properties	30 yuan/m ² per time for commercial, office and business properties, and 40 yuan/m ² per time for production properties	
2	Agreement-signing reward		40 yuan per household per day for residential houses, non-residential properties 20 yuan/m ² per day	
3	Special reward		If an AH enters into a compensation agreement and is relocated in advance during house acquisition, a special reward will be granted.	
4	Cash compensation	Residential houses	30,000 yuan per household, plus a cash reward at 8% of the value of the acquired house, which is based on the actual building area	If a property is both residential and non-residential, compensation will be paid at a time at the higher rate.
		Non-residential properties	5% of the value of the acquired house, not less than 20,000 yuan	
5	Compensation for facilities	1) The water and power meters installed separately by the AH will be dismantled by itself, and compensated for in full at the prevailing rate at a time. 2) In case of property swap, the existing gas pipeline, cable TV, etc. will be restored by the acquirer without compensation; 3) In case of cash compensation, the existing gas pipeline, cable TV, etc. will be compensated for at the prevailing rates.		

5) Non-residential properties on state-owned land

House compensation: The compensation for the value of an acquired house will not be less than the market price of similar houses on the date of the acquisition announcement. The value of the acquired house will be appraised by a qualified real estate appraisal agency.

For illegal buildings built before the project cut-off date, the compensation will be on the basis of the market price of building materials; For illegal buildings built after the project cut-off date, the compensation will be negotiated.

If a residential house is converted into a business property or other non-residential property without approval by the planning or land and resources authority, it will be appraised when the house were converted into business. If it was converted after cut-off date, it will be compensated for as a residential house; if the it was converted before cut-off date but without lawful license, the proprietor can ask for compensation in accordance with one of the three forms there: 1.the tax payment; 2. independent appraisal; and 3. Bilateral negotiation.

Compensation for losses from production or business suspension: The acquirer will compensate for losses from production or business suspension arising from the acquisition of houses on state-owned land. Such compensation will be 6% of the appraised value of the house in case of cash compensation, or 5% of the appraised value of the house per month in case of property swap; the suspension period will be the actual transition period, and if the suspension period is extended, such compensation will be increased by 5% of the appraised value of the house per month from the overdue month. Before the range of acquisition is published by the acquirer, the compensation rate for organizations or individuals using the acquired house for production purposes may be increased appropriately, but not more than 50%.

As indicated, the appraiser will evaluate the properties based on the actual realities and the market price independently and then, get the compensation amount for production or business suspension. In case unacceptable for the property owners, he/she is able to ask for re-calculating the compensation for business loss in accordance with one of the other three forms: 1. the tax payment; 2. independent evaluation; and 3. Bilateral negotiation.

See Table 7 for relevant rates of other subsidies.

Agreement-signing reward: If an AH enters into a compensation agreement within the period specified in the acquisition announcement, a one-time reward will be granted at 1,500 yuan/m² of building area in case of cash compensation or 1,000 yuan/m² of building area in case of property swap.

According to the resettlement IA, the rates of limited rights houses or illegal houses would consider the overall situations, such as the replacement cost of the structure, the year age of the houses and the living conditions etc. Since the land would be acquired and compensated separately, compensation for land would not be reflected in the price of the house, and thus, the prices between houses with fully legal license and limited rights would look different. Therefore, the compensation for illegal buildings: not more than 2,900 yuan/m² depending on the cost of structure in different locations.

6) Appraisal on Housing and Asset on State-owned Land

Registration of real estate appraisal agency: After the range of acquisition is determined, the acquirer will disclose the project name, range, number of households, building area, contact information, etc. on the public information website of the municipal land and resources bureau, and qualified local real estate appraisal agencies will be registered with the acquirer within 3 working days after disclosure.

Disclosure and selection of real estate appraisal agency: The acquirer will disclose the list of registered real estate appraisal agencies, their basic information, and deadline for selection (through consultation). The AHs will select a real estate appraisal agency by the deadline, and notify it to the acquirer in writing for disclosure.

Selection of real estate appraisal agency by voting: If no real estate appraisal agency is selected through consultation, one will be selected by voting. Not less than 50% of all AHs should be involved in voting. The appraisal agency selected by over 50% of the voting AHs will be selected as the appraisal agency for the Project. The acquirer will notify the AHs of voting 3 days in advance. If no appraisal agency is selected by voting, one will be selected by lot drawing, etc. Voting will be conducted in the presence of a notary, and each AH will have one vote.

Determination of real estate appraisal agency and contract signing: After the real estate appraisal agency is determined, the acquirer will notify it in writing, and enter into a written contract with it. The appraisal agency should not transfer the appraisal task.

After the acquisition announcement is issued, the acquirer will disclose the appraisal results to the AHs for 7 days. After disclosure and correction, the real estate appraisal agency will submit an appraisal report for each AH, which will be sent to each AH timely. If an AH has an objection to the appraised value of its acquired house, it may apply for review.

7) Supporting measures for vulnerable groups

a) Priority in employment: Vulnerable population able and willing to work will have priority in receiving jobs under the Project or public welfare jobs offered by the county government.

b) Skills training: Vulnerable population able and willing to work will receive skills training on house-keeping, computer, animal husbandry, etc. in order to become employed.

c) Social security: Eligible vulnerable residents (e.g., the disabled and low income residents) affected by the Project will be included in the local Minimum Living Standards (MLS) system and receive an MLS benefit monthly.

d) Assistance in relocation: Vulnerable population with almost no ability to work will be provided assistance in relocation by agencies concerned and village collectives, including furniture relocation, new house cleaning, etc.

e) Special urban groups affected by HD

1) If an AH's building area is less than 45 m² and has no other housing, cash compensation or property swap for 45 m² will be granted.

2) If an AH whose house is unregistered (unlicensed) is unable to purchase a house and has no other

house, it may apply for indemnificatory housing with priority.

- 3) If an AH with difficulty eligible for urban MLS is relocated, it may apply for an MLS benefit from the local civil affairs authority within one year after compensation.

8) Supporting measures for women

All women affected should have the same participation rights as men in the project. Women's opinions will be collected and considered in surveys on LA and HD; women will enjoy the same rights in future LA and HD compensation. The jobs generated at the construction and operation stages will be first made available to women willing to take these jobs. Women will also be entitled to local employment training and recommendation.

The RAP should include an entitlement matrix for the APs, as shown in Table 8.

Table 8 Entitlement Matrix

Type of impact	Degree of impact	Affected population	Resettlement mode	Compensation rates
Permanent LA	**mu	** households with ** persons in ** villages, ** towns	1)Livelihood Restoration Measures to take; 2)Cash compensation; 3) Endowment insurance; 4) Employment; 5) Skills training	According to the Rules for the Implementation of LA Compensation and Resettlement of Jiulongpo District, land compensation is 18,000 yuan/mu and resettlement subsidy 38,000 yuan per capita; According to the municipal policy, LEFs may apply for basic endowment insurance for LEFs.
Temporary land occupation	**mu	** households with ** persons in ** villages, ** towns	Cash compensation	Demolished ground attachments will be compensated for at replacement cost, or restored to the original standard and size by the construction agency under the construction budget.
Demolition of rural residential houses	**m ²	** households with ** persons in ** villages, ** towns	1)Principle of Replacement Cost 2)Cash compensation; 3) Self-construction; 4) Property swap	As per the Rules for the Implementation of LA Compensation and Resettlement of Jiulongpo District Show available sources or reference of existing houses in the district to convince it is adequate to replace with the compensation.
Demolition of rural non-residential properties	**m ²	** enterprises, ** stores and ** individual businesses with ** persons in **	1)Principle of Replacement Cost	The same as above

		villages, ** towns	2)Cash compensation	
Residential houses on state-owned land	**m ²	** households with ** persons in ** communities, ** sub-districts	1)Principle of Replacement Cost 2) Cash compensation 3) Property swap	As per the Notice of the Chongqing Municipality on the Measures of Collection and Compensation of Houses on State-owned Land (Provisional) (CMG [2011] No.123), Measures of Chongqing Municipality for the Determination of Housing Price Assessment in the State-owned Land (Provisional), and Compensation of Chongqing Municipality for the Shutdown Loss of the Houses on the State-owned Land (Provisional), and Rules for the Implementation of House Acquisition and Compensation on State-owned Land of Jiulongpo District (JDG [2016] No.33) In case of Cash compensation, market price evaluation by independent third party should be implemented. And, show available sources or reference of existing houses in the district to convince it is adequate to replace with the compensation.
Non-residential properties on state-owned land	**m ²	** enterprises and ** stores with ** persons in ** communities, ** sub-districts	1)Principle of Replacement Cost 2) Cash compensation	The same as above

F. Organization

The district land acquisition bureau is responsible for the land acquisition and house demolition on the rural collective land, while the district house management bureau is responsible for the house demolition on the urban land.

The Project IA and the local government of Jiulongpo District take charge of preparing the RPF and the RAP mainly, and will be responsible for internal monitoring on the project resettlement implementation. The Chongqing PMO will supervise the project implementation and an independent M&E agency will be assigned to conduct external M&E, according to the requirement of the World Bank to assure the RPF could be successfully met.

The resettlement-implementing agency shall apply for and get the property ownership certificate for those households choosing property swap.

G. Implementation Procedure

The detail arrangement of the resettlement activities will be included into the RAP.

After the approval of the project and the determination of the project scope of, the district house management bureau shall conduct detailed measurement survey about house ownership, location, purpose, building area, and so on and so forth. The results of the survey should be published.

The district house management bureau shall formulate a plan for the compensation and resettlement, which shall be reviewed and approved by the people's government of the district. The district house management bureau shall be responsible for the funds and property swap houses. The collection of funds shall be fully in

place 7 days prior to the date of collection.

After the people's government of the district makes a decision on the land acquisition and house demolition, it shall make an announcement for five working days.

The relevant government departments shall, in accordance with the local laws and regulations, help the AHs to deal with Hukou change, mail and telephone transfer, water and power cut, and school transfer.

The project civil work should not start until the contracts with APs are signed and compensations are paid.

H. Grievance Mechanism

The project grievance procedures will be set up in the RPF to fairly deal with the complaints of the affected persons about land acquisition, compensation and rehabilitation and to avoid the complaints from the affected persons due to the too complicate procedures.

During LA, HD and resettlement, the following measures shall be taken to reduce grievances and appeals: 1) The implementing agencies and the local governments will give extensive publicity to the LA, HD and resettlement policies in such forms as meeting, discussion and door-to-door survey so that the APs can understand the LA, HD and resettlement policies and principles, and compensation rates; 2) Disclose information on LA and HD losses, resettlement agreements, compensation fee disbursement, the construction progress of resettlement housing, and the resettlement agencies through mass media and bulletin boards to accept public supervision; 3) Strengthen communication and consultation with the APs. The implementing agencies and the local governments will listen to the APs' comments and requirements carefully, conduct honest communication and consultation with them, help them solve difficulties and problems encountered during resettlement, and meet their reasonable requirements where possible.

During preparation and implementation of the RAP, consistent attention will be paid to the participation of the APs and the affected entities, and an appeal mechanism established. If any AP is dissatisfied with any compensation arrangement or thinks that he/she is treated unfairly or unreasonably during resettlement, he/she may seek a solution through the appropriate procedure, or do not necessarily follow the procedure and directly seek a solution through any stage.

The procedure shows as follows:

Stage 1: If any AP is dissatisfied with the RAP, he/she can file an oral or written appeal to the community committee or village, which shall make a disposition within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the township government or sub-district office orally or in writing. In case of an oral appeal, the township government or sub-district office shall handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the county land and resources bureau or HD management office after receiving such disposition for arbitration, which shall make an arbitration award within four weeks.

Stage 4: If the AP is still dissatisfied with the arbitration award, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

In addition, if an AH or the acquirer has an objection to the appraisal result, it may apply for review with the appraisal agency within 10 days of receipt of the appraisal result; if it has an objection the review result, it may apply for verification with the appraisal expert committee within 10 days of receipt of the review result. If the AH is dissatisfied with the verification result, it may apply for administrative reconsideration or bring a suit according to law.

Except for the ways of grievance appealing described above in resettlement of both rural and urban area, the APs can also be able to submit grievances to the local authorities (township government/sub-district government or higher level) and PMO during construction. The local authorities and PMO will develop a system for documenting and tracking complaints raised by the APs of the project. All grievance will be

reviewed by the resettlement monitoring agency during the project monitoring period.

I. Fund Arrangement

The local county and district government should bear all costs related to LA and resettlement. Any RAP consistent with this RPF must include estimated costs and a budget. Whether identified as APs at the RAP preparation stage or not, and whether sufficient funds are available or not, all those adversely affected by land acquisition and house demolition are entitled to compensation or any other appropriate relief measure. For the above reason, the budget in the RAP should include contingencies, which are usually 10% or more of the estimated resettlement budget in order to cover contingent resettlement costs.

The compensation rates specified in the RAP provide a basis for the calculation of compensation fees for resettlement, which should be fully paid to individuals or collectives losing land or other assets, and should not be deducted for any reason. The RAP should describe by what means compensation fees are paid by the project to the affected villages or villagers. A rationale is that the fund flow should be as direct as possible with minimum intermediate links.

J. Public Consultation and Information Disclosure

The subproject IA must establish the consultation mechanism participated by the public in the project area. The RAP must introduce the measure adopted or to be adopted to the affected persons, so that the affected persons could take part in proposed resettlement activities to improve their participation consciousness in improving or recovering income level. In order to assure that the opinions and suggestions of the affected persons could be considered fully, the public participation activity should be implemented prior to the project design and mitigating measure implementation. The public participation activity must run through whole implementation process of the RAP and the external monitoring.

In the stage of RAP draft and final RAP, the PMO should release the RAP to the affected persons and the public in special spot. The RAP draft must be released in a month before evaluated by the World Bank, and the final RAP must be released after approved by the World Bank.

The project IA will implement the public engagement and consultation procedure in the project area. The specific measures proposed by the resettlement plan, including resettlement area, compensation policy, compensation standard, measures for restoring production and living standard, etc., will be widely recognized by the affected population before it is approved and implemented. The RAP will describe all measures taken or to be taken, involve the APs in the proposed resettlement arrangements, and foster the sense of participation in livelihood and living standard improvement or restoration activities. To ensure that the APs' opinions and suggestions are fully considered, public participation should be prior to project design and the implementation of resettlement relief measures. Public participation must run through the whole RAP planning, implementation and external monitoring process.

The affected population will participate in the whole process from the preparation to implementation of the resettlement plan. During the preparation of the RAP, the APs' expectations must be fully respected, and their needs and suggestions should be reflected to the design agency timely; the socioeconomic profile of the project area should be learned; the APs should be consulted on LA and HD compensation rates and resettlement policies; issues arising from resettlement should be solved in consultation with the APs. To achieve this purpose, a public meeting will be held before preparing the resettlement plan to inform the general public of this resettlement policy framework. The local government will help the affected households or non-residential units understand the compensation standards and their options specified in the resettlement plan.

At the RAP drafting and finalization stages, the PMO and owner should also disclose the RAP to the APs and the public at certain places of the project site and in certain languages. The final RAP must be disclosed again after acceptance by the Bank. Since the Jiulongpo project had not trigger new resettlement, the SIA were disclosed on 26th April 2018 on the local website in Chinese. The contacts of PIU and the draft RPF was disclosed on 17th May 2019 as required.

During project preparation, this RPF was disclosed on ***** in the project area to collect comments from the APs.

K. Monitoring & Evaluation

Chongqing PMO and the subproject IA will supervise and monitor the implementation of the resettlement to be implemented as planned in RAP as well as resettlement already completed covered by Due Diligence Report. Supervision and monitoring results will be recorded in 6-monthly reports for submission to the Bank.

Internal monitoring and supervision:

- Check implementation, including checking the baseline information, valuation of asset losses, and the implementation of compensation, resettlement and restoration rights according to the RPF, DDR and the RAP.
- Monitor if the RAP is implemented as designed and approved.
- Monitor if there are any grievances or complaints regarding the completed resettlement as reviewed in DDR. And ensure those grievances and complaints are managed in line with the policy of OP4.12.
- Check if the funds for RAP implementation are appropriated timely and fully, and if such funds are used in a manner consistent with the RAP.
- Record all appeals and their solutions, and ensure that appeals are handled timely.

Independent external monitoring: Chongqing PMO will appoint an independent agency through public bidding to perform period external M&E on the implementation of the RAP. Such agency may be an academic or independent consulting firm, but must have qualified and experienced staff, and their terms of reference must be accepted by the Bank.

In adaptation to the internal supervision information and monitoring reports checked, the external M&E agency will perform a sampling survey (sampling rate: over 20%) after 6 months of implementation of the RAP. The main objectives are:

- To evaluate if the participation and compensation payment procedures, and restoration rights are implemented practically, and consistent with the RPF and the RAP;
- To evaluate if the RPF objective of improving or at least maintaining the living standard and income level of the APs has been realized;
- To gather qualitative socioeconomic impact indicators of project implementation; and
- To propose suggestions for improving the implementation procedure of the RAP in order to realize the principles and objectives of this RPF.

L. Annex: Summary of Jiulongpo DDR

1. Project Background

1.1. The Jiulongpo Sub-project

The Jiulongpo Urban Regeneration sub-project is planning to get loan from the World Bank. The sub-project aims to improve the living and environmental quality of the people and activate the power of streets based on study of current situation and weakness.

The sub-project includes three components:

- A. Walking Path Construction;
- B. Public Space Improvement; and
- C. Planning and Capacity Enhancement.

Breakdown of the three components is shown as Table 1-1 below:

Table 1-1 sub-project Component

Component	Code	Location	No.	Sub-sub-project
Walking Path	A1	Caiyun Lake through Olympic Center to Goose Park		Walking Path Construction
Public Space	B1	Yangjiaping Sub-district	1	Kanglong Park
	B3	Er'Lang Sub-district	2	Baitaolu Park
			3	Longjingwan Park
			4	Wutaishan Park
		5	Taihuaxi Park	
	6	Jiulong Community Park		
	7	Jiulong Township	7	Caiyun Lake Park (Phase 2&3)
B4	Shiqiaopu Sub-district	8	Shimei Park	
B5	Zhongliangshan Sub-district	9	Huayan Riverside Park	
Planning and Capacity Enhancement	C1			City Planning Planning Adjustment Implementation Institute Capacity Building

The sub-project preparation and construction will last for 60 months, of which 6 months for study and design and 54 months for construction. The construction will be commenced in June 2018 and completed in December 2022. The gross investment is estimated as 308,340,000 yuan.

1.2. Resettlement

1.2.1. Four Resettlement Completed Before 2014

There are four sites where their resettlement completed before 2014: Taohuaxi Park, Caiyun Lake Park, Shimei Park and Longjingwan Park. Land of these spaces were actually acquired before 2006 and being unused for a few years, therefore, the land is empty or planting some vegetables by the people living around.

The original land owners and residents were resettled at the time of completion of land acquisition and house demolition.

According to current land owners², they will post some wall disclosures around the land to notify the people about the plan of the specific project, so that the people who are planting can harvest in advance.

1.2.2. Baitaolu Park

Land acquisition and resettlement of Baitaolu Park was implemented in 1998, after that, the land were transferred into state-owned. On 1st October 2016, the land owner (Chuangyi Company³) signed a land lease contract with a company called Yingbing Company. The lease would last two years, ending on 30th September 2018. According to the land lease contract, Yingbing company could only use the land as car exercise ground. Construction of any structures were not allowed. However, Yingbing company built some simple structured shed on the ground as warehouse. As a consultation to Long Kaiqiang, the General Manager of Yingbing Company, it was confirmed that Yingbing would remove the structures before the date of the land lease expired (30th September 2018); ant thus, there would be no any resettlement cost for Baitaolu Park.

1.2.3. Four Resettlement Completed After 2014

The four sites where their resettlement completed after 2014 are: Kanglong Park, Jiulong Community Park, Wutaishan Park and Huayan Riverside Park. The total of the land area is

² Land Owners over there are the Companies or Parities who are responsible for managing the specific area of land on behalf of the government. Sometimes, one piece of land could be owned by several different owners.

³ Chuangyi Company is a company reserving and managing state-owned land on behalf of Jiulongpo government.

27.54 hectares. All the land was acquired prior to the year of 2000, whilst the house started to be acquired from 2015 or 2017.

The displacement of the four were carried out in the names of other Projects, therefore, the scale of house demolition were far bigger than the number as the proposed parks (or the project). Resettlement of Kanglong Park was carried out as the title of “House Acquisition of Kanglong Food Factory Area”; Wutaishan Park was titled with “House Acquisition of Nan Yuan residential area of Chongqing Weather Bureau” ; Jiulong Community Park was titled with “ House Acquisition of the Aluminium Product Factory Area”, and Huayan Riverside Park was titled with “House Acquisition of Huayan Riverside (Jiulongpo Section) Water Treatment”. Please see **Error! Reference source not found.** for the progress of resettlement implementation.

Table 1-2 Resettlement and Report to Deliver

Code	Category	Component	Size (hectare)	Land Acquisition		House Demolition		Report
				Completed (Y/N)	Year	Completed (Y/N)	Year	
0	Walking Path	Olympic Park to E'gongyan Park		Y	N/A	Y	N/A	
1	Parks	Kanglong	2.13	Y	1990s	Y	2015	DDR
2		Baitaolu	2.782	Y	1998	Y	1998	
3		Taohuaxi	2.46	Y	2003	Y	2003	
4		Jiulong Community	19.31	Y	1990s	Y	2015	DDR
5		Caiyun Lake (Phase 2&3)	110.26	Y	1990s	Y	/	
6		Shimei	4.55	Y	2006	Y	2006	
7		Longjingwan	1.28	Y	2005	Y	2005	
8		Wutaishan	4.81	Y	2005	Y	2015	DDR
9		Huayan Riverside	1.29	Y	1990s	Y	2017	DDR

1.3. Scope of Work for the Due Diligence Review

Commissioned by Chongqing Jiulongpo District Administration Bureau, Chongqing Inturer Technology and Development Co., Ltd (Inturer) undertook the due diligence for the three parks of sites. Objectives of the report will be:

- Reviewing the resettlement process;
- Assessment of the implementation of resettlement policy and regulation regarding Chinese national ,Chongqing Municipal and World Bank Involuntary Resettlement policy (OP4.12); and
- Assessment of the payment and replacement of the people affected.

2. Organization

The Jiulongpo housing management bureau (JHMB) is responsible for the house acquisition and resettlement on state-owned land.

Housing acquisition on state-owned land is normally conducted as in the following procedure:

1. The project owner submits land use application to the JMHB with necessary project documents, including project approval, land drawing etc;
2. The JMHB discloses relevant approvals and plans to the public, and sets up an on-site office joining with representatives from sub-district and neighborhood;
3. Site survey to know the exiting status on the land and buildings;
4. Meetings is organized in the affected area to provide policy propaganda and explanation for the affected persons. Besides, household-by-household visit is also carried out to understand if there are any problems for different APs;
5. Asset detailed measurement survey (DMS), jointly conducted by the APs, JMHB on-site office, representatives of sub-district and neighborhood; and DMS result, including housing ownership, location, housing area and structure, is disclosed in the public;
6. The affected persons select a qualified asset appraisal institute, which has to be favored by more than 2/3 affected households. A housing appraisal report with housing appraisal price will be disclosed to the public;
7. The JMHB formulates a housing acquisition and resettlement plan and report to the municipal government for approval. The district government shall organize relevant departments to publicize the compensation plan, and seek public opinions. The consultation period shall not be less than 30 days.
8. Negotiation and compensation agreement signing;
9. Compensation and house handover; and
10. Household removal from the original registration and relocate to the new location.

The resettlement was implemented with formal procedure and supervised under Jiulongpo government. As the key institute, JHMB deployed adequate qualified and experienced people during the resettlement, which devoted to the smooth implementation of the resettlement.

3. Policy Framework

3.1. Law, Regulation and Policy

The laws, regulations and policies applicable to the resettlement of the related sites has been listed in **Table 3-1**.

Table 3-1 Applicable Laws and Policies

Level	Policy	Effective Date
State	Land Administration Law of the PRC	2004-8-28
	Regulations on Public Hearing on Land and Resources (Ministry of Land and Resources)	2004-5-1
	Real Right Law of the PRC	2007-3-16
	Law on Urban Real Estate Administration of the PRC (Decree No.72 of the President of the PRC)	2007-8-30
	Regulations on the Acquisition of Houses on State-owned Land and Compensation (SC [2011] No.590)	2011-1-21
Chongqing Municipality	Measures of Chongqing Municipality for the Transfer of the Right to Use State-owned Construction Land (CMG [2008] No.119)	2008-11-19
	Regulations of Chongqing Municipality on Land and House Ownership Registration (Decree [2012] No.15 of the Standing Committee of the Municipal People's Congress)	2012-10-1
	Measures of Chongqing Municipality for the Acquisition of Houses on State-owned Land and Compensation (Interim) (CMGO [2011] No.123)	2011-5-5
	Measures of Chongqing Municipality for the Determination of Appraisal Agencies for Acquired Houses on State-owned Land (Interim) (CMGO [2011] No.123)	2011-5-5
	Measures of Chongqing Municipality for Compensation for Losses from Production or Business Suspension in the Acquisition of Houses on State-owned Land (Interim) (CMGO [2011] No.123)	2011-5-5
Jiulongpo District	Measures for the Acquisition of Houses on State-owned Land and Compensation(Jiulongpo FBF[2016]No.33)	2016-11-25
World Bank	Bank policy OP4.12 Involuntary Resettlement and Appendix A	2002-1-1

In the components, house displacement and resettlement is based on the Measures of Chongqing Municipality for the Acquisition of Houses on State-owned Land and Compensation (Interim), Measures for the Acquisition of Houses on State-owned Land and Compensation(Jiulongpo FBF[2016]No.33).These policies have been developed by the Chongqing Municipal Government and Jiulongpo district government in accordance with Land Administration Law of the PRC, the Administrative Regulations of the PRC on Urban House Demolition, etc., and based on the practical situation of Chongqing Municipality and Jiulongpo District.

The same preferential policy for special groups applies to the 4 subcomponents:

- If an AH's building area is less than 45 m² and has no other residential housing, cash compensation or property swap for 45 m² will be granted.
- An AH with large family members was allowed to buy extra house area of 45m² at the replacement cost at a defined price (4,600-6,000yuan/m²), which was lower than the normal market price, 7,000-8,000yuan/m².

Based on the national and Chongqing local policies and regulation, a comparison has been undertaken between the national/local and World Bank OP4.12. As result, it indicates that the key items stipulated in OP4.12 were basically applied in the resettlement experienced of the proposed World Bank project. See for detail application assessment.

Table 3-2 Comparison and Application Assessment

Key Items	Chinese Policies and Practices	OP4.12/WB	Application of OP4.12 in the Projects
Objectives	Ensure the land acquisition and house demolition would not affect the project schedule and the implementation would not trigger big social conflicts.	Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.	<p>Applied.</p> <p><i>1. Resettlement in urban areas was normally complicated and expensive, therefore, the PIU had made tremendous efforts to avoid resettlement, which was consistent with the OP4.12 in avoiding or minimizing the resettlement. For example, the parks of Jiulongpo was selected to be built on land where there was no resettlement or resettlement was completed.</i></p> <p><i>2. The affected people were entitled to enjoy cash compensation based on market price appraisal or property swapping with equal house size. It was considered adequate measures were made to ensure PAPs' living standards would be not decreased, or even better, which was consistent with the OP4.12 in safeguard policy of livelihood restoration.</i></p>

			<p>3. Since no land to allocate in urban area, affected people were all enjoying the policies of social endowment insurance and employment supporting measures after land acquisition, which ensured the livelihood would not be decreased, and also was consistent with the OP4.12 in safeguard policy of livelihood restoration.</p>
<p>Compensation Measures and Practices</p>	<p>For Land Acquisition (LA), cash compensation was the popular measure to take in resettlement. Meanwhile, social insurance and employment supporting policies were deployed in parallel. Land adjustment and agricultural development measures after LA were also popular measures in areas where land resources were rich, but in urban areas, it was not implemented broadly.</p> <p>For House Demolition (HD), cash compensation, self-construction with provided house plots and property swapping in provided replacement apartments were the key measures. However, in urban area, self-construction with provided house plots was not recommended due to city development planning. Price for cash compensation was normally following the result of market evaluation with independent agency, hence, the compensation would be adequate for affected household to restore. Or, if people were not satisfied with the price, they could take the option for swapping with same house area to the centralized apartments where normally were</p>	<p>Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. .</p> <p>If land is not the preferred option of the displaced persons, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost.</p> <p>Payment of cash compensation for lost assets may be appropriate where ... (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing ... Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.</p>	<p>Applied.</p> <p><i>There was no LA issue since all land were state-owned from long time ago.,</i></p> <p><i>For HD, market evaluation with independent third parties were conducted. According to the Evaluation Measures for House Acquisition on State-owned Land (Decree 77 (2011) of Jianfang), the time for the appraisers to evaluate the house asset should be the date of disclosure of House Acquisition Approval (Article 10). The appraisers should evaluate the market price of the acquiring houses (Article 2). The appraiser should consider the elements of house location, usages, structures, ages of year, size of both house and land and land rights during the</i></p>

	located in places with better infrastructure and public service.		<i>operation of evaluation (Article 14). Therefore, the compensation would be the reflection of replacement cost at the time of displacement. Otherwise, if people were not satisfied with the price, they could go for the option of property swapping with a replacement house. And thus, the OP4.12 has been applied, since the two options were fully free to choose for the AHs.</i>
Information Disclosure and Public Participation	<p>Policies required to respect public options during the resettlement. For example, the project should disclose the permitting documents in public. The approved compensation and resettlement plan should be also disclosed in public. Public hearings should be carried out before resettlement was physically launched.</p> <p>The compensation statement should be publicly disclosed so that affected people could verify their land or assets that acquired by the project.</p>	<p>The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:</p> <ul style="list-style-type: none"> ● informed about their options and rights pertaining to resettlement; <p>consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives</p> <ul style="list-style-type: none"> ● 	<p>Applied.</p> <p><i>Although the resettlement already completed in the project, as supplementary measure, the Resettlement Due Diligence as this report was conducted for the project.</i></p> <p><i>The RPF(Resettlement Policy Framework) was disclosed on public website on 9th May 2018. The revised report will be also disclosed in World Bank website in the following.</i></p>
Policy for Women and Vulnerable Group	The policies required the resettlement should be implemented in transparent and justified way.	To achieve the objectives of this policy, particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children,	<p>Applied.</p> <p><i>If an AH whose original house was smaller than 45m² and has no other house to live, cash compensation or</i></p>

	No specific measure was set out for the implementation agency as mandatory requirements in Women and vulnerable group part.	indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.	<i>property swap for 45 m² was granted.</i>
Monitoring	Resettlement would be managed by the Land Resources Bureau (LRB) and House Management Bureau (HMB), and be monitored by the PIU internally.	The borrower is responsible for preparing, implementing, and monitoring a resettlement plan, a resettlement policy framework, or a process framework (the "resettlement instruments"), as appropriate, that conform to this policy.	Applied. <i>According to the national police, the resettlement were managed by the Bureaus and monitored by the PIU internally.</i>
Grievance Redressing	The Bureaus would establish dedicated offices on the resettlement sites to manage the grievances. After resettlement, complainants, if any, still could raise grievances through township government/sub-district government. Complainants were also entitled to raise grievances through the national legislation appealing process in any time.	The project should establish appropriate and accessible grievance mechanisms for PAPs. The grievances could be collected through the existing official channel, but also could be collected through other diversity ways, for example, the PIU, construction contractors, the resettlement monitoring agency or World Bank. The grievance redressing process should be documented properly.	Applied. <i>The grievances were managed through the local normal management way which was implemented in other projects, which were said working effectively in local and without any resettlement legacy issue remaining</i>

The objective of the resettlement policies of the Sub-project is to minimize house displacement impacts and resettle the APs properly. Preferential policies were provided for vulnerable groups with small building areas or with large amount of family members.

In sum, the resettlement policies comply not only with the applicable PRC laws, regulations and policies, but also consistent with the Bank’s policy basically on involuntary resettlement.

4. Review of HD and Resettlement

4.1. Resettlement Impact

The four parks located in 4 sub-districts of Jiulongpo district jurisdiction, of which Kanglong Park is in Yangjiaping sub-district, Wutaishan Park is in Er’Lang sub-district, Jiulong Community Park is in Shipingqiao Sub-district and Huayan Riverside Park is in Zhongliangshan Sub-district.

In total, 105,099m² of house acquisition was involved on the four parks of sites, including 70,435m² of residential buildings and 34,664m² of enterprise buildings. 1,338households with 5,067 people of residential housing were displaced, of which 536 households chose to resettle in provided replacement house. 24,214.8m² of enterprise land was acquired in Kanglong Park Site, and 7,573m² of enterprise land was acquired in Huayan Riverside Park, whilst there was no land acquisition issue in Wutaishan and Jiulong Community sites.

Table 4-1 Overview of Displacement and Resettlement

Park	House Size(m ²)					Property Swap		Cash Compensation (Yuan)	
	Sub-total	Residential	HH	AP	Enterprise	HH	Area(m ²)	Residential	Enterprise
Kanglong	5,081	3,718	66	133	1,363	11	770	27,572,931	134,043,679
Wutaishan	9,496	8,496	102	361	1,000	2	169	59,810,000	5,205,000
Jiulong	24,314	5,111	89	249	19,203	13	996	43,580,921	140,034,000
Tiaodeng	66,208	53,110	1,081	4,324	13,098	510	26010	27,100	8,945,929
total	105,099	70,435	1,338	5,067	34,664	536	27,945	130,990,952	288,228,608

4.2. Compensation and Resettlement

Cash compensation and property swap were applied for the impact of HD on state-owned land.

4.2.1. Cash Compensation

The cash compensation rates were determined through market appraisal by independent third parties in line with the Evaluation Measures for House Acquisition on State-owned Land (Decree 77 (2011)).

In addition, if the house area of an AH was less than 45 m² and had no other residential housing, cash compensation or property swap for 45 m² would be granted.

4.2.2. Property Swap

In case of property swap mode, the project owner offered several resettlement communities for AHs to select. All resettlement communities had a better living environment, better supporting facilities and more convenient traffic, and living costs remained almost unchanged.

4.3. Assessment

The HD compensation and resettlement policies and procedures of the Subproject comply with the applicable laws and policies of the state and Chongqing Municipality, and the compensation rates are sufficient for replacement, and thus, also consistent with the Bank's policy on involuntary resettlement.

Compensation for affected residential houses and non-residential properties had been paid timely and fully, and the disbursement procedure was transparent and effective.

A preferential policy had been developed for vulnerable groups to ensure that their housing conditions were not affected adversely by the Subproject.

5. Public Participation and Grievance Redress

The Tasks were conducted with the legal requirement way. For example, the project went through the permitting process as legal required, disclosed the related documents and also conducted public participation as regulation policy. As expressed as the JHMB interviewee, every site received grievances, mostly in the process of DMS results. After measured with the house structure, some APs could doubt the number was smaller as he/she estimated, then, he/she could ask for verifying the results. As feedback, the data revifications were conducted as regulated procedure.

Based on the performance of information disclosure, it was considered the implementation of the four displacements had demonstrated fair process. The APs were well notified with project information and policy interpretation. Throughout the project, engagement with the APs was carried out, which ensured the projects were carrying on with good understanding of the APs concerns and problems. According to the implementation agencies, there was no legacy of grievance regarding the house acquisition and resettlement in the four parks of site.

6. Satisfaction Survey

It was hard to find the original residents since they moved away after resettled; the team conducted household survey to the displacement places where some affected people resettled. In total, 39 people were interviewed, of which 5 households who said the people affected from the sites of the three parks. Result of the survey is shown as Table 6-1.

Table 6-1 Result of Satisfaction Survey

Co.	Location	Parks	Questionnaire (HHs)	Time Resettled	Compensated? (Y/N)		Any Unsolved Issues (Y/N)		Feeling		
					Y	N	Y	N	Quite Better	Better	Bad
1	Yiyun Meishe	Kanglong/Jiulong	10	2015.12-2017.1	10	0	10	0	7	3	0
2	Zhigao Gardon	Wutaishan/Jiulong	14	2016.1-2017.5	14	0	14	0	10	4	0
3	Yangguan Xinyue	Wutaishan/Jiulong	15	2016.1-9	15	0	15	0	11	4	0
Total			39		39	0	39	0	28	11	0

As indicated, all affected people received payment. For those who chose to resettle in replacement sites, they moved into the replacement sites after December 2015 to May 2017. There was no legacy issues unsolved, which was consistent with the saying of JMHB. All people expressed their living condition was better than before, of which 28 felt quite better, accounting for 72%.

Based on the result of survey, the resettlement really improved the living condition of the affected people.

7. Findings and Recommendations

7.1. Organization

The resettlement was implemented with formal procedure and supervised under Jiulongpo government. As the key agency, JHMB deployed adequate qualified and experienced people during the resettlement, which devoted to the smooth implementation of the resettlement..

There was good documentation during the resettlement process, which was compliance with related regulation requirements; however, there were no specific requirements on community engagement, consultation and grievance redressing.

7.2. Policy

The implementation of house displacement and resettlement is based on the Measures of Chongqing Municipality for the Acquisition of Houses on State-owned Land and Compensation (Interim), Measures for Land Acquisition, Measures for the Acquisition of Houses on State-owned Land and Compensation(Jiulongpo FBF[2016]No.33). These policies have been developed by the Chongqing Municipal Government and Jiulongpo district government in accordance with Land Administration Law of the PRC, the Administrative Regulations of the PRC on Urban House Demolition, etc., and based on the practical situation of Chongqing Municipality and Jiulongpo District.

The objective of the resettlement policies of the Sub-project is to minimize house displacement impacts and resettle the APs properly. A 45m² preferential policy was provided for the vulnerable groups with housing area less than 45m² or with large family members.

Therefore, the resettlement policies of the four components comply not only with the applicable PRC laws, regulations and policies, but also with the Bank's policy on involuntary resettlement.

7.3. Progress of the Displacement and Resettlement

The resettlement was completed on all of the four sites. There was no significant social issues regarding resettlement up to date. On the other hand, the resettlement for Wutahshan site was completed in 2017. And, acquisition for enterprises on the four sites was completed in late of 2016 or 2017.

7.4. Consultation and Grievance

As review to the documents provided, the resettlement on the four sites disclosed relevant information to the public properly.

According to the JHMB, town-hall meetings in the affected communities and fit-for-purpose of

household visits were conducted on each site. And thus, the APs had enough opportunities to understand the projects, relevant policies and procedure of displacement and resettlement.

As indicated in the approved Displacement and Resettlement Plan, an on-site office was setup in each case. In parallel, contact information for grievance were disclosed to the public. People who got any question could find a focal point to contact in the first time. According to the interviewee of JHMB, there was no legacy issue identified up to date regarding displacement and resettlement.

The project had been performing properly in information disclosure, community engagement and grievance redressing. On the other hand, it was identified the documentation regarding these aspects were not adequate.

7.5. Satisfaction of the APs

As indicated, all affected people received payment. For those who chose to resettle in replacement sites, they moved into the replacement sites after December 2015 to May 2017, in Huayan Riverside Park, it could be late of March 2018. There was no legacy issues unsolved, which was consistent with the saying of JMHB. All people expressed their living condition was better than before, of which 28 felt quite better, accounting for 72%.

Based on the result of survey, the resettlement improved the living condition of the affected people.