

Harbin Cold Weather Smart Public Transportation System
Project Loaned by the World Bank

Resettlement Policy Framework and Due Diligence Report

For

**Harbin Cold Weather Smart Public
Transportation System Project**

Management office of Harbin Cold Weather Smart
Public Transportation System Project

Oct 2013

CURRENCY EQUIVALENTS

(As of 31 Sep 2013)

Currency unit – Yuan (CNY)

CNY 1.00 =\$0.1627

\$1.00 = CNY6.1480

ABBREVIATION

AH	Affected Household
AP	Affected Person
CNY	Abbreviation for Yuan, PRC's currency
DI	Design Institute
EA	Executing agency
EAR	Environmental Assessment Report
FSR	Feasibility Study Report
HCWSPTSP	Harbin Cold Weather Smart Public Transportation System Project
HH	Household
HMDRC	Harbin Municipal Development and Reform Commission
HMTB	Harbin Municipal Transport Bureau
LAB	Land Administration Bureau
LA&R	Land Acquisition and Resettlement
LAO	Land Acquisition Office
LPMO	Local Project Management Office
M&E	Monitoring and Evaluation
mu	Chinese land area unit of measure: 1 mu = 0.0667 ha
NGO	Non-Government Organization
PMO	Project Management Office
PRC	People's Republic of China
RMB	Renminbi—another word for the PRC Currency, the Yuan

RAP	Resettlement Action Plan
SA	Social Assessment
SES	Socioeconomic Survey
WB	World Bank

NOTES

- (i) The fiscal year of the Government of the People's Republic of China and its agencies ends on 31 December.
- (ii) In this report, "\$" refers to US dollars and "¥" refers to CNY or Yuan

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1 Overview of the Project

With the development of Harbin city, the number of motor vehicles increase rapidly. Meanwhile, the urban transport issues, with the most typical characteristics as urban congestion, become prominent gradually which need to resolve in an immediate way. Based on the spirit of *“The Twelfth Five-Year Economic and Social Development Plan of Harbin City”*, and considering the actual requirements of traffic development, Harbin municipal government established a development strategic with the priority to public transport, and proposed to build a smart public transport system which can enhance the development of regional economy, society, urban environment, and urban development through the construction sustainable transportation.

Accordingly, the Harbin municipal government intends to loan from World Bank, to carry out Harbin Cold Weather Smart Public Transportation System Project (hereinafter called the Project or HCWSPTSP). The overall goal of this project is taking the scientific development concept as the guiding ideology, facing the extremely cold weather in the city, by developing people-oriented, transit-oriented, efficient and safe, low-carbon environmental protection, sustainable economic and convenient public transportation system, with the features of low energy consumption, low pollution, low land occupation, low travel costs and low financial burden, actively responding to the urban transportation problems caused by the extremely cold weather, urbanization, and motorization superimposing, and promoting the sustainable development of urban transport, which may also provide metropolitan public transportation development in extremely cold regions with available successful practices and case that can be implemented, learned from, and can promoted. And finally it would provide an important transportation security for the realization of economic revitalization of Heilongjiang Province.

The total investment of the project is 1.4 billion Yuan, of which 610 million Yuan

(100 million USD) will be loaned from World Bank and the remaining part of the money is solved by the local government's counterpart funding that accounted for 57.02%.

According to the project feasibility study report (FSR), this project includes the following aspects:

A. Bus priority corridors project, including: Bus priority corridors of Youyi Road (Highway Bridge-Tonggang Street), Hongqi Street (Dongzhi Road-Jinxiang Street) and Xinyang Road (Xiangzheng Street-Jincheng Street). The main construction contains road engineering, drainage engineering, landscape engineering and other subsidiary engineering of bus priority corridors;

B. Public transportation infrastructure projects, including: the public transport infrastructure construction that contains the construction of Xiangbin Road terminal station, first and last bus stations of Hexie Road and Qunli No.1 Road; bus procurement, 200 environmental protection and energy saving buses ;

C. Transportation management and security construction projects, including: the construction of bus priority, road safety system and control system, the construction of bus priority, road safety monitoring and law enforcement system, the construction of bus priority and the road safety scheduling command center;

D. Road maintenance and emergency response construction projects, including: construction of bus priority road and geographic information management system, and purchases of special motor vehicles for traffic safety;

E. Institutional capacity building projects, including: Training for transportation and safety management personnel, Institutional capacity to strengthen the project management institution.

The project logical framework is showed in Figure 1-1

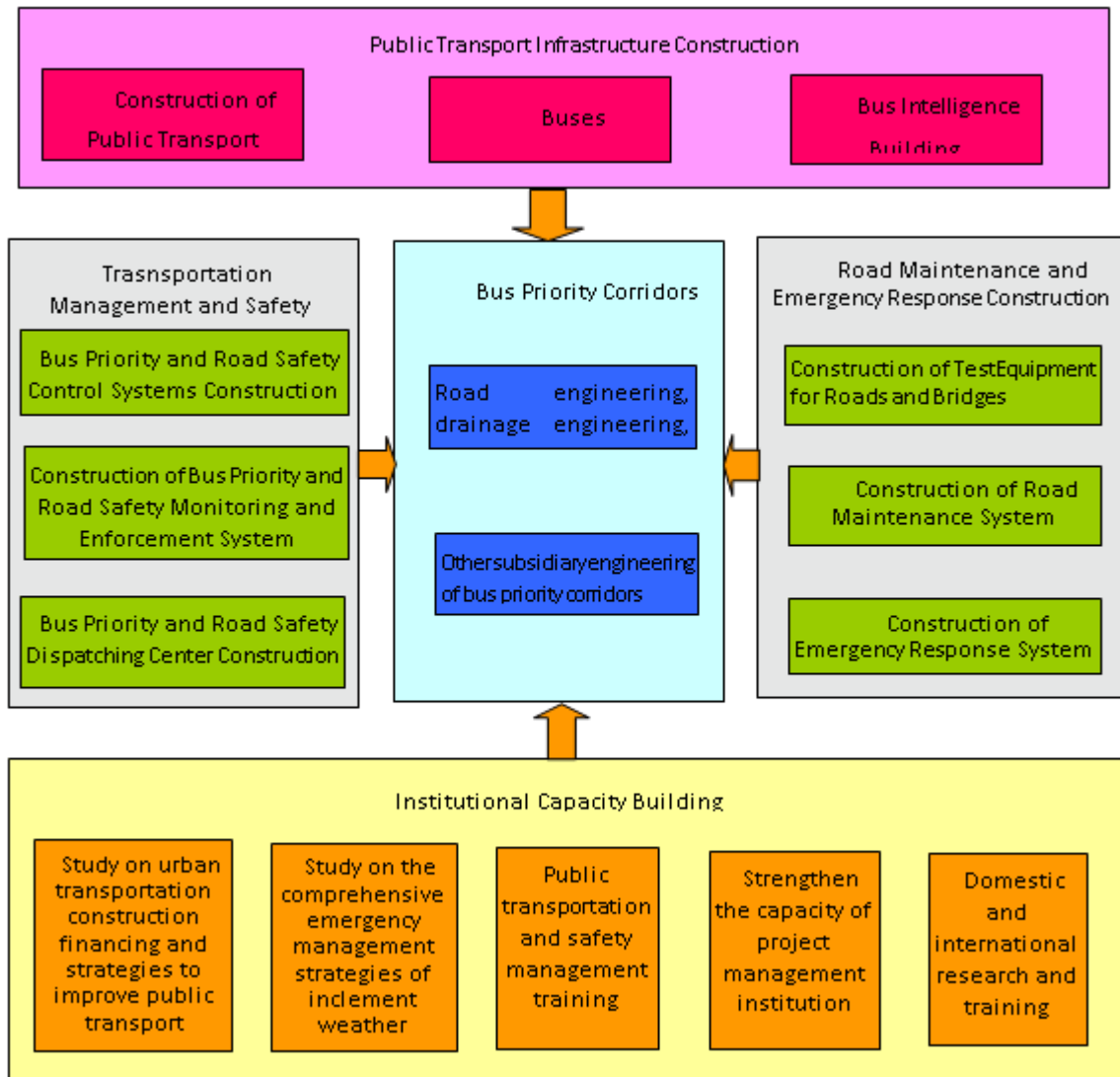


Figure 1-1 Project Framework

In order to do a good job in the HCWSPTSP Loaned by World Bank, Harbin City People's Government set up the project construction leading group, constituted by the main leaders of the Harbin Municipal Development and Reform Commission(HMDRC), Harbin Municipal Construction Committee, Harbin Municipal Transportation Bureau(HMTB), the Municipal Finance Bureau, the Municipal Planning Bureau, the Municipal Land Administration Bureau, the Municipal Urban Management Bureau, the Municipal Public Security Traffic Management Bureau, the Municipal Transportation Group, and Harbin Urban Construction Investment Group co., LTD, The Institutional structure of the project is showed in Figure 1-2.

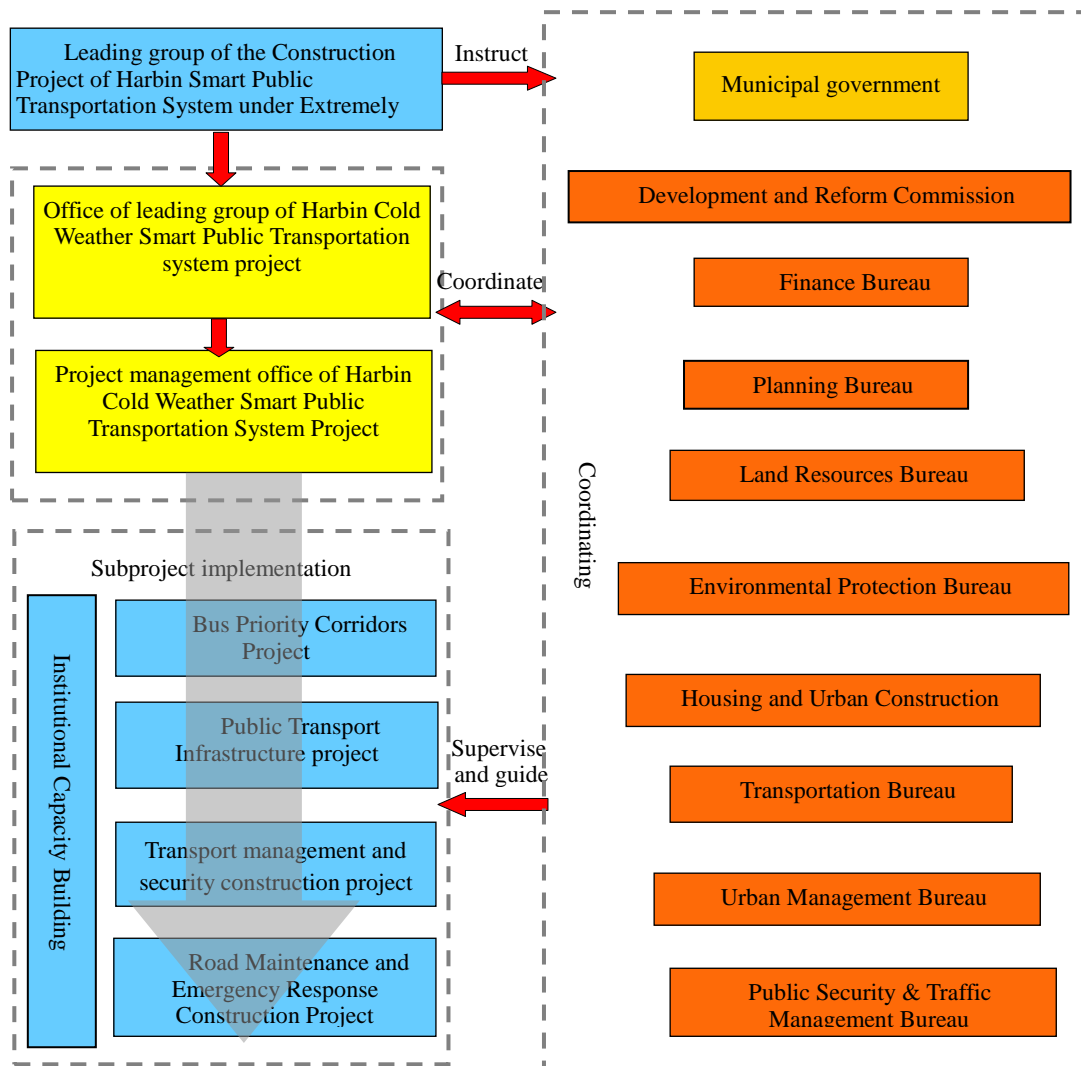


Figure 1-2 Figure of the Institutional Structure of the Project

Harbin Municipal Transportation Bureau takes the lead of this project. The construction of the project will last for 5 years, from January 2014 to April 2018, about 52 months totally.

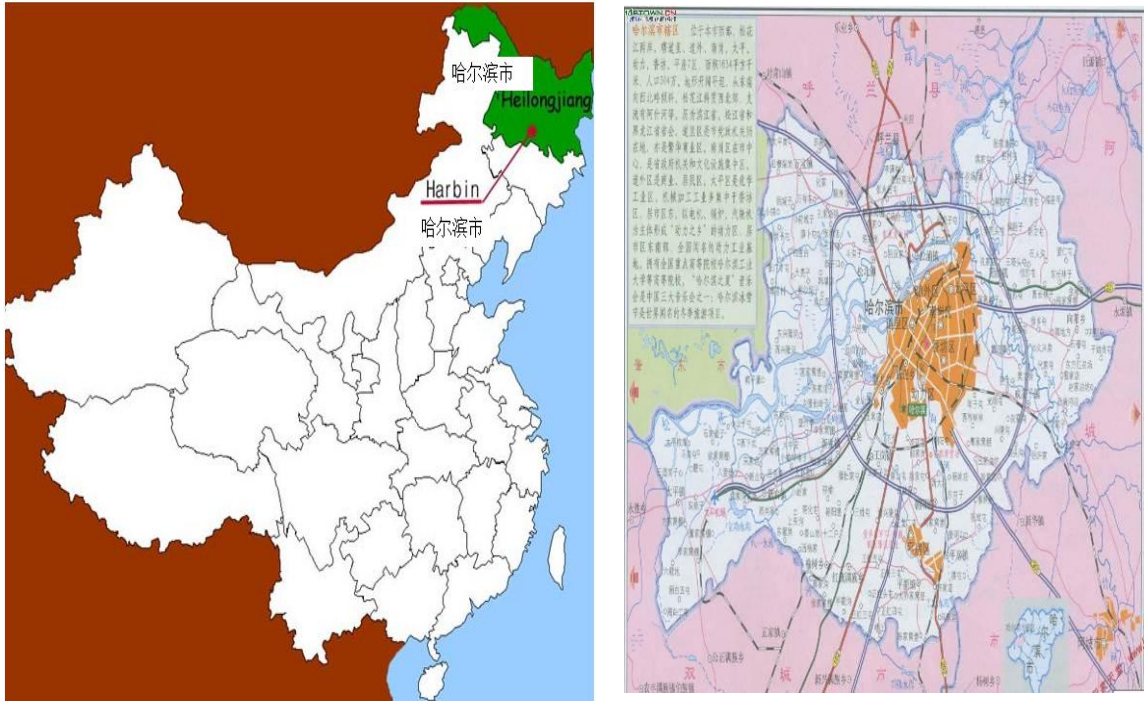


Figure 1-3 Location Map and Administrative Map of Harbin City

After identification, the resettlement impacts and the resettlement documents to be prepared for HCWSPTSP are shown in Table 1-1.

Table 1-1 Resettlement Impact Identification and Required Resettlement Documents to be prepared of the Project

Subproject Name	Individual Construction	Content of Construction				Resettlement Impact	Resettlement Documents Preparation
Bus Priority Corridors Construction Project	Youyi Road Bus Priority Corridor	The main construction includes bus corridors road works, drainage works, landscaping works and other ancillary works, etc.	Highway Bridge—Jingwei Street	In the middle of the road	8261 m	Renewal on the original roads, and there's no newly-occupied land and no demolition.	Prepare "Resettlement Policy Framework" The three roads are the main roads of Harbin, and exist since the establishment of Harbin city, so there's no need to do due diligence.
			Jingwei Street—Jiuzhan Street	In the middle of the road			
			Jiuzhan Street—Gengxin Street	In the middle of the road			
			Gengxin Street—Taoci Street	No bus lanes			
			Taoci Street—Tonggang Street				
	Hongqi Street Bus Priority Corridor	The main construction includes bus corridors road works, drainage works, landscaping works and other ancillary works, etc.	Jinxiang Street—Liangku Street	On the side of the road	9336 m		
			Liangku Street—Zhoucheng Street	No dedicated lanes, but set bus priority signal system			
			Zhoucheng Street—Yanfu Street	On the side of the road			
			Yanfu Street—Xiangdian Street	On the side of the road			
			Xiangdian Street—Dongzhi Road	In the middle of the road			
	Xinyang Road Bus Priority Corridor	The main construction includes bus corridors road	Xiangzheng Street—Jincheng Street	In the middle of the road	3995 m		

Subproject Name	Individual Construction	Content of Construction			Resettlement Impact	Resettlement Documents Preparation	
		works, drainage works, landscaping works and other ancillary works, etc.					
Public Transportation Infrastructure Project	Public Transport Infrastructure Construction	Xiangbin Road Hub station	A total area of 48,693m ² , including underground construction area of 23,700 m ² , ground floor area of 24,993 m ² , it can hold six bus lines' stop, and it's a medium-sized hub.			<p>The project is located at No.30 of Xiangbin Road, surrounded by Hengxiang and Zhongshan residential areas separately in the east and the north. The total panned land are 34801 m², of state-owned land, the land usage right is owned by Harbin City Bus Corporation, and now the land is used as public transportation station (S1).</p> <p>The proposed project contents of this part is self-demolition and self-renewal for Harbin City Bus Corporation on the same area, will not</p>	

Subproject Name	Individual Construction	Content of Construction		Resettlement Impact	Resettlement Documents Preparation
				change the land use right. The due diligence investigation of this land is showed in Annex 1.	
		Qunli No.1 Street Bus Terminal	To be occupied land area is 14,406.3 m2, and the proposed building area is 17,144.82 m2, including underground construction area of 11,974.3 m2, and ground floor area of 5,170.52 m2, can accommodate four bus routes' stop	Of state-owned land and will allocate to this project freely (see Figure 1-4)	Prepare due diligence report
		Hexie Dadao Bus Terminal	Located in the intersection of Hexie Dadao and Beixing Street, with a total planned land area as 3071 m2, on which to build 900 m2 new buildings, including underground building area of 300 m2, and ground floor area of 600 m2, can accommodate up to 2 bus routes' stop. It's a small-sized terminal.	Of state-owned land and will allocate to this project freely (see Figure 1-4)	Prepare "Resettlement Policy Framework"
	Buses Procurement	Buy 200 low-chassis clean energy vehicles (CNG or hybrid), vehicle length 12m, total 130 million		Renewal of equipment, there is no resettlement problems.	N/A
	Bus Intelligence construction	The project covers the construction of the buses of the bus corridors, bus stations within the bus corridors, priority traffic signal intersections, terminals, hub stations, control center and smart handheld devices for the public service. Systems involved include: 1. Buses: 5300, including 200 newly-acquired gas vehicles for the corridors; 2. Bus stops within the bus corridors: 84; 3. Intersections within the corridors with priority traffic signals: 45; 4. Terminals: 50; 5. Stations: 5; 6. Control center: 1, which contains electricity supplying and distributing area		The planned bus stops, traffic lights, bus terminals, Control center all are to be built on the existing state-owned roads or stations, there's no newly-occupied land and no demolition.	Prepare "Resettlement Policy Framework"

Subproject Name	Individual Construction	Content of Construction	Resettlement Impact	Resettlement Documents Preparation
		<p>and UPS area on the 1st floor, center engine room area on the 2nd floor , 10th Floor area specialty management and dispatching area on the 10th floor, and centralized monitoring and integrated emergency dispatching area on the 11th Floor;</p> <p>7. Smart handheld terminals: serve for the public.</p>		
Traffic Management and Safety Construction Project	Bus Priority and Road Safety Control Systems Construction	<p>Xinyang Road, Youyi Road, Hongqi Street, three bus corridors smart infrastructure construction and traffic updates. Accordance with the equipment category loans are as follows:</p> <p>Signals: update 40 signals, wherein: Xinyang Road channel renovation Pedestrian lights one, update the configuration smart lights 2,19 on Youyi Road , and 18 on Hongqi Street.</p> <p>Detectors: add new testing equipment at 45 intersections within the three bus corridors. In the above three light controlled intersections imports driveway installation Geomagnetic vehicle detectors, adjust signal timing according to the traffic.</p> <p>Signal lamps: Updating 504 groups of signals on the bus corridors, including 288 groups at the 19 intersections on Youyi Road,and 216 groups at 18 intersections on Hongqi Street.</p> <p>New high-definition video surveillance: Set up 29 New Video surveillances out of the bus priority corridors.</p> <p>LED guidance screen: set up 8 new traffic guidance screen within the three transit corridors, including: 4 on Hongqi Street, 2 on Youyi Road, Chilun Road and Chengxiang Road intersection,and Xinyang Street and Zhigong intersection with the staff of two.</p> <p>Traffic signs:Set up 1292 sets of new traffic signs within the three bus corridors. Including: 84 new sets of large directional signs, 84 sets of new signs for bus lanes, and 1020 sets of the other signs.</p> <p>Traffic marking: within the three corridors, delimit 100,000m2of marking, and</p>	<p>The planned traffic signals, detectors, etc. all are to be built on the existing state-owned roads or stations, there's no newly-occupied land and no demolition.</p>	

Subproject Name	Individual Construction	Content of Construction	Resettlement Impact	Resettlement Documents Preparation
		<p>erase marking 23,300 m2.</p> <p>Central barrier: build 3km of central barrier on Xinyang Road, update central barrier 12km, including 4km on the Youyi Road, and 8km on the Hongqi Street.</p> <p>Pedestrian fencing: build 35.2km of new pedestrian fencing along the bus corridors, including 13.2km on the Youyi Road, 19km on the Hongqi Street, and 6km on the Zhigong Street - Jincheng Street road.</p> <p>Pedestrian refuges: set up 59 new pedestrian refuge islands on the Youyi Road, Hongqi Street along the bus corridors. Where: 22 on the Youyi Road, 32 on the Hongqi Street, and 5 on the Xinyang Road.</p>		
	Construction of Bus Priority and Road Safety Monitoring and Enforcement System	<p>Wireless communication equipment: purchase 500 PDT handheld interphones, 100 PDT car units.</p> <p>Special vehicles: one large command vehicle, 2 aerial vehicles, 24 site inspection cars, one picnic car, 30 small traffic safety publicity vehicles, and one large traffic safety publicity vehicle.</p> <p>3G wireless soldier system: 100 sets wireless man terminals, 1 set of wireless access platform, 2 sets of streaming media platform, 1 set of storage (32TB).</p> <p>Mobile law enforcement equipment: 1300 units of duty law enforcement recorders, 1450 units of on-site law enforcement terminals (POS) .</p>	Renewal of equipment, and there is no resettlement issues.	N/A
	Bus Priority and Road Safety Dispatching Center Construction	<p>8 sub-systems are need to be built in all: 1 set of 4D demo education system for accident case, 1 set of driver training platform system, driving system, a set of security system for driving risks, 1 set of communication platform system for traffic safety culture, 1 set of warning an education system for traffic violation, 1 set of gaming-education system for traffic safety, 1 set of situational education system for traffic safety, and 1 set of mobile traffic safety equipment for children.</p> <p>All the safety education system are supposed to built on one specific location. There's no main building costs in all the construction of subsystems in the education base, but the decoration is included in the system acquisition fee.</p>	Renewal of equipment, and there is no resettlement issues.	N/A
Road	Construction	Purchase some advanced surveying equipment to effectively collect information	Renewal of equipment,	N/A

Subproject Name	Individual Construction	Content of Construction	Resettlement Impact	Resettlement Documents Preparation
Maintenance and Emergency Response Construction Project	of Testing Equipment for Roads and Bridges	<p>of roads and bridges; Provide accurate data,so that help road management departments to efficiently manage road facilities by files; Accumulate the experience of evaluation of use performance and the maintenance experience systematically, and keep the technology policy's continuity, consistency, an effectiveness; Systematically accumulate historical data of the road, and monitor changes of use performance; Verify technical specifications, and improve the policy of conservation and technology; Develop a scientific road maintenance plan, optimize the allocation of maintenance funds reasonably; Purchase testing equipment of road an bridge, and use radar detectors to collect information of roads and bridges in Harbin, such as the construction time, the extent of damage and other data; Manage roads and bridges in Harbin efficiently, scientifically and comprehensively, record historical data for road maintenance and bridge maintenance, arrange the maintenance plan for roads and bridges, get access to real-time status of the roads and bridges, and ensure the roads and bridges are stable and safe to pass through.</p>	and there is no resettlement issues.	
	Construction of Facilities for Road Maintenance System	<p>In order to do the urban road maintenance work better, purchase road maintenance equipment, such as rollers, loaders, milling machines, pavers, combined suction, pavers, combined sewage suction trucks, comprehensive vehicle maintenance, graders, water tankers, cold recycling machine; Build a team of road maintenance professionals, and provide a more focused maintenance work for urban traffic infrastructures like roads and bridges.</p>	Renewal of equipment, and there is no resettlement issues.	N/A
	Construction of Road	Further strengthen emergency response capabilities in Harbin, based on the combination of all the existing emergency response plans, put forward an	Renewal of equipment, and there is no	N/A

Subproject Name	Individual Construction	Content of Construction	Resettlement Impact	Resettlement Documents Preparation
	Emergency Command System	<p>emergency response mechanism to the extremely cold weather, in order to response rapid and effective, to ensure that emergency response mechanism works, purchase some advanced special traffic safety vehicles, such as command vehicles, transportation facilities maintenance vehicles and emergency rescue vehicles.</p> <p>Command vehicle: command vehicle should have communication systems, surveillance systems, imaging systems, conference systems, power generation systems, such a number of subsystems;</p> <p>Emergency rescue vehicle: for Harbin is located in the extremely cold northern region, in order to response to unexpected situations in time, and ensure the rapid transit corridors operation safely and smoothly, it's planned to provide the bus corridors with snow cleaning equipment like special brush clearing snow vehicle, as well as road maintenance and rescue equipment like multifunctional rescue vehicles;</p> <p>Winter snow cleaning system: According to the municipal government's "green" ethic for cleaning snow and ice, it is supposed to implement mainly mechanical operation for snow and ice cleaning on the three corridors, and ensure that the corridors are always smooth, especially the quick recovery after a sudden disaster snowfall. Meanwhile, the three corridors as a key clean-up section, besides the existing snow and ice clearing equipment, provide corridors with dedicated snow and ice clearing equipment, and make "snow does not affect traffic", and complete all the removal operations within 12 hours after snowfall, operating time is shortened as compared with the other main streets by a half.</p>	resettlement issues.	
Capacity Building Project	Include: study on urban transportation construction financing and strategies to improve public transport, study on the comprehensive emergency management strategies of cold weather in the extremely cold cities, public transportation and safety management training, strengthening the capacity of project management institution, and domestic and international research and training.		Soft subject, there is no resettlement. issue	N/A

Subproject Name	Individual Construction	Content of Construction	Resettlement Impact	Resettlement Documents Preparation
<p>Note: The newly occupied state-owned land in this project is 1.75 ha (17,500 m²), all of state-owned nature, and will be allocated to this project at free. Among them, Qunli No.1 Street bus terminal will permanently occupy 1.44 ha (14,400 m²) state owned land (please refer annex 3 for more details) , Hexie Dadao Bus Terminal will permanently occupy 0.31 ha (3,100 m²) state-owned land(Please refer annex 2 for more details).</p> <p>Xiangbin Road hub station will be constructed on the existing site of Harbin City Bus Corporation, 3.48 ha (34,800 m²), of state-owned nature, and Harbin City Bus Corporation has already obtained the land-usage right. There're also 17,946.43m² buildings will be demolished under the construction of Xiangbin Road hub station, all the buildings are repairing garage, warehouses or scattered structures. These buildings or structures are owned by the Harbin City Bus Corporation. Annex 1 show more details of this part.</p>				

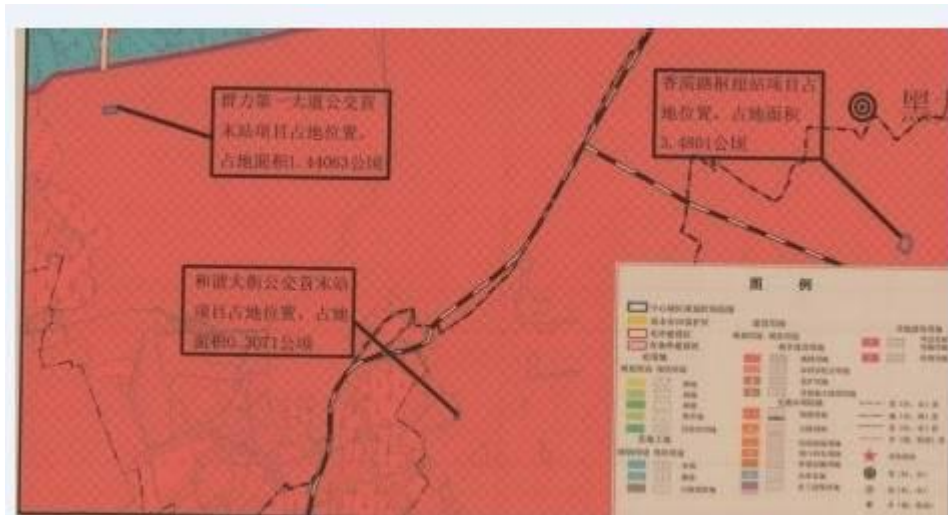


Figure 1-4 Nature and planning of the project's occupied land
(Extracted from the Harbin Municipal Land Use Planning)

As can be seen from Table 1-1, the project a) bus priority corridors subproject: construction site is located in three state-owned road, it's reconstruction on the original road, and all items are on the existing road. According to the total construction planning, there is no newly-occupied land or demolition; 2) public transport infrastructure construction project: the land usage right of the land occupied by Xiangbin Road hub station construction is now owned by Harbin City bus company, which has obtained the land usage right certificate, details see Annex 1; the nature of the land need-to-be occupied by the construction of Hexie Dadao Bus Terminal is state-owned land by the road side, with the status as a road construction site, and it will be allocated to this project free of charge after the end of construction, all the relevant procedures have been completed, see Annex 2 for more details; the nature of the land to be occupied by the construction of Qunli No.1 Street bus terminals is state-owned unused land, the associated due diligence report see Annex 3. As a part of public transport infrastructure construction project, bus procurement and Bus Intelligence construction primarily are equipment upgrades, does not involve land acquisition or demolition issues; 3) The three sub-projects remaining are traffic management and construction of safety project, road maintenance and construction of emergency response project, and institutional capacity-building project, according to the project content, there's no land acquisition or demolition issues.

In general, the resettlement impact of this project is very limited.

Nevertheless, there is some state-owned land will be permanently occupied with the changes of project design or the construction sites, and the project can't totally rule out the demolition of a small amount of buildings or appendages either, in addition, during the construction of this project a lot of construction garbage and earthworks will be generated, which needs garbage piling up or treatment, and the stockyard and temporary sheds were inevitably cause temporary land occupation. To this end, the borrower agrees to take permanent occupation and temporary occupation works according to the Bank's policies and procedures, when the permanent occupation or temporary occupation is unavoidable. The resettlement policy framework sets out principles and guidance to the implementation of land occupation and resettlement, and guide the preparation and implementation of the subsequent "Resettlement Action Plan" when needed.

2 Objectives, Definitions and Dey Principles of Resettlement

In World Bank-funded project, the borrower shall take all necessary measures to mitigate the adverse social impact of the project, including the negative impact of land occupation. In the World Bank Policy Manual OP4.12, necessary guiding of policy objectives and principles for land occupation, resettlement and other related impacts generated by the project, are provided in the provisions on involuntary resettlement.

All reasonable measures shall be taken to avoid or minimize the occupation of land, and reduce all the negative effects associated with land occupation and resettlement. If the land occupation and the corresponding impacts are inevitable, resettlement policy framework is intended to enable all affected populations (see below for the definition of resettlement) can be acquire property and other compensation by the replacement cost (see below for the definition of replacement cost), and provide them with ample opportunity to improve or at least restore their income and living standards, through the appropriate assistance and rehabilitation measures.

The scope of physical investigation for the project's impact is delimited according to the actual cover the scope that design institution delimited, that is, the scope where land occupation or occupation is needed for the construction of the HCWSPTSP Loaned by World Bank, whose main construction content include bus priority corridor construction project, public transport infrastructure construction project, traffic management and safety of construction project, road maintenance and construction project and emergency response agencies capacity-building project. Since the project is still in the process of optimizing the design during the resettlement physical survey, engineering institution may also optimize the design of the line, and the data of land occupation and

demolition may be adjusted. Project Resettlement Office will ultimately affect the actual data as the basis for the resettlement work. Meanwhile, the effects of any significant change in the project will also be implemented prior to the World Bank report, and explain the reasons for affecting change. If the number the affected increased, the resettlement plan resettlement policy would also apply to the increased affected populations an villages. Project Impact is defined as follows:

"Resettlement" refers to those because of the above activities, whose (1) standard of living is to be affected adversely; (2) or ownership, power or interest of any houses, land (including the homestead, agricultural and rangeland), or any other movable or immovable property is to be temporarily acquisitioned or permanently occupied; (3) or other productive capitals is to be temporarily or lastingly effected; (4) or operation, occupation, working or living place, or habit is to be affected adversely; and all people need to be relocated in the definition of "resettlement".

"Land aquisition" refers to a person who involuntarily lost the ownership, use right or close opportunity of his land, because of the implementation of the project. Land occupation can lead to a series of related effects, including loss of houses or other fixed assets (fences, wells, graves or other fringe buildings or ameliorating facilities).

"Permanent land" means an area of various types of land located within the project, which is need to be permanently occupied;

"Temporary land" refers to an area of various types of land, which need to be occupied temporarily during the construction, and would be restored after the construction;

"Buildings demolition" refers to all the residential and non-residential buildings within the area of the project, buildings are divided into brick and concrete structure, brick and wood structure, civil engineering structure, simple structure, and so on.

"Affected ground attachments" refers to the ground attachments within the

scope of the project, which mainly are flowers, trees, cables, poles, etc. ;

"Affected household" refers to the families or units whose land, buildings, or ground attachments are within the project area, or within the scope of a direct impact;

"Affected village" refers to the villages, whose land, buildings, or ground attachments are within the project area, as well as affected by the resettlement;

"Affected population" refers to the families and populations affected by resettlement of the project ;

"Vulnerable groups" refers to those social groups, who become vulnerable, lack of adaptability to changes, and are disadvantaged in society, due to capacity of social participation, social security system, disability, poverty, etc. Vulnerable groups in urban areas are mainly including children, the elderly, the seriously-ill, the disabled, women, low households and so on, low households are low-income population groups, it may cover several types of population above, but it may also cover the unemployed , the poor, laid-off workers, disaster supplicants, etc.; vulnerable groups in rural areas are mainly including children, the elderly, the seriously-ill, the disabled, women, five guarantees, etc., five guarantees are including the old men with no labor, no source, no legal obligor to support, or legal obligors with no supporting ability, the disabled and minors.

"Replacement cost" is defined as follows: For agricultural land, the market price of the nearby land with equal productive potential or use to the affected land, before the project or before the resettlement, the higher one of which, added with standard land acquisition and all the registering and transferring taxes constitute the replacement cost. For land within the city, it is the market price of the land with equal size and use, with similar or improved infrastructure and services, and located nearby the affected land before resettlement, coupled with all the registering and transferring taxes. For housing and other buildings, it refers to the market cost of the materials needed to build a replacement whose geographical and quality is similar or better than the

affected one, or to repair some affected buildings, added with the cost of shipping materials to the construction site, labor costs, contractor costs and registering and transferring taxes. In the process of determining the replacement cost, property depreciation and residual value of the material will not be considered, nor do the value of project benefits reduce from the evaluated value of the affected property. If law in the specific country does not meet the standard compensation at full replacement cost, there shall other measures to complement the compensation provided by national law, so as to achieve the replacement cost standards. Such supplementary aid is different from the resettlement measures provided under "Other" items of paragraph 6 from World Bank's Operational Policy OP4.12.

"Placement" refers to the process of providing the affected personnel with adequate opportunities to restore productivity, incomes and living standards. Property compensation is usually not sufficient to achieve full recovery.

"Deadline" is a cut-off date, before which, the ownership or use rights of the affected population are eligible for compensation or other assistance. Deadline is usually set consistent with the affected population census date or publicity date of concrete civil works which cause the demolition. People who enter the project area after the deadline are not eligible for compensation or other assistance.

World Bank Operational Policy OP4.12 has set the main guiding principles for resettlement planning and implementation, some principles of which related to this resettlement policy framework are as follows:

(1) In any case, when designing a project or a resettlement plan, it should be considered to improve the opportunity for migrants to develop, and to make migrants fully benefit from the project activities, services and the construction process of associated facilities.

(2) All migrants are entitled to get compensation by the loss of property, or equivalent forms of aid instead of compensation; People who are lack of legal rights for the lost property, would not be excluded from the personnel having

right to compensation.

(3) The compensation rate in the resettlement plan is set for all the collective and individual suffering from property losses, and it is never allowed to discount for or reduce compensation because of depreciation or other reasons.

(4) When acquire arable land, land-based resettlement through land redistributing, should be given a total priority to. If arable income accounted for only a small portion of migrants' income, as long as landless migrants prefer, you can take the cash compensation or provide them with employment.

(5)The replacing housing or homestead, or commercial premises, or agricultural sites of land acquisition, should at least have a equal value as the lost.

(6) Shorten the transition period as far as possible, some related compensation should be paid before the residents affected, so that they can build new housings, moving or replace fixed assets; before the actual placement, some measures to mitigate effects of the relocation should be taken. Give migrants who was unable to obtain replacing housings some necessary support for the transitional period, until they get the replacing housings.

(7) While developing a resettlement planning, consult the resettlement, take their requests and suggestions. Resettlement plan should be announced in the way easy for resettlement to understand.

(8)Maintain or provide better community services and resources after placement.

(9) The borrower is responsible for all costs associated with land acquisition and resettlement, and fully meet the financial and material needs in the resettlement and rehabilitation process.

(10)Resettlement plan should include appropriate institutional arrangements to ensure effective and timely design, planning and implementation of resettlement and rehabilitation measures.

(11) Arrange for effective internal and external monitoring mechanisms for the implementation of resettlement measures.

(12) Develop necessary resettlement grievance procedures, and provide them to resettlement.

3 Legal and Policy Framework for Resettlement

The basic purpose of Resettlement Policy Framework is to ensure that resettlement planning and implementation complies with World Bank operational policies OP4.12. Meanwhile, any land acquisition and resettlement activities for this project should also comply with a number of laws and regulations of China, Heilongjiang Province, and Harbin City, the specific policy framework is shown in Table 3-1.

Table 3-1 Project Resettlement Policy Framework

Level	Policy Documents	Effective Time
State and Central Ministries	“The Property Law of the People's Republic of China”	October 1 st , 2007
	“The Law of Land Administration of the People's Republic of China”	August 28 th , 2004
	“Regulations for the Implementation of the Land Administration Law of the People's Republic of China”(Decree No. 256 th of the State Council)	December 27 th , 1998
	“State-owned Land on the Housing expropriation and Compensation Ordinance”(Decree No.590 th of the State Council)	January 21 st , 2013
	“State-owned land on the housing expropriation assessment approach” (Ministry of Housing and Urban-Rural Development [2013] No. 77)	June 7 th , 2013
	“The State Council on Deepening the Reform strict land management decisions” (State Council [2004] No. 28)	October 21 st , 2004
	“Guidance System on Improving Land Compensation and Resettlement” (MLR [2004] No. 238)	November 3 rd , 2004
	State Council notice on strengthening the regulation of land related issues (State Council [2006] No.31)	August 31 st , 2006
	MLR Notice on Developing works of Formulating a unified annual output value standard and District Integrated Land Price (MLR [2005] No. 114)	July 23 rd , 2005
	Notice of State Council forwarding the guidance on employment training for landless farmers, and the social security system (State Council [2006] No. 29)	April 10 th , 2006
Approaches of announcement for land acquisition (Decree No. 10 of MLR)	January 1 st , 2002	
Heilongjiang Province	Land Management Regulations of Heilongjiang Province	January 1 st , 2000
	Heilongjiang Provincial Urban Housing Demolition Management Regulations	March 1 st , 2002
	Heilongjiang Province, approach of the implementation of "The	January 1 st , 1993

Level	Policy Documents	Effective Time
	People's Republic of China State-owned land use right transfer of urban and transfer of the Provisional Regulations", Heilongjiang Provincial People's Government Order [1992] No. 11	
	"Interim Measures for Landless Peasants Pension Insurance of Heilongjiang Province" (Heilongjiang Labor and Social Security Department [2008] No. 64)	September 5 th , 2008
	Heilongjiang Housing and Urban-Rural Construction Department notice on the issue of relevant implementing provisions of the "State-owned Land on the Housing expropriation and Compensation Ordinance" (Heilongjiang Housing and Urban-Rural Construction Department[2011] No. 11)	March 30 th , 2011
	"Implementation Measures for District Integrated Land Price of Heilongjiang Province (Revised Version)" (Heilongjiang Gov. [2011] No. 51)	July 18 th , 2011
Harbin City	The Joint Notice on Publishing " Benchmark Price for Harbin Urban State-owned Land Use Rights Selling"	March 1 st , 1993
	"Approach to Manage the Transaction of State-owned Land Use Right in Harbin City"	April 1 st , 1995
	"People's Government of Harbin City Notice on the Adjustment of Urban State-owned Land Benchmark Premium" (Harbin Gov. [2009] No. 17)	August 31 st , 2009
	"Harbin Urban Housing Demolition Management Regulations"	June 21 st , 2004
	"People's Government of Harbin City Notice on the Implementation of District Land Price in Harbin" (Harbin Gov.[2011] No. 3)	January 1 st , 2011
	Notice on the Issuance of "Compensation Relations for Acquisition of Housing on the Land in Harbin City" (Harbin Office of Housing expropriation [2011] No. 2)	April 8 th , 2011
	Notice on the Issuance of "Supplementary Regulations for Compensation of Housing expropriation on State-owned Land (Trial) " (Harbin Office of Housing expropriation [2011] No. 7)	June 24 th , 2011
	Notice on the issuance of "Harbin standards of Reference Price of Comprehensive Construction Cost and Temporary Resettlement Compensation for Urban Housing expropriation" (Harbin Construction [2011] No. 83)	November 24 th , 2011
	"Notice on the Issuance of 'Embodiments for Harbin Landless Farmers to Participate in the Basic Old-age Insurance for Urban Enterprise Workers'" (Harbin Human Resources and Social Security Bureau [2012] No. 276)	November 27 th , 2012
World Bank	Operational Policy OP4.12 "Involuntary Resettlement" and its annexes	January 1 st , 2002

Level	Policy Documents	Effective Time
	Operational Procedure BP4.12 "Involuntary Resettlement" and its annexes	January 1 st , 2002

The laws, regulations and policy documents above, constitute the legal basis and policy framework of how to provide the units and individuals affected by land acquisition with compensation, and restore their production and life. The followings are the key provisions from relevant legal and policy documents.

Key provisions in "Property Law":

Article 42

In the public interest, in accordance with the law and procedures of the authority can impose land of collective ownership, housings and other real property of units or individuals.

Collective-owned land, it shall pay the full amount of land compensation fees, resettlement fees, ground attachments and young crops compensation fees, arrange landless farmers social security costs, protect the lives of landless farmers, landless farmers maintain the legitimate rights and interests.

Acquiring housing and other real property of units or individuals, it shall be given relocation compensation, be imposed to safeguard the legitimate rights and interests; imposition of a personal residence, it shall also be imposed to protect people's living conditions.

Article 43

State takes special protection of arable land, strict restrictions are taken on transferring agricultural land into construction land, to control the total construction land. Shall not occupy collective land while violating the law and procedures.

Key provisions "Land Management Law":

Article 47

Expropriation of land, expropriation compensation should be in accordance with the original purposes of the land.

Arable land expropriation compensation costs include land compensation fees, resettlement fees, ground attachments and young crops compensation fee. Compensation fee for expropriation of arable land shall be six to ten times of average annual output value of the previous three years .

The resettlement fee shall be levied in accordance with the number of agricultural population to be resettled. The agricultural population to be resettled shall be calculated in the way, that the land acquisitioned dividing the average amount of land per person before the expropriation. Resettlement fee for each of the agricultural population to be resettled shall be four to six times of average annual output value for the acquisitioned land the three-year before. However, resettlement fee of each hectare of land acquisitioned shall not exceed fifteen times of the average annual output value three years prior to the requisition at most. Resettlement fee for each agricultural population to be resettled shall not exceed fifteen times of the average annual output value of the three years prior to expropriation at most.

If it's not enough to resettled farmers to maintain their standard of living, after paying land compensation fees and resettlement fees in accordance with the provisions of this paragraph, you can add resettlement fees with the approval of provinces, autonomous regions or municipalities. However, the land compensation fees added up with resettlement fees shall not exceed thirty times of the average annual output value three years prior to the expropriation.

Article 57

If construction project and geological prospecting need to temporarily use state-owned land or land collectively owned by peasants, it shall go land administration department of people's governments above the county level for approval. Among them, temporary use of land in the urban planning area should obtain approval by the relevant administrative departments of urban planning consent before. Land users should signed temporary use of the land contract with the land administrative departments, rural collective economic

organizations, or villagers' committee, based on land ownership, and pay the compensation for temporary use of land in accordance with the contract.

Temporary user of the land shall use the land in accordance with the temporary use of land contract, and shall not build permanent structures. The using time of temporary land shall generally not exceed two years.

Key provisions in "State-owned land on the housing expropriation and Compensation Ordinance":

Article 17: When people's government of the city or county make a decision to make the housing expropriation, compensation to the acquisitioned includes:

(A) compensation for acquisitioned value of the house;

(B) Compensation for housing relocation and temporary resettlement, which is caused due to expropriation;

(C) Compensation for the cease loss caused due to housing expropriation.

City and county government should develop subsidies and incentives for the acquisitioned.

Article 19: Compensation for the value of acquisitioned house, shall be no less than market prices of the similar housing real estate on the day of announcement. The value of acquisitioned house shall be identified through assessing according to the assessment approach to housing expropriation, by a certified real estate appraisal agency.

Objections to the assessed value of the house identified can be made to the real estate appraisal agencies for review assessments. Objections to the results of the review can be made to the real estate appraisal expert committee for appraisal.

Article 20: Real estate appraisal agencies shall be selected through consultation; provinces, autonomous regions and municipalities shall also develop other specific measures to determine when negotiation fails, such as majority decision, randomly chosen, etc.

Article 21: People can choose either cash compensation, or property rights exchange.

For property rights exchange, city and county government shall provide houses for property rights exchange, meanwhile, calculate and settle the price difference between the value of the acquisitioned house and the value of the property rights exchange house, with the acquisitioned.

Article 22: When housing expropriation caused relocation, housing expropriation department shall be imposed to pay relocation expenses; If the acquisitioned choose property rights exchange, before the property rights exchange housing delivery, the housing expropriation department shall be imposed to pay or provide temporary relocation swing space .

Article 23: Compensation for the loss cease caused by the housing expropriation, shall be identified according to the benefits before the expropriation, cease term and other factors.

Article 25: Housing expropriation department and the acquisitioned shall set a compensation agreement in accordance with the provisions of this Ordinance, covering such items as ways of compensation, the amount of compensation and payment deadline, location and area of housing for property rights exchange, removal fees, temporary relocation fees or temporary swing space, discontinued closure losses, relocation period, the transition mode and the transition period, and other matters.

With the compensation agreement set, if one of the parties fails to perform the obligations of the compensation agreement, the other party can legally sue.

Article 26: If departments and the acquisitioned failed to reach a compensation agreement within the contract period established in the expropriation compensation scheme, or the owner of the house is not clear, the housing expropriation department shall report it to the city and county people's Government that made the expropriation decision according to the provisions of the regulation, to compensate for expropriation decision in

accordance with the compensation scheme, and publish it within the housing expropriation.

Be imposed on the compensation satisfied with the decision, may the acquisitioned apply for administrative reconsideration or bring an administrative lawsuit according to law.

Article 27: Compensation first, and relocation after while implementing the housing expropriation.

Article 28: The acquisitioned who refuse to relocate within the prescribed period, and who does not apply for administrative reconsideration or bring an administrative lawsuit within the statutory time limit, the city and county people's government ought to apply for the people's court to enforce it according to law.

Key provisions in "The State Council Decisions on Deepening Reform and Strict Land Management":

(12) Perfecting the land requisition compensation method. The local people's governments at or above the county level should take effective measures, in order to let the landless peasants' living standard not be lower for land expropriation, and ensure the full and timely payment in accordance with the land compensation fees, resettlement fees and compensation for ground attachments and green crops on the ground. Governments pay land compensation fees and resettlement fees in accordance with the stipulations of existing laws, cannot make the landless farmers keep original standard of living, not enough to pay for requisition of land lead to landless peasants social security fees, the people's governments of provinces, autonomous regions and municipalities directly under the central government shall be approved to increase resettlement fees. The sum total of land compensation fees and resettlement fees at the legal limit, it is not enough to keep the landless peasants original standard of living, the local people's governments can use the income to be paid use of state-owned land subsidies. People's governments of provinces, autonomous regions and municipalities directly

under the central government shall establish and promulgate unified annual output value of various cities and counties in land expropriation standard or area of integrated land price, land expropriation compensation do same price, at the same place and the national key construction projects the land cost of full specified amount must be included in the budget.

(13) Properly arrange the landless farmers. Local people's governments at or above the county level shall formulate the specific measures, make the long-term livelihood of landless peasants has safeguard. For projects have a stable income, farmers can approval in accordance with law of the land use right in the land for construction purposes. Within a planned urban area, the local people's government shall be caused by land expropriation of the landless farmers, incorporated into the urban employment system, and establish the social security system; in urban planning zone, levying land collectively owned by peasants, the local people's government to within their respective administrative areas for the cultivation of landless peasants have necessary land or arrange corresponding work; does not have the basic production and living conditions of the landless farmers, should be different resettlement. Labor and social security departments to jointly with the relevant departments as soon as possible, proposes the establishment of landless peasants employment training and guidance of social security system.

"Guidance System on Improving Land Compensation and Resettlement" the notice (No. 238), the key provisions:

(1) The process of making the unified annual output value standard. Provincial department of land and resources to jointly with relevant departments to formulate provincial within the lowest standard unified annual output value of various counties (cities) of arable land, the people's government at the provincial level for approval after execution. Unified annual output value standards can consider the type, quality of cultivated land was imposed, the investment of farmers on the land, prices for agricultural products, agricultural land grade and other factors.

(2) The determination of unified annual output value ratio. Land compensation fees and resettlement fees the unified annual output value of multiples, should according to ensure that the original life level is not lower the principle of landless peasants, within the scope of the law to determine; calculated on legal unified annual output value of the ratio of land compensation and resettlement fees, cannot make landless farmers to keep the original life level, not enough to pay for requisition of land lead to landless peasants social security fees, approved by the people's government at the provincial level shall improve multiple; land compensation fees and resettlement fees amount calculated at 30 times, it is not enough to keep the landless peasants original standard of living, arranged by the local people's government as a whole, from a certain proportion in the paid use of state-owned land income subsidies. Approval in accordance with law to occupy basic farmland, land expropriation compensation according to the local people's government announced the highest compensation standards.

(3) The process of making the area comprehensive land value. Conditional region, provincial department of land and resources domain can be jointly with relevant departments to formulate province various counties (city) area land comprehensive land price, newspaper published after the approval of the people's government at the provincial level to carry out, implement land expropriation compensation. Develop area comprehensive land value should be considered in class, location of production, land, agricultural land grade, per capita cultivated land quantity, land supply and demand and local economic development level and the level of subsistence allowances for urban residents and other factors.

(4) The distribution of the land compensation fees. According to the principle of compensation for land is mainly used for landless farmers, land compensation fees should be reasonable allocation within the rural collective economic organizations. The distribution of specific measures shall be formulated by the people's governments at the provincial level. All land is, at

the same time, the rural collective economic organizations revoked, the organizational system of the land compensation fees shall all be used for the landless farmers' production and living place.

The Key Provisions in “Implementation Measures for District Integrated Land Price of Heilongjiang Province (Revised Version)” :

Title 7 According to the requisition of land area was land expropriation compensation, 70% subsidy for resettlement landless peasants, used to hold 30% of collective land ownership of collective economic organization arrangement of infrastructure and public facilities construction, the establishment of village enterprises and landless peasants living allowance, etc.

The local government according to the local town social security level, overall consideration the resettlement of landless peasants, and solve the landless farmers' social security problem such as employment, housing. The local government according to the human resources social security administrative department of the measuring line will be rural farmers endowment insurance charge in land expropriation compensation, calculated separately.

As mentioned in the present measures refers to the landless peasants on the agricultural population and shall have the right of expropriation of rural collective land contract and management rights of farmers.

Title 8 Staffing levels that land to be resettled, the number of landless workers according to the amount of cultivated land expropriation divided by land expropriation of land collective economic organizations determine the number of cultivated land per capita.

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Title 9 Be green crops on the land or attachments, the green crops or

attachments to the ownership of the land compensation.

Green crops on the compensation standard by the people's governments of cities (to) (area) according to the local agricultural production levels, prices of agricultural products, and so on and so forth the development and changes to make, submitted to the provincial government for the record.

The ground attachments shall be determined in accordance with the local people's government of the town village relocation compensation and resettlement housing, or by the people's governments of cities (to) (area) to make specific provisions.

The city (ground), county (city) (area) in accordance with the law of the people's government issued land after pre announcement, busy planting, rob planted, scrambling to green crops or attachments to no compensation on the ground.

Title 10 Construction project construction and geological prospecting need temporary use of land collectively owned by peasants, or of state-owned land, lasts for 1 year, according to the regional land compensation, 10% of the integrated land price for land use right lasts for 2 years, compensation should be made by 20%.

Title 15 The human resources department of social security should be based on the landless farmers' endowment insurance policy, according to the collective economic organizations to participate in social insurance provided by the personnel list, ginseng protect formalities in time. Gradually establish a unified urban and rural employment service system, the employment and reemployment preferential policies and difficult group employment aid to landless peasants.

Title 20 Governments at all levels should actively create conditions and free to landless peasants to provide targeted employment skills training, for the units using the land to absorb the landless farmers to create conditions for employment. The units using the land should be set as much as possible and arrange a certain post, for employment for landless peasants, sign labor

contract fixed number of year for the first time should not less than three years.

Title 21 Of landless peasants don't want to leave the original collective economic organizations, and the land of the collective economic organizations have motor, the villagers assembly members of more than two-thirds, or more than two thirds, with the approval of the villagers' representatives available to regulate, land expropriation compensation paid to the collective economic organizations; Without motor, can and voluntarily accept the land requisition compensation and resettlement of other farmers land replacement.

Heilongjiang province to implement “The Law of the People's Republic of China on Urban State-owned Land Use Right Transfer and Transfer of Provisional Regulations” on the way:

Title 48 transfer land use right transfer, lease or mortgage must advance to the land administrations of municipal or county people's government where the land formalities subsequently. The approval process is as follows:

(1) The land user shall hold state-owned land use right and the above-ground buildings and other attached objects such as certificate of property title legal documents, to the land administrations of municipal or county people's government where a written application;

(2) Administrations of municipal or county people's government, based on consensus through consultation with the applicant to sign contract of land access sell one's own;

(3) The land user shall, within 30 days from the date of the signing of the contract of land access sell one's own reserved land in city or county people's government land management department to pay the land use right transfer, the use of the land registration formalities;

(4) The land use right transfer, lease or mortgage the parties, the land use right transfer of lease, mortgage contracts;

(5) The land user shall, in the transfer, lease or mortgage within 15 days from the date of the signing of the contract, respectively, to the municipal or county people's government administrative departments of land and house

property management department to deal with the land use right and the above-ground buildings and other attached objects to register formalities.

Title 49 Transfer land use right transfer, lease or mortgage to pay land, be collected according to plot a certain proportion of the pricing, but shall not be less than 30% of the land pricing. Rent allocation of land use rights, but also to the government on a monthly or yearly pay land management departments, specific pay measures shall be determined by the municipal or county people's government, and submitted to the provincial land administration for the record.

Title 50 Transfer land use right and ownership of the above-ground buildings and other attached objects transfer, lease, mortgage, the expiration of the land, the land use right by the land where the municipal or county people's government gratis; The above-ground buildings and other attached objects when the municipal or county people's government to recover, should according to actual condition to give proper compensation.

Title 51 To transfer land use rights, the municipal or county people's government may, according to the needs of urban development and urban planning requirements gratis, and can according to the provisions of the measures.

Gratis, allocation of land use rights to the above-ground buildings and other attached objects, the municipal or county people's government shall, according to actual condition to give proper compensation.

Harbin Municipal People's Government's ideas on the implementation of the "Regulations for Compensation of Housing expropriation on State-owned Land (Trial)" (Harbin gov. [2011] No. 5)

Third, clear collection procedures, and form a close working relationship.

(A) Establish a the housing expropriation scheme

Municipal Office of housing levy needs to establish the city district government demonstration housing levy scheme in the public interest, together with departments of organizational Municipal Development and Reform, urban construction, urban and rural planning, land resources, housing

security and real estate management, environmental protection, conservation and so on, the municipal government approved issued after the district government executed. Among that, the protection of housing construction and renovation of old urban shall be approved by Municipal People's Congress examined and adopted, and shall be included in the annual plan for national economic and social development.

Municipal Office of housing levy should release housing levy notice within the scope of the collection according to the planning time, and prohibit the imposition implemented within the construction, expansion, renovation houses and changing housing purposes and other improper behavior increased compensation costs, and notify the relevant authorities suspend the relevant procedures.

(B) Prepare an expropriation compensation scheme

After housing levy notice is published, District Office levied within the levying of housing ownership, location, purpose, construction area and other compensation associated with the housing situation of investigation and registration, prepare an expropriation compensation plan and report it to the district government; district government to convene the housing levy, urban and rural planning, land resources, housing security and property management, finance, environmental protection, conservation and other departments to demonstrate expropriation compensation scheme .

(C) For public comment

District Government announced acquisition compensation scheme for public comment. Old Town due to alterations need to be imposed houses, more than half of people think that levy compensation scheme does not meet the "expropriation regulations", to be levied by the district government organizations and the public on behalf of a hearing .

District Government modify the expropriation compensation programs in accordance with public opinion or hearing and the comments of compensation, and announce it in time. Expropriation compensation scheme shall be report to

the municipal office and financial department.

(D) Make the decision of housing levy

Municipal office of housing levy, according to the survey registration, the compensation scheme and other relevant information, prepare a cost estimates of compensation, inform the project reported departments (units) to store full compensation for expropriation to the specific expropriation account of the city; District government should do the social stability risk assessment of the project according to the relevant provisions, and report the results to the relevant departments for the record; District government organize the relevant departments of the district government to do identification and treatment of the buildings without registration.

District government make the decision of housing levy and announcement. Housing levy involving a large number of people, shall be approved by the district government executive meeting discussed and decided .

(E) Compensation for expropriation

After the announcement of the decision housing levy, imposed by the District Office Conference organized housing levy and compensation agreement signed be imposed .

If office of the district levy and the imposed did not reach an agreement within the signing deadline, or the ownership of the housing is not clear, according to the “Expropriation regulations”, the county office of housing levy can appeal to the district government to make an expropriation decision in accordance with the expropriation compensation scheme, and notice it within the housing levy. The municipal levy compensation decision should be reported to the municipal office of housing levy for record. The imposed on the decision provided for the collection of compensation not relocate within relocation period, and in accordance with “Expropriation Act “provides for enforcement conditions, the district government can appeal to the people's court for enforcement.

Fourth, implement the levy policy to maintain uniform standards

Housing levy compensation adhere to the law the principle of fairness, strictly implement the provisions of "Expropriation Act ". For cash compensation, in accordance with the assessed value of the house is levied identified calculating compensation; for property rights exchange, in accordance with the value of the house acquisitioned property exchange settlement price difference value of the house. Specific compensation policy be formulated separately.

Within the levying of unregistered buildings, those identified as legitimate architectural and did not exceed the time limit temporary buildings, compensate according to the relevant provisions; those identified as illegal construction and over approval term temporary buildings, don't compensate .

“Supplementary Regulations for Compensation of Housing expropriation on State-owned Land (Trial) ” (Harbin Office of Housing expropriation [2011] No. 7)

First, regulations on space for property rights exchange in different place.

Outside the scope of residential housing of property rights exchange resettlement, resettlement sites residential land property rights exchange level is lower than the range of residential land expropriation two levels (with two levels) or less, each house has a legal title certificates for free to increase building area of 10 m²; property rights exchange resettlement sites residential land expropriation scope level is less than over two levels of residential land, each house has a legal title certificates for free to increase building area of 20 m². Property rights exchange resettlement sites outranking residential land expropriation scope level or at the same level, do not increase the floor area. Levels of residential land are identified according to the city 's residential land levels decided by the land and resources department.

Second, regulations on the residential property exchange of housings with a construction area over 70 m².

Levy construction area over 70m²of residential property swap, according to the original building area rely on the nearest standard size placement, the

standard apartment with a floor area of 10m² of grade increments.

Construction area of 70m² of residential housing is levied on by the nearest standard size, the standard apartment building area with the original building area equal parts free knot spread beyond the original building area part of the comprehensive construction costs paid by a mortgage.

Third, regulations on property exchange to high-rise residential housings

The multi-storey and below multi-storey high-rise residential property swap housing, shall be levied on the nearest residential housing units by standard construction area, divided by the 1.45 conversion concluded use of the area, as a basis for the design and construction of high-rise residential buildings.

The different space between the construction area measured by standard apartment and the upper exchange housings are for free.

Fourth, regulations of the price for the difference between the measured construction area of property exchange residential housing and the construction area of the agreement.

For the part of the area that measured construction area of property exchange residential housing beyond the actual building area agreement, if it is a guarantee housing, the imposed pay by the construction cost; if it is standard unit, the imposed pay by the comprehensive construction costs.

The area of property swap residential housing is smaller than the agreed area, pay the imposed back by the commercial housing prices.

Fifth, regulations on the value of the property exchange house

When perform the housing levy property rights exchange policy, should ensure that values of housing for property rights exchange, is not less than the value of acquisitioned house added up with the purchase money for the difference between the gross floor area.

Sixth , regulations for the expropriation of residential houses terrace area

Acquisitioned residential construction area indicated does not include the original planning balcony floor area, enclosed balcony is included in the

building area as the measured area; the not-enclosed balcony is leveled at 50% of the measured area. The own-built balcony should be removed without compensation.

Seventh, compensation regulations for public property, non-residential rental housings

Straight government authorized public property ownership business units and unit production units should actively cooperate with expropriation work, and earnestly fulfill corresponding obligations.

Public property expropriation straight non-residential rental housing, government-mandated public property business unit's straight pipe with the lessee can cancel the lease relationship, the implementation of property rights exchange, and continues to maintain the original lease relationship.

Impose non-residential rental housing of units, let the property unit consultant with the lessee at first. If they cancel the lease relationship after consultation, compensate the property unit according to the law; if they don't cancel the lease relationship, the implement property rights exchange, and continues to maintain the original lease relationship. If property unit transfer the property to the lessee, after the parties fulfill the transfer formalities and the original lessee obtain the ownership, compensate the ownership of housing according to law.

Eighth, regulations on surveys , identification and handling of unregistered buildings.

District governments, departments and units shall properly identify and handle the unregistered buildings within the expropriation scope, in accordance to "A Number of Opinions on Illegal Land Acquisition and Historical Building Problems" (Harbin gov. office [2010] No.8).

For the housing levy problems with commonality but no specific issues mandated, district government office feedback to the municipal housing levy office after gathering, the city district government organize the district governments and relevant departments (units) research to it together,

propose resolutions; for special personality problems, the district government organize relevant departments (units) perform the appropriate procedures, subject to deliberations, discretion.

4 Preparation and Approval of Resettlement Plan

Preparation and execution of Resettlement Plan (including the payment of various fees related to resettlement) shall be played by the borrower (including meeting all the expenses associated with the resettlement). People's Government of Harbin City is the agency assume full responsibility for the project implementation. If necessary, the borrower will do possible coordinating works through project management agency (management office of the project of Harbin smart bus project loaned by World Bank), to ensure the preparation of effective resettlement plan and its implement. Resettlement plan should be designed associated with regional construction, social-economic development and environmental protection, fully embodying the sustainability of development of local economy and the affected persons. Account of local natural and social-economic situation, formulate feasible resettlement plan, restore production and living standards of migrants effectively, and to maintain sustainable development.

Once it is sure that the land acquisition is inevitable during the implementation of the project, and the involuntary resettlement is necessary, and the amount of land expropriation and resettlement impacts is identified, it is time to begin to prepare and submit the appropriate resettlement report files to the World Bank, such as resettlement plan, a brief resettlement plan or resettlement due diligence reports. Only until these documents passed through the examination by the World Bank, can the project office and project implementation unit start the implementation of land acquisition, house demolition and resettlement activities. In the preparation process, should fully consult with resettlement' advice, so that they have the opportunity to participate in the design and implementation of the resettlement plan.

Preparation of the resettlement plan aimed at ensuring that resettlement have ample opportunity to reset their lost property, and improve or at least

restore their original income levels and living standards. To achieve these goals, it is necessary to ensure that all resettlement are to be identified, and ensure that all the resettlement think the remedial measures of resettlement plan are justified. Taking into account the main affected types (such as land expropriation and occupation, residential housing demolition (including rural areas and urban areas), non-residential housing demolition (including enterprises and shops), etc.), usually take the following measures:

I . Resettlement who lose agricultural land will be entitled to get the following types of compensation and rehabilitation measures: provide land compensation fee and resettlement subsidy to the directly affected people; directly affected people get all the young crops compensation fees.

II . The resettlement of houses and appurtenances demolition can get the following compensation and rehabilitation measures as the following: to provide replacement housing with the same value; to be compensated at the price of full replacement cost; compensated by reconstruct or restore all of the facilities and services(such as roads, water supply, electricity, telephone, cable television, schools, etc.); Compensation for transition period should be able to ensure the removal of all the property or obtain temporary housing.

III. Resettlement who lost their business income (or employment income) will be entitled to enjoy the following rehabilitation measures:

Mitigation measures taken for resettlement who lost their revenue include:
A. Provide alternative commercial points with customers source as the same or similar size; B. Give cash compensation to the owner at full replacement cost of house and all the facilities; C. provide transitional compensation for all expenses associated with the removal and damaged sales during the no-open the period;

Mitigation measures taken for resettlement who lost their employment income include: A. Provide alternative employment opportunities with the same wage; B. Provide cash compensation for damage to wages, equivalent of at least three years; C. provide excessive subsidies, re-employment training

or resettlement for resettlement, or take other necessary measures to help them get new jobs.

IV. Preparation of resettlement plans should include the entitlement Matrix of the affected persons.

Resettlement plans should be based on the time period it may take for resettlement to restore their livelihoods and standards of living, estimate a reasonable time of the transition period, and ensure that resettlement get help during this transition period. Borrowers should identify and enumerate the personnel suffered from subprojects' land expropriation, demolition and other matters through census, and decide which people are eligible to receive assistance, and to prevent the influx of unqualified personnel; and identify the scope and extent of negative impact within the affected areas through social-economic surveys. Census must cover all directly affected populations, while social-economic survey can take sample survey. Census and socio-economic surveys conducted separately or simultaneously, depends on whether a comprehensive resettlement plan or a brief resettlement plan is needed to formulate (brief resettlement plan refer to the World Bank operational policy 4.12, Annex A). When the number of people affected reaches more than 200 people, a comprehensive resettlement plan shall be formulate. If the entire immigrant groups are affected somewhat little, or affect fewer than 200 people, you can develop a brief resettlement plan. If the affected person does not require relocation, and the loss of production is less than 10 % , then it is considered as " affected somewhat little".

If you need to develop a resettlement plan, you should follow the principles, plans and implementation arrangements of this policy framework of resettlement. Resettlement plan should be developed on the basis of accurate results of census and social-economic survey, and develop mitigation measures to relieve all kinds of negative impact caused by resettlement (such as, compensation fee for property damages, transitional assistance, economic rehabilitation assistance). In order to ensure that relocation, or restriction of

resources and assets do not occur before necessary resettlement measures to be implemented, the implementation of resettlement activities shall be associated with the implementation of projects' investment. For various types of negative impact, special attention should be paid to the following items:

- A. Description of the activities causing land acquisition;
- B. Scope and extent of the potential negative impact;
- C. Results social-economic survey and census;
- D. Review of laws and regulations relevant with land acquisition and resettlement;
- E. Specific compensation rate of all categories of affected property (or other alternative methods) ;
- F. Take any other necessary measures in place to provide opportunities for resettlement to restore income;
- G. Compensation and other assistance eligibility criteria;
- H. Replacement arrangements, transitional assistance measures shall be included when necessary;
- I. If necessary, select and prepare resettlement sites;
- J. Restore or reconstruct infrastructure and services of the community;
- K. Organizational arrangements for implementation;
- L. Arrangements for consultation and information disclosure;
- M. Resettlement implementation schedule;
- N. Cost and budget;
- O. Arrangements for monitoring and evaluating;
- P. Complaints handling procedures;
- Q. Summary equity table.

If you need to develop a brief resettlement plan, should also follow policy principles, plans and implementation arrangements of this resettlement policy framework. Should include at least the followings:

- A. Census on the affected populations and assessment on affected property;

B. Provide a description of compensation and other resettlement assistance (measures);

C. Qualified Compensation standard;

D. Arrangements for consultation and information disclosure;

E. Organization arrangements for the implementation;

F. Schedule and budget;

G. Monitoring and evaluation arrangements;

H. Complaints handling procedures;

Any resettlement plan prepared in accordance with the resettlement policy framework requires review and approval of the World Bank, before signing the civil engineering contract which cause the relocation.

5 Resettlement Compensation and Resettlement Rights

According to the existing World Bank's, national, provincial and municipal relevant legal framework, combined with the actual situation in Harbin, formulate compensation standards of the various impacts of the project. Deadline for resettlement qualification is the time when notice of land acquisition and resettlement release. After this date, persons shall not build, expand and rebuild houses; may not change the housing and land use; shall leasehold land and rental and sale of housing, and the influx people after this date won't have the eligibility for compensation.

All affected persons are eligible for compensation and/ or other forms of assistance, the specific details are determined by the nature of their impact.

Generally, people who are eligible for compensation will include the populations affected by the following ways:

Permanent expropriation of land because of the project: including A) villagers with formal land use rights in the affected villages, and B) villagers from other villages farming on leased land in the affected villages. Class A displaced persons are entitled to be compensated at the replacement cost. Class B displaced persons are entitled to be compensated for the loss of crops and buildings.

Lost their houses, other buildings and fixed assets, including trees and crops harvested: owners of the houses and other assets (no matter they held land use rights or building permit before the deadline or not) .

Losses related to temporary effects: including temporary loss of land, resettlement-related transitional costs, or disruption to the business during construction.

Resettlement plan is designed to ensure resettlement have ample

opportunity to reset their lost assets, improve living standards, or at least restore their income and living standards. To achieve this goal, it is necessary to confirm resettlement (eligibility), and ensure that all resettlement are eligible to get resettlement assistance referred in the resettlement plan. Particularly, the affected persons will be entitled to the following types of compensation and resettlement measures.

5.1 Compensation standards for permanent land

In this project, it is mainly bus priority corridors and public transport infrastructure sub-projects that involve permanent land expropriation, according to the current program, the area to be acquisitioned by the two sub-projects are completed state roads, unused state space, or and state-owned land with use permit.

According to the relevant laws and regulations, state-owned land use is mainly divided into free allocation and paid use two ways. Among them, the free allocation means that the Harbin Municipal Land Resources Bureau of the land directly allocate the land to the Project Office, in accordance with the relevant provisions. As the project is a public municipal infrastructure projects, free allocation is the project's main land use patterns; paid use means that the original using unit of the land transfer the use rights of the land to the PMO, then the PMO pay the transfer fee for land use right land to the original unit. Standard of transfer fee for the use right of state-owned land can refer to the standard land price for state-owned land in Harbin urban benchmark land, from "Harbin City People's Government's notice on the adjustment of urban state-owned land base premium".

Table 5-1 standard land price for state-owned land in Harbin urban benchmark land

Unit: yuan/m²

Class and use	Restricted areas of industrial land	1 st class	2 nd class	3 rd class	4 th class	5 th class	6 th class	7 th class	8 th class	9 th class	10 th class
		s	class	s	s	s	s	s	s	s	s

Commercial		707 3	5395	4076	3357	263 7	227 8	131 9	959	335	198
Residential		368 9	2336	1844	1230	799	430	222	151		
Office		368 9	2336	1844	1230	799	430	222	151		
Industrial	I class : 895 II class : 770	645	465	405	274						

If the project design changes, station construction project may also cause expropriation of the rural collective land. In that case, the project land requisition compensation standards will refer to the provisions of "Harbin People's Government's notice on promulgation of District Land Price in Harbin" (Harbin gov. laws [2009] No.3), among which ground crops can be compensated by 4% -6% of the district land price.

5.2 Resettlement for affected populations

I . Affected populations who lose agricultural land

a) The priority mechanism of compensate for the loss of agricultural land is to provide a replacement land that not only has the equal production capacity but also satisfied by the affected population. If you are unable to find a satisfactory replacement land, you can provide compensation by replacement cost. If the resettlement don't consider replacement land as the priority program, or the provided land will adversely affect the sustainability of parks or nature reserves, or sufficient land can not be get at a reasonable price, in addition to cash compensation for the loss of land and other properties, resettlement programs like opportunities for employment or self-oriented living should be provided at the same time. The lack of adequate land, shall be demonstrated and documented in accordance with the requirements of the World Bank.

b) The affected population shall get compensation for the unharvested crops at the market price, the economic trees shall be compensated at the net present value, for other fixed assets (ancillary buildings, wells, fences,

irrigation correctional facilities) shall be compensated at the replacement cost.

c) Temporary use of land would be paid compensation, the compensation rate is related to the using period, and the land or other assets will be restored to the condition before using, and the owner or user is not required to bear the cost of restoration.

II. Affected population who lose their buildings

a) Affected population who lose their buildings, can get either kind compensation (by replacing the same size of construction land and housing, which is satisfactory to the affected people), or cash compensation at replacement cost. For demolition of houses on rural collective land, homestead for housing reconstruction with the same conditions in the neighboring areas should be provide, as well as cash compensation at full replacement cost; or directly provide resettlement housing for the affected people to choose, and clearing houses spreads; for the levy of housings on the state-owned land, the imposed are supposed to select a qualified real estate appraisal company through negotiation, to assess the market value of the property, on the basis of that, decide the compensation and resettlement programs, the levy should also provide the imposed with replacement housing to choose, the spreads between resettlement housing and the original housing shall be cleared.

b) If the remaining residential land is not sufficient to rebuild or restore other structures housing with the same size or value, after some of the land is acquisitioned, required by the demolished population, the whole construction land and buildings shall be levied at replacement cost.

c) For fixed assets, the compensation shall be paid at replacement cost.

d) Tenants living in rental housing shall consult with the owner for the compensation for the losses arising from termination of the lease contract, and they are entitled to the help with finding new houses and relocation expenses from the borrower.

III. Affected populations who lost their business

Related compensation for loss of business, including: (a) provide replaced land for business with the same size, same customer accessibility, and satisfactory to the resettlement; (b) provide cash compensation for the losses of business buildings; (c) transitional support for the income losses during the transition period (including wages); and (d) the relocation costs.

IV. Vulnerable groups

Projects involving vulnerable populations, including the elderly, the disabled, and women-headed households, should be identified confirmed in the census.

All the compensation and resettlement provisions for affected personnel are applicable to this population. In addition, vulnerable populations will also enjoy additional assistance, in order to ensure that the implementation of the project makes their income and living to restore or improve.

V. Minority

Resettlement issues of Minorities are particularly complex, resettlement activities may cause adversely negative effects on their identity and cultural continuity. Therefore, the borrower should explore all viable alternative project designs to avoid the actual resettlement of these groups. If the resettlement can not be avoided, resettlement strategies based on land should be worked out for these groups, which shall also be developed by consulting with the minorities fully, so as to be in accordance with the cultural identity of the affected Minorities.

VI. Infrastructure and services

For the affected communities, restore or replace the infrastructure (such as water, roads, sewage systems or electricity) and community services (such as schools, clinics or community centers) free of charge. If the new resettlement sites have been settled, provide the removed with infrastructure and community services equal to the local free of charge. Create community

organizations adapt to the new environment according resettlement' willing. Try to save the existing social and cultural systems of the resettlement and the resettlement community as much as possible, respect for resettlement' willing about whether to relocate to the preexisting communities and groups.

Table 5-2 All the right of kinds of affected persons to get compensation and resettlement

Types of effect	Types of affected populations	Types of compensation	resettlement Policy
Permanent land expropriation	Villagers in the affected villages, with formal land use rights	Land compensation, resettlement fees and compensation for young crops	Village land adjustment or cash compensation, skills training, employment promotion and support, as well as social security measures landless farmers
	Individuals renting land for farming	Compensation for cultivated crops	Assist them in finding other agricultural land to lease
Demolition and reconstruction of housing	Owners of affected buildings on the rural collective land	New residential land, cash compensation for the affected buildings at full replacement cost, relocation allowance, temporary relocation transition	Provide new residential land plots acceptable in terms of size and accessibility
	Owners of affected buildings on state-owned land	cash compensation based on assessed market prices; provide replacement housing for the imposed to choose; relocation allowance; transitional relocation	Provide resettlement housing with equal size, location and quality, and acceptable to the imposed; or cash compensation sufficient for buying house of this type
	Housing tenants	Negotiated with the owner of the housing to settle the compensation for losses from termination of the lease contract	Assist them in finding other houses to rent
Loss of no-residential buildings	Forced resettlement of business operators and their employees	1)new business land, or cash compensation based on replacement cost; 2)cash compensation for the loss of the business building; 3)transitional support for the loss of income (including wages); 4) allowance for the cost of relocation	Provide new business land with acceptable size, location, and operating conditions
Loss of appendages and other assets	Owners of the appendages and other assets	Cash compensation based on the replacement cost	
Loss of infrastructure	The owners or responsible agencies of the affected facilities	Restore the affected facilities to their original state and function, or supply recovery funds to the relevant departments	Restore infrastructure and services of the local community, in case of negative affect
Various types of direct loss	Vulnerable groups such as the poor, the elderly, the disabled, and women-headed	Give extra support, to ensure that their income levels and living standards to restore or improve	

Types of effect	Types of affected populations	Types of compensation	resettlement Policy
	households		

6 Implementation Procedure

Resettlement plans should include detailed implementation schedule of all the required activities. Payment of compensation fees, other recovery measures (in cash or otherwise), and other necessary resettlement activities, should be completed at least one month prior to the expropriation. If you can not pay all the land compensation fees before expropriation, or can not provide other necessary assistant measures, then you should provide the necessary transitional compensation. Meanwhile, in the implementation process of the land acquisition and resettlement, the basic legal procedures following should be followed.

I . General resettlement program for land acquisition and demolition on collective land

The 20th article of "Implementation Regulations of the Land Administration Law of PRC" says that, within the area of construction land determined by the master land usage plan, expropriation of land without urban planning, shall be dealt in accordance with the following provisions:

A. City and county government develop agricultural land conversion program, cultivated land supplement program, land acquisition program in accordance with the annual land use planning, escalate to the People's Government with approval authority in batches.

B. Land administrative departments of the people's government with approval authority shall view on the agricultural land conversion program, cultivated land supplement program, land acquisition program, provide review comments, and report it to the government for approval; among which, cultivated land supplement program shall be approved along with the agricultural land conversion program by the same government.

C. When agricultural land conversion program, cultivated land supplement

program, and land acquisition program have been approved, the municipal and county governments organized and implemented, providing land according to specific construction projects.

Article 25 requires that, once the land acquisition program is approved according to the law, the people's government of the city or county, where the acquisitioned land locate, shall organize the implementation, and announce the authority approving the land acquisition, approval number, use, scope and area,of the requisition land, compensation standards for land requisition, resettlement methods of agricultural personnel, and deadlines of compensation, etc. within the villages where the land expropriation takes place.

The owner or user of the acquisitioned land shall go to designated land administrative departments of the people's government to get registration for compensation, bringing the ownership certificates.

City and county people's government administrative departments of land, under the approved land expropriation program, in conjunction with relevant departments to develop land compensation and resettlement program, and announce it in township (town) and village where the land is to be acquisitioned, and listen to the rural collective economic organizations and peasants whose land is to be acquisitioned. When land compensation and resettlement program have been approved by the city and county government, the land administrative departments of the municipal or county government shall organize the implementation. If there is objection to the compensation standard, it shall be coordinated by the people's governments above the county level; when coordination fails, it shall be decided by the People's Government approving the land expropriation.

Land acquisition fees shall be paid in full within 3 months since requisition compensation and resettlement program approved.

II . general procedure of levy housing on the state-owned land

According to "Regulations on levy and compensation for the housing on state-owned land", when levy housing on the state-owned land during this project, it will follow the main basic procedures:

A. Reference to the statutory conditions and procedures, make housing levy decision

B. Publish housing levy notice and announcement of recovering the use right of state-owned land

C. Select a qualified assessment agencies, to carry out house valuation, and public the assessment results

D. Sign the agreement on housing levy compensation

E. Announce the compensation cases, establish the acquisition files

F. Remove the levy housing, and transfer the acquisitioned land

7 Resettlement Fund Budget and Arrangements

Harbin City People's Government will bear all the costs related to land acquisition and resettlement. Any resettlement plan consistent with the resettlement policy framework must include estimated cost and budget. No matter whether they are identified as resettlement during the resettlement planning stage, no matter whether the funding is adequately in place, all the people affected by the project land acquisition and relocation are entitled to obtain compensation or enjoy other appropriate mitigation measures. For the reasons above, the resettlement program budget should include unforeseen costs, which is usually account for 10% or more of the total budget expected for the resettlement, in order to meet unforeseen resettlement matters.

Resettlement compensation standards identified in the plan provides the basis for the calculation of resettlement compensation costs. Resettlement compensation fees shall be paid in full to the individual or collective suffering from loss of land or other property, for no reason can anyone discount on these compensations. The procedures through which the compensation fees goes from Harbin People's Government to the affected community residents, units, and related stakeholders, should be described in the resettlement plan. The basic principle is that capital flows must be as direct as possible, to minimize the coordination, arbitration and other intermediate link.

8 Consultation and Information Disclosure

Resettlement plan must describe the measures taken or to be taken, let the affected people to participate in the proposed resettlement arrangements, cultivate their sense of participation in the activities to improve or restore their livelihoods and living standards. To ensure that affected people's opinions and suggestions can be fully considered, public participation should be taken prior to the project design and the implementation of ease measures. Public participation must be conducted throughout the entire process of resettlement plan the planning, implementation, and external monitoring.

In the preliminary and final stages of the resettlement plan, the project office should public the resettlement plan to the affected people and the general, at the specific occasion of the project site, in the specific language. Draft resettlement plan shall be public at least 1 month before the World Bank's assessment. After the World Bank's approval, the final draft of resettlement plan must public again.

While the public participation in this project, and the publish of the resettlement plan, the policy framework is also sought the views of affected people, as well as being public in the affected communities / villages.

In the resettlement policy formulation, planning and implementation stages, great importance should be attached to resettlement' participation and negotiation, take use of social-economic surveys, social impact assessment surveys and other opportunities, widely publicize and present resettlement policy of the project through various methods, solicit opinions from types of the affected population. Through extensive public participation, coordination, and communication, the local government, the affected village collectives, and the affected populations have fully understand the potential impact of the project, resettlement policies, and income restoration programs.

Participation of those affected and consultation with the affected is the

starting point of resettlement activities, through consultation can help the project implement smoothly, and it is the necessary method to achieve the resettlement and rehabilitation objective. Resettlement plan must describe the measure taken to consult with the resettlement, to provide resettlement and their communities or their resettlement community with related information timely, to encourage resettlement and resettlement area residents to participate in the planning, and to provide them with opportunities to participate in the planning, implementation and monitoring of resettlement. Provide necessary infrastructure and public services In the new resettlement sites or communities, in order to improve, restore or maintain the facility utilization and service levels existing in the resettlement or resettlement communities. Established for these groups through appropriate and accessible grievance mechanisms to improve and increase their wages and income status. In order to ensure full consideration of the affected person's opinions and preferences, consultation should be taken before the project design and mitigation measures are determined. Through external monitoring (see below), make public participation go throughout the implementation process of resettlement plan.

Project Resettlement Office and local resettlement agencies may adopt the following procedures and methods to encourage participation and consultation of affected population:

I . Advocate resettlement information

To ensure that the affected areas and local government fully understand the details of the resettlement plan, and compensation and resettlement plan of each subproject, the project resettlement office shall summarize and post all the resettlement information approved by the World Bank in the affected area, or release them via radio, television, or online media, and made them into information booklet to distribute to every immigrant. The main contents of resettlement information include: all the losses of property; compensation

standards; compensation fees and resettlement policy; immigrant rights; feedback and grievance channels, etc.

II. Held a public consultation meeting

According to the actual situation of the land acquisition and demolition, project resettlement office irregularly organize consultation meetings with the affected population. Each meeting should invite representatives of vulnerable groups, especially women, and should be monitored by external independent monitoring agency. And propaganda the project content, progress and resettlement policies through television, radio, newspapers, Internet, etc.

III. Hold a hearing

IV. Hold the villagers' congress

Project Office should also publicize draft and final versions of the resettlement plan to the resettlement and the public within the project area, and distribute them in the easy accessible place. The usual places for the publicity of Resettlement plan can be the public library, the villagers' activity room of the affected village committee, government public information website, etc. whose language should be easy to understand. Draft resettlement plan should be publicized one month before submitting to the World Bank for approval, and the final version can be publicized after World Bank's approval.

9 Grievance Procedure

It is the main purpose of the resettlement work to ensure that production and living standards of the affected objects can be restored and improved. Therefore, the resettlement work is conducted after consultation with resettlement, in most cases does not cause complaints. However, in the project implementation process, more or less there will be problems. In order to solve the problems timely and effectively when they appears, so as to safeguard the smooth progress of the resettlement project, and ensure that there are ways for resettlement to complain about the land acquisition, house demolition and resettlement, the project will develop the following grievance procedures:

- First stage: The affected population can put forward their grievance in verbal or written form to the village committee/ neighborhood committee, town/ street government, and resettlement implementing agency. Village committee/ neighborhood committee, town/ street government, and resettlement implementing agency must keep a written record of oral complaint, and give a clear reply within two weeks.
- Second stage: If the complainant is not satisfied with the reply given in the first stage, the complainant can appeal to the project office of Harbin smart transportation system construction within one month since received reply in the first stage. The project office of Harbin smart transportation system construction must make a decision within three weeks.
- Third stage: If the affected population are not satisfied with the reply of project office of Harbin smart transportation system construction, they can appeal to the leading group of Harbin smart transportation system construction within one month since received the second stage response.

The leading group of Harbin smart transportation system construction shall respond within four weeks.

- Fourth stage: If the APs are still not satisfied with the reply from the leading group of Harbin smart transportation system construction, they can go to the civil court after they received the decision of the leading group of Harbin smart transportation system construction, according to the Civil Procedure Law.

The above ways of complaint, should be publicized in a way that is easy for resettlement, making the resettlement fully understanding their rights to appeal. Relevant units should do field investigations for complaints and grievances raised by resettlement, and fully solicit views of the affected persons, according to state laws and regulations, and principles and standards provided in the resettlement plan, put forward dealt opinions objectively and impartially.

10 Arrangements of Monitoring and Evaluation

Resettlement monitoring and evaluation is on: (1) the national resettlement laws and administrative regulations; (2) World Bank Operational guidelines; (3) legal documents directly related to the project, such as the resettlement plan with mutual recognition of both the World Bank and the project owner.

Principles of resettlement monitoring and evaluation include: (1) periodic surveys to understand and evaluate the situation of the implementation of the Resettlement Action Plan; (2) collect data and analyze data accurately, ensure the accuracy of the monitoring and evaluation results; (3) evaluate the implementation of the resettlement plan scientifically, objectively, and impartially; (4) report to the project owner and the World Bank timely, to enable them to keep abreast of the progress of the project and make scientific decisions.

Internal monitoring should generally cover the contents as follows:

(1) Organizational structure: resettlement implementation and related institutional settings and division, resettlement staffing agencies, resettlement institutional capacity-building;

(2) Resettlement policy and compensation standards: development and implementation of resettlement policy; actual implementation of the compensation standards for various types of losses. It should be said particularly whether it is implemented in accordance with standards provided in the resettlement plan. If there is some changes, it is necessary to explain the reasons;

(3) Land acquisition and implementation schedule of resettlement activities;

(4) Resettlement budget and its implementation;

(5) Production and employment resettlement for resettlement: the main

resettlement ways for rural migrants (land adjustment resettlement, resettlement by developing new land, enterprises and institutions resettlement, self-employment resettlement, pension insurance resettlement, etc.), the number of the persons, resettlement employment resettlement for shops and enterprises demolition, resettlement of vulnerable groups (minorities, women families, elderly families, disabled, etc.), land reclamation of temporary occupied land, resettlement effects, etc.;

(6) Housing reconstruction and living resettlement of resettlement: resettlement ways and resettlement destinations for rural resettlement, homestead distribution and arrangement, housing reconstruction forms, "three dredge one pave" work for homestead, payment of compensation funds, public utilities (water, electricity, road, commercial outlets, etc.) supporting, relocation, etc.; urban resettlement, resettlement sites, housing construction, selection and allocation of resettlement housing, construction and relocation of public facilities, reconstruction and distribution of commercial shops, reconstruction and distribution of enterprises and housing;

(7) The restoration and reconstruction of industrial and mining enterprises, institutions, shops, city (set) town and all kinds of special facilities (water, electricity, telecommunications, communications, transportation, pipelines, etc.);

(8) Complaints, appeals, public participation, consultation, information disclosure and external monitoring;

(9) Deal with the issues within the memorandum the World Bank mission;

(10) The existing problems and their solutions.

External monitoring and evaluation will be taken by the organizations or agencies with resettlement monitoring and evaluation capacity, which is independent of the project owners and resettlement implementation agency. External monitoring and evaluation should normally cover the contents as follows:

(1) Resettlement agencies: interviews through surveys, monitoring the

settings, division of labor and staffing situations of the project owner and resettlement implementation institution, institutional capacity building and training activities of the resettlement institution; comparison with the Resettlement Action Plan, assess their suitability;

(2) Resettlement policy and compensation standards: investigate and understand the major policy of resettlement implementation, and compare them with the Resettlement Action Plan, analyze the changes, and assess their suitability. Typical sampling to verify the actual implementation of compensation standards for various losses of resettlement (especially permanent land acquisition, house demolition and other major losses), and compare them with the Resettlement Action Plan, analyze the changes, and assess their suitability;

(3) Progress of resettlement implementation

(4) Resettlement compensation funds and budget

(5) Resettlement for production and employment: by taking typical sample surveys and tracking typical resettlement monitoring, evaluate the resettlement for resettlement' production and employment, and the implementation status of the recovery plan.

(6) Resettlement housing reconstruction and living resettlement: analyze and evaluation after sampling.

(7) Reconstruction of industrial and commercial enterprises: by reading literatures, typical sampling investigation and tracking monitoring, find out the status of enterprises and shops demolition and reconstruction; compared with resettlement action plan to assess their suitability;

(8) Reconstruction of City (sets) towns and special facilities: through literature searching and field surveys, grasp the status of implementation of relocation and restoration of the city (set) town; compared with the resettlement plan, assess their suitability;

(9) Restoration of levels of income, living and production standards: through resettlement baseline survey before and the sampling survey and

tracking monitoring investigations after, find out the sources, quantity, structure, and stability of income of the typical households, as well as the expenditure structure and quantity, and do the comparative analysis for revenue and expenditure levels before and after the resettlement, to assess the extent of reaching for resettlement objectives like income restoration and others. With comparison in living (housing, etc.), transportation, public facilities, community environment, culture and entertainment, economic activities, and other aspects of the typical sample, assess the degree of achieving goals in restoration of income and living standards;

(10) Complaints and appeals: through access to documents, information and field survey on typical household, monitoring the complaints and grievances procedures for resettlement, the dealing situation of the main complained issues;

(11) Public participation, consultation and information disclosure: through access to documents and field investigation, monitoring the effects of public participation, consultation activities during the resettlement implementation process, preparation, issuance, and feedback of resettlement information booklet, resettlement information disclosure activities and their effects ;

(12) Handle problems in the memorandum of the World Bank inspection team, and those raised in the last resettlement monitoring and evaluation report;

(13) Conclusions and recommendations: summarize on the situation of the resettlement implementation, draw the appropriate conclusions. Tack on the existing problems until they are solved.

During the relocation, external monitoring and evaluation agencies generally carry out field surveys and monitoring and evaluation twice a year. When the relocation has been completed, field surveys and monitoring and evaluation can be conducted once a year, but also changes the number of investigations and monitoring and evaluation appropriately, according to the needs of the resettlement work, but need be approved by the World Bank. External monitoring and evaluation work normally extended to the fulfillment of

resettlement goals. External monitoring and evaluation works are supposed to provide evaluative advice and suggestions for the whole process of resettlement and recovery of production and living standards. External monitoring report shall also submit the project office and the World Bank.

AnnexI Due diligence on the proposed land of the Xiangbin Road Hub Station

I. Methods and procedure of investigation

A. Destinations of due diligence

To review on the situation of the proposed land of the project, to evaluate whether the involved confiscated land of the project conform with the requirements of The Law of Land Administration of the People's Republic of China, laws and regulations about resettlement of resettlement and compensation and resettlement policies in Harbin Municipality and Heilongjiang province, to find problems of the land, and propose practical suggestions.

B. Material sources and methods of investigation

The materials of this due diligence mainly come from two aspects: A. Documents, referring to literatures and information correction, collecting and organizing the information and related survey data of the project provide by the local government departments and the implementing agencies. B. Field measurement and data acquisition, supplementing with ways such as holding forums, direct communication with related interest groups and so on to further verify the information and data.

The due diligence for the proposed land of the project has been divided into several parts: investigation of the ownership of proposed land, investigation of influences of land requisition and demolition on people and their companies, investigation of housing demolition and ancillary facilities, scattered trees, special facilities and so on.

C. Procedure of investigation

From July to August in 2013, according to the final determined contents, we did field observation on proposed land of the hub station of Xiangbin

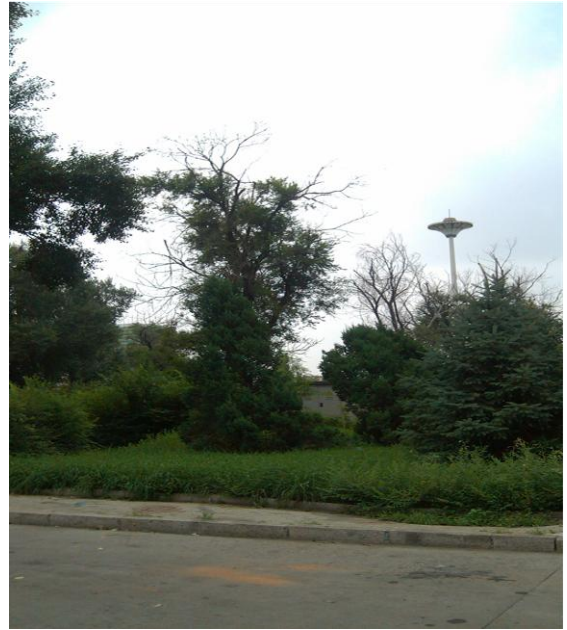
road with relevant personnel from Transport Department; We interviewed Land Resources Bureau and did the rights for the property of the proposed land; We interviewed the office which is in charge of the management of construction of the project on alpine urban smart transportation system in Harbin and the first operation of Harbin City Bus Corporation, comprehending the problems such as ownership change, compensation issues after the completion of the project.

We did screening and statistics on the possible influences of land requisition and demolition, including the carpet survey of impacts of proposed boundary determination, housing, ground attachments, the quantity of entities and so on.

The following are some pictures of field observation:



Harbin City Bus Corporation (No.30 at Xiangbin Road)



Trees and buildings need to be relocated



Buildings to be removed (garages and simple warehouse, etc.)



The gas station on the street (will not be removed temporarily, but possible be involved)

II. Results of the investigation

A. Property of the proposed land

The proposed land of the hub station of Xiangbin road is the existing land of Harbin City Bus Corporation, and according to the confirmation, the land has the property of state-ownership with the State-owned Land Use Rights Certificate obtained in 2012. Referring to figure annex 1-1.

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土地使用权人	哈尔滨市公共汽车总公司		
座 落	哈尔滨市香坊区香滨路30号		
地 号	4-1-11-205-1	图 号	201.20-299.00
地类(用途)	公共基础设施用地	取得价格	
使用权类型	划拨	终止日期	
使用权面积	59196.6 M ²	其中	独用面积
			分摊面积

根据《中华人民共和国宪法》、《中华人民共和国土地管理法》和《中华人民共和国城市房地产管理法》等法律法规，为保护土地使用权人的合法权益，对土地使用权人申请登记的本证所列土地权利，经审查核实，准予登记，颁发此证。

哈尔滨市人民政府 (章)

2012 年 7 月 20 日

Fig. Annex 1-1 the State-owned Land Use Rights Certificate of the proposed land of the hub station of Xiangbin road

B. Profile of Harbin City Bus Corporation

Harbin City Bus Corporation, one of the largest state-owned bus passenger transport enterprises, was founded in 1946 and belongs to Harbin City Transportation Bureau. At present, the enterprise has 7716 employees,

1765 commercial vehicles and 51 operation routes with a total length 1218.7km, reaching a total of 260 million annual passenger trips. The corporation is equipped with four operation departments, warranty companies, goods distribution companies, property management companies, labor service companies, Anson Company (cooperating with HK), Qi Xing combined transport brigade and tire retreading plants. In addition, there are diversified industries such as bus advertising companies and driver training schools.

The factory ground influenced by the project is the garage of the first operation of Harbin City Bus Corporation, which was founded in 2002 and completed in 2004.

C. Project demolition loss

Apart from the private land of the first operation of Harbin City Bus Corporation which occupies 3.48 ha of the state-owned land, below are the demolition losses of the project: 1) Housing demolition (maintenance shops); 2) Scattered buildings; 3) Ground attachments and infrastructures.

According to the survey, it will remove 17946.43 m² for the construction of the hub station of Xiangbin road, including the private auto repair garage of the first operation of Harbin City Bus Corporation (17550.43 m²), sporadic warehouses and other constructions (396 m²).

Besides, the project needs to remove 20 trees, which also belong to the proprietary of the first operation of Harbin City Bus Corporation.

D. Several clarification and conformation of the resettlement settlement

Confirmed with the office which is in charge of the management of construction of the project on alpine urban smart transportation system in Harbin and Harbin City Bus Corporation, clearing the following matters:

- The property rights belong to Harbin City Bus Corporation after the construction of the hub station of Xiangbin road;
- The land tenure will not change, still owned to Harbin City Bus

Corporation after the construction of the hub station of Xiangbin road;

- Harbin City Bus Corporation is the affected, while it is also the beneficiary. As the property unit, Harbin City Bus Corporation will carry out the project by demolition and self-situ transformation;
- During the implementation process of the project, there will be no employees adversely affected because of this project, no employees will be dismissed, and the income of the employees will be reduced due to the implementation of the project;
- After completion of the project, it will still be equipped with the original auto repair garage, sporadic warehouses and other constructions, etc. And thus, the construction of this project will not be permanent effects on the first operation of Harbin Bus Corporation and their employees.

Thus, as the affected and beneficiary of the project, no actual compensation of the demolition of Harbin Bus Corporation will occur. The losses caused by the demolition will be included in the costs of the project instead of being classified as the compensation expense of the impact of resettlement.

AnnexII Due diligence on the proposed land of the Hexie Dadao Terminal

I. Methods and procedure of investigation

A. Destinations of due diligence

To review on the situation of the proposed land of the project, to evaluate whether the involved confiscated land of the project conform with the requirements of The Law of Land Administration of the People's Republic of China, laws and regulations about resettlement of resettlement and compensation and resettlement policies in Harbin Municipality and Heilongjiang province, to find problems of the land, and propose practical suggestions.

B. Material sources and methods of investigation

The materials of this due diligence mainly come from two aspects: A. Documents, referring to literatures and information correction, collecting and organizing the information and related survey data of the project provide by the local government departments and the implementing agencies. B. Field measurement and data acquisition, supplementing with ways such as holding forums, direct communication with related interest groups and so on to further verify the information and data.

The due diligence for the proposed land of the project has been divided into several parts: investigation of the ownership of proposed land, investigation of influences of land requisition and demolition on people and their companies, investigation of housing demolition and ancillary facilities, scattered trees, special facilities and so on.

C. Procedure of investigation

From July to August in 2013, according to the final determined contents, we did field observation on proposed land of the Hexie Dadao Terminals

with relevant personnel from Transport Department; We interviewed Land Resources Bureau and did the rights for the property of the proposed land; We interviewed the office which is in charge of the management of construction of the project on alpine urban smart transportation system in Harbin, comprehending the using ways of the land and the compensation issues.

II. Results of the investigation

After investigation, the land is owned by the state. Related supporting material and evidentiary material can be seen in figure annex 2-1; the current situation is being used as temporary storehouse and temporary housing for the road construction workers.

At present, pre-approval work of the land has been fulfilled on January 7th, 2013, the evidentiary material and pre-approval conclusion of Harbin Municipal Land Resources Bureau are as follows (see annex 2-2):

Firstly, the planning area of Hexie Dadao Bus Terminal project is about 3,000.7 m². The usage of this land is in line with national policies and the master land usage plan of Harbin, agree to allocate this land to the project freely.

Secondly, the project is planned to be built in the triangle area of Hexie Dadao and Beixing Street in Nangang District. After the conformation, we, Harbin Municipal Land Resource Bureau confirm the project site is unregistered state-owned land.

Thirdly, please continue construction land usage procedure accord to the Land Management Law and related regulations. Project construction shall not be started before the construction land is approved.

Forth, based on "Land Pre-approval Management Method", the valid period of this pre-approval document is two years, until January 6, 2015.

III. Findings of investigation

After the investigation, the ownership of the land is clear, related land

哈尔滨市国土资源局

哈国土函[2013]3号

关于对和谐大道公交 首末站用地预审意见的复函

哈尔滨市交通基础设施投资建设管理有限公司：

你公司《关于和谐大街公交首末站建设项目用地预审的请示》及有关材料收悉。经审查，复函如下：

一、和谐大道公交首末站项目用地，规划用地面积3000.7平方米，项目用地符合国家供地政策，符合哈尔滨市土地利用总体规划，同意通过用地预审。

二、该项目拟选址位于南岗区和谐大道与北兴街交角地段，经确权，该项目用地为国有未登记土地。

三、请按照土地管理相关法律和规定，办理建设用地报批手续。项目建设用地未经批准，不得占地开工建设。

四、依据《建设项目用地预审管理办法》的规定，建设项目用地预审文件有效期为两年，本文件有效期至2015年1月6日。

二〇一三年一月七日

Figure annex 2-2 Reply on the land usage pre-approval of Hexie Dadao Terminal

Annex III Due diligence on the proposed land of the Qunli No.1 Street Terminals

I. Methods and procedure of investigation

A. Destinations of due diligence

To review on the situation of the proposed land of the project, to evaluate whether the involved confiscated land of the project conform with the requirements of The Law of Land Administration of the People's Republic of China, laws and regulations about resettlement of resettlement and compensation and resettlement policies in Harbin Municipality and Heilongjiang province, to find problems of the land, and propose practical suggestions.

B. Material sources and methods of investigation

The materials of this due diligence mainly come from two aspects: A. Documents, referring to literatures and information correction, collecting and organizing the information and related survey data of the project provide by the local government departments and the implementing agencies. B. Field measurement and data acquisition, supplementing with ways such as holding forums, direct communication with related interest groups and so on to further verify the information and data.

The due diligence for the proposed land of the project has been divided into several parts: investigation of the ownership of proposed land, investigation of influences of land requisition and demolition on people and their companies, investigation of housing demolition and ancillary facilities, scattered trees, special facilities and so on.

C. Procedure of investigation

From July to August in 2013, according to the final determined contents, we did field observation on proposed land of Qunli No.1 Street with relevant

personnel from Transport Department; We interviewed Land Resources Bureau and did the rights for the property of the proposed land; We interviewed the office which is in charge of the management of construction of the project on alpine urban smart transportation system in Harbin, and Qunli District development and construction office, comprehending the using ways of the land and the compensation issues.

The following are some pictures of field observation.



Fig. Annex 3-1 the proposed land of Qunli No.1 Street Terminals

II. Findings of the investigation

According to the survey, the land formerly was used by Wangjiang fishery of Daoli District, of state owned property. On May 16th, 2006, The Development and Construction Management Office of Qunli District signed a non-residential houses cash compensation agreement with Wangjiang fishery. As a result, the area of Wangjiang fishery productive houses was measured as 9014.8 m², and after appraisal, the compensation rate is 542 yuan per m². If plus the relocation allowance fees, the total compensation fees was 966.1665 million yuan. The land Wangjiang fishery occupied is of state owned property, not involving the compensation.

According to the survey, the compensation fund has been paid and no remaining problems.

The evidentiary material of the land refer to Figure Annex 3-2; according to this supporting documents, the land to be used is of state owned property and the construction of bus terminals is in accord with Harbin master land usage planning.

At present, the pre-approval of the land is in progress, Harbin Land Resources Bureau has agreed to freely allocate the land to the Harbin City Bus Corporation.

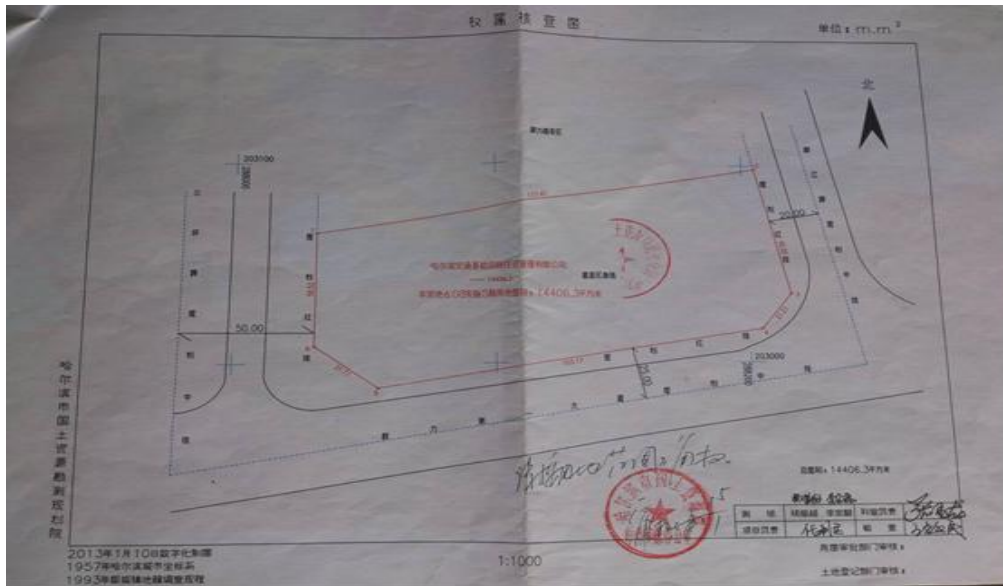


Figure Annex 3-2 Land Use Plan of Harbin City

