

World Bank Financed

*--- Hezhou Urban Water Infrastructure and Environment
Improvement Project*

Linked Projects

Due Diligence Report

Entrusted by: Hezhou Development and Reform Commission

Compiled by: Guangxi Guoye Project Management Consultation Co. Ltd.

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1 Introduction

1.1 Background

Hezhou City has the jurisdiction of Babu District, Zhongshan County, Zhaoping County and Fuchuan Yao Autonomous County. The total area of the city is 11855km², approximately accounting for 5.01% of the total area of Guangxi Zhuang Autonomous Region, including 4062km² of mountainous area, 1420km² of plain area and 6373km² of hilly area. In recent years, with the social and economic development, the infrastructure construction of the City is increasingly upgraded. However, the infrastructure facilities for flood control are still very weak. Most of the river-side sections have not been built with dikes or protection facilities, and the flood control capacities of the existing embankments are relatively low, indicating a heavy task for flood control. Hezhou City is the last prefecture-level city in Guangxi that has not formed a flood control system. The major drainage system of Hezhou City was built in the 1990's. Due to the use of combined system, the sewage and wastewater from the urban area are directly discharged into the tributaries, leading the serious pollution, inferior capacity of water self-purification and ultimately the deterioration of water quality. At the same time, due to the great variation of the time and space of water resources, the population density is not corresponding to the distribution of water resources, which leads to the fragility and instability of the water resources. In addition, the deterioration of the aquatic-ecological system and the decreasing of water environmental bearing capacity result in the increasingly outstanding ecological risks for the social and economic development.

Therefore, Hezhou Municipal Government (HMG) applied to the World Bank for a loan to implement Hezhou Urban Water Infrastructure and Environment Improvement Project (the Project). The total investment of the Project is USD 300 million. It is expected that, through implementation of the Project, the high-standard and modern urban infrastructures and public services will be built, aiming to upgrade flood control ability, protect people's life and property, enhance urban wastewater treatment capacity, protect water quality, strengthen institutional capacity and enhance the integrated management capacity for urban water resources. Details refer to Project Sketch Map in Figure 1-1.

Table 1-1 Summary of Identified Linked Projects of the Project

Project Components		Linked Projects & Linkage Features
Expanding the main river course for flood discharge	Contract A-1: Hejiang River Rehabilitation (Huangshi Hydropower Station – Guangming Bridge)	Hejiang River Flood Control Project (Dike construction in Pinggui New City: the linked project remains unchanged, while the Project will construct dike to connect where without.)
	Contract A-2: Hejiang River Rehabilitation (Guangming Bridge – Lingfeng Bridge)	Hejiang River Flood Control Project (Jiangbei dike: the dike on the northern bank between Guangming Bridge and Lingfeng Bridge had been built, the Project will heighten this dike, southward expand the river course and construct new dike).
	Contract A-3: Hejiang River Rehabilitation (Lingfeng Bridge – Xiadao Hydropower Station)	Hejiang River Flood Control Project (Jiangbei dike: to heighten the dike which had been built). Jiangnan Dike: This dike is under construction, the Project will build dikes respectively on the upper and lower streams to connect it.
	Contract A-4: East Trunk Channel Integrated Rehabilitation and Maweihe River Connection	Hezhou Solid Wastes Landfill: The landfill will receive the de-watered earth-cakes from the dredging component of the Project.
Dredging component	Contract A-8: Hejiang River Dredging (Huangshi Hydropower Station - Guangming Bridge)	Hejiang River Flood Control Project: It belongs to the same river section. The dredging works under the Project will be conducted in the river course without changing the current situation of the dikes. Hezhou Solid Wastes Landfill: The landfill will receive the de-watered earth-cakes from the dredging component of the Project.
Rivers and lakes connection	Contract B-3: Lininghe River Rehabilitation	Hezhou Jintai Lake Water Ecological Integrated Rehabilitation Project: Lininghe River and Changlonghe River are located in the upstream of Jintai Lake. Jintai lake

	<p>Contract B-4: Changlonghe River Rehabilitation.</p>	<p>serves as the connecting hub for rivers and lakes and has the function of flood storage regulation.</p>
	<p>Contract B-5: Huangtian Channel Rehabilitation</p>	<p>Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project: Huangtian Branch Channel is in the upstream of Yongfeng Lake. Yongfeng Lake serves as the connecting hub for rivers and lakes and has the function of flood storage regulation.</p> <p>Hezhou Wastewater Treatment Plant: The wastewater collected by the sewage pipelines will be diverted to Jiangnan WWTP for treatment.</p> <p>Hezhou Solid Wastes Landfill: The landfill will receive the de-watered earth-cakes from the dredging component of the Project.</p>
	<p>Contract B-6: Guposhan Channel Rehabilitation</p>	<p>Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project: Guposhan Channel is in the upstream of Yongfeng Lake. Yongfeng Lake serves as the connecting hub for rivers and lakes and has the function of flood storage regulation.</p> <p>Hezhou Wastewater Treatment Plant: The wastewater collected by the sewage pipelines will be diverted to Jiangnan WWTP for treatment.</p> <p>Hezhou Solid Wastes Landfill: The landfill will receive the de-watered earth-cakes from the dredging component of the Project.</p>
<p>Huangansi Channel Integrated Upgrading</p>	<p>Contract C-1: Huangansi Channel Integrated Upgrading</p>	<p>Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project: Huangansi river is located in the downstream of Yongfeng lake. Yongfeng lake serves as the connecting hub for rivers and lakes and has the function of flood storage regulation.</p>
<p>Shizigang Channel Integrated Upgrading</p>	<p>Contract C-2: Shizigang Channel Integrated Upgrading</p>	<p>Hezhou Wastewater Treatment Plant: The wastewater collected by the sewage pipelines will be diverted to Jiangnan WWTP for treatment.</p> <p>Hezhou Solid Wastes Landfill: The landfill will receive the de-watered earth-cakes</p>

		from the dredging component of the Project.
Complete drainage system	Contract C-3:Jiangnan Wastewater Treatment Plant, associated pipeline network and roads	Hezhou Sludge Harmless Treatment Project: It accepts the sludge from Jiangnan WWTP.



Figure1-2 Project General Layout and Distribution of Linked Projects

According to the World Bank policies for involuntary resettlement, the PMO is required to submit a due diligence report on the resettlement activities of the identified completed and on-going linked projects in the past 2-3 years (2013 - 2016), ensuring that the resettlement activities of these linked projects were in line with the relevant laws and regulations of the People's Republic of China, Guangxi Zhuang Autonomous Region and Hezhou City, as well as in consistence with the World Bank's safeguard policies. As indicated by the identification, the linked projects for the Project were categorized into three types.

(1) The land acquisition and house demolition of Pinggui New City Dike Construction, a sub-component of Hezhou Urban Flood Control Component under Hejiang River Rehabilitation Project of Guangxi's main tributaries, were completed in September 2017. The resettlement activities for Jiangnan Dike Construction sub-component were expected to be completed in November 2017. According to the World Bank policies for involuntary resettlement, due diligence reports for these linked projects were required to be submitted.

(2) The land acquisition and demolition activities of Jiangbei Dike Construction, a sub-component of Hezhou Urban Flood Control Component under Hejiang River Rehabilitation Project of Guangxi's main tributaries were completed in 2011 along with

those of Hezhou Taibai Lake Rehabilitation Project. Hezhou Wastewater Treatment Plan was built within the existing compound of the plant, and the land acquisition and resettlement activities were completed in August 2008. Hezhou Sludge Harmless Treatment Project was conducted on the existing solid wastes landfill, and the land acquisition and demolition activities were completed in August 2006. Due diligence reports were not required.

(3) The FSRs respectively of Hezhou Jintai Lake Water Ecological Integrated Rehabilitation Project and Hezhou Yongfeng Lake Water Ecological Rehabilitation Project were approved recently, and the land acquisition and house demolition activities have not yet been started, for which, a resettlement policy framework is prepared according to the World Bank policies on involuntary resettlement. As shown in the Appendix to the RAP.

1.3 Introduction of Linked Projects

1.3.1 Hejiang River Rehabilitation Project of Guangxi's Main Tributaries

The components of A-1, A-2 and A-3 under Hejiang River Rehabilitation Project for river expansion are linked to Hezhou Flood Control Project in Urban Area.

1. Construction scope of Hejiang River Rehabilitation Project and resettlement impacts

(1) **Pinggui New City Dike.** It is located on the right bank of Hejiang River in the section of Pinggui District. The dike starts at the ending point of Fujiang section of Pinggui New City Dike (PG1+080), along Shazhoutou and Xiwanzhai, ends at Shiniudu at the curve downstream of Xiwanzhai, totally 1.07 km. The dike was designed as per dike-road pattern, i.e. planned urban road + dike width 6m + bank protection. The dike was completed in July 2017.

According to the information provided by the land administration bureau of Pinggui District of Hezhou City, Pinggui New City Dike Project acquired a total area of 244.094 mu of rural collective land, affecting 313 households with 1256 persons. The project demolished 5162.81 m² of rural houses, affecting 68 households with 273 persons, 260 m² of rural residential house, affecting 3 households with 11 persons, 4902.81 m² of rural attached houses and temporary shelters, affecting 65 households with 262 persons. The area of demolished urban temporary house is 75 m². In addition, some infrastructural facilities such as electric wire, wire poles, garbage tanks and wells etc. were also removed by the project. There were no vulnerable groups identified in the project. As of September 2017, all activities of land acquisition and house demolition had been completed, and full amount of compensations had been disbursed to the special account of the village collective. There are still 4% of the villagers who have not withdrawn the compensation money. It is expected that, by end of January 2018, all compensation money will be paid to individual household. The resettlement impacts

and resettlement compensation are detailed in Chapter 3. (2) **Jiangbei Flood Control Dike:** Jiangbei Dike, on the northern bank of Hejiang River, starts from Hejiang Bridge to Wayaotou, being divided into Jiangbei West Dike, Jiangbei Mid Dike and Jiangbei East Dike. The total length is 6.127km, belonging to mixed structures of earth dike / earth-stone dike / mortar stone dike / concrete dike. The design water level was 108.78 - 104.60 m, with 29 docks. Jiangbei Dike was completed in October 2016.

According to the investigation, it was found that the land acquisition and house demolition of Jiangbei dike construction project was completed in 2011 along with Hezhou Taibai Lake Rehabilitation Project. Because the land acquisition was made long time ago, plus the mobility of the working staff, the concerned documents were lost, and thus unable to quantity the resettlement activities and affected persons. However, the investigating group came to know, through interviews, that the project acquired around 160 mu of rural collective land, affecting around 310 households with 1500 persons, demolished around 2300 m² of rural houses, affecting 11 households with 55 persons. The total resettlement compensation amount was around RMB 4.1 million, which had been fully paid to the affected households.

(3) **Jiangnan Flood-control Dike:** Jiangnan Dike, on the southern bank of Hejiang River, consists of Hejiang River dike, Banguhe River dikes of both banks and left bank of Huashanhe river. Jiangnan Dike (Hejiang river section) starts from Hejiang Bridge, along Xihuan Road, via Pangu river mouth and ends in Huashan river mouth. The total length is 4.524 km, and the designed water levels are 108.78 - 104.25m, with 20 docks. Jiangnan Dike is under construction and scheduled to be completed in November 2017.

According to the materials provided by Jiangnan Land Administration Bureau of Laibin City, this project acquired 219 mu of rural collective land on permanent basis, affecting 433 households with 1948 persons. The total house demolition area was 6140 m², affecting 44 households with 198 persons, as shown in Table 4-1. In addition, 4520 m of electric poles facilities were removed. By end of October 2017, all activities of land acquisition, house demolition and resettlement had been completed, and the rate of withdrawing compensation money was 90%. All the compensation will be paid to the rural households by end of December. The resettlement impacts and resettlement compensation are detailed in Chapter 4.

1.3.2 Hezhou Jintai Lake Water Ecological Integrated Rehabilitation Project

The river and lake under Hezhou Jintai Lake Water Ecological Integrated Rehabilitation Project will connect Jintai Lake under B-3 and B-4 subcomponents of the Project.

Construction scope and resettlement impacts.

Jintai Lake is located to the south of Zhanqian Avenue, to the east of Aimin Road, to the north of Wanxing Road and to the west of Xiangda Road. The construction contents

were: construction of Jintai Lake; 2.379km of Jintai lake bank protection; 1.845 km of Yucaihe river rehabilitation (the downstream of Jintai lake is connected to the existing Guangming Flood Channel through Yucaihe River); construction of 3.69 km of bank protection for Yucaihe River; construction of hydraulic dam on Yucaihe River, with artificial island and urban landscaping facilities.

The project is now under preparation, and activities of land acquisition and house demolition have not yet been started and are expected to start in March 2018.

According to the materials provided by the implementing agency of the project, the project needs to acquire 615.62 mu of rural collective land, including 539.88 mu cultivated land, 75.738 mu of construction land, affecting 2010 households with 9871. The project also needs to demolish 10100 m² of rural houses, affecting 51 households with 250 persons. By end of December 2017, totally 115 mu of land had been acquired, affecting 441 households with 2250 persons. By now, all the land compensation money has been paid to the farmers. The demolition activities have not yet been started, and the resettlement is scheduled to be completed by December 2018.

1.3.3 Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project

The river and lake under Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project will connect to Yongfeng Lake under B-5, B-6 and C-1 subcomponents of the Project.

Construction scope and resettlement impacts

Hezhou Yongfeng Lake Water Ecological Integrated Rehabilitation Project is located to the south of Heping road, to the east of Aimin road, to west along Xinhua road to Yucai road along Zhushan road to Guposhan Avenue. The construction contents were: construction of Yongfeng lake; 6.60km of ecological bank of Yongfeng lake; 1.30 km of river rehabilitation of Aimin river (the upstream of Yongfeng Lake is connected with Jintai Lake through Yucai river and Aimin river); construction of 2.60 km of ecological bank for Aimin river; construction of hydraulic dams respectively on Aimin river, Huangansi channel and Shizigang channel; construction of 30m of bridge on Guangming avenue; construction of artificial island and landscaping facilities.

The project is now under preparation, and activities of land acquisition and house demolition have not yet been started and are expected to start in March 2018.

According to investigation, the land acquisition activities of Hezhou WWTP was started early in July 2008, and the land acquisition and resettlement were completed in August 2010. This project acquired 82.87 mu of rural collective land, including 58 mu belonging to No.19 and No.20 groups of Lingfeng village of Babu substreet, affecting 15 households with 76 persons. No house demolition was involved. All the compensation money had been paid to the special accounts of the affected households

by end of December 2010.

1.3.4 Hezhou Wastewater Treatment Plant

The wastewaters intercepted and collected by the subcomponents of the Project are conveyed to Hezhou Wastewater Treatment Plant, respectively B-5 Huangtian Channel Rehabilitation, B-6 Guposhan Flood Discharge Channel Rehabilitation, C-1 Huangansi Channel Integrated Upgrading and C-2 Shizigang Channel Integrated Upgrading.

1. Construction scope

Hezhou Wastewater Treatment Plant is located on the northern bank of Wayaotou section of Hejiang River at Lingfeng Village of Babu town of Hezhou City. The land use area of the plant is 55274.29m². It was constructed in two phases. The first phase occupied land area of 46236.69m², with the capacity of 30000 t/d., service area of about 15 -17 k m² of the planned central area to the northern bank of Hejiang River, and service population of 175000 people. The first phase mainly treats the domestic wastewater from urban area.

The second phase was constructed to the west of the first phase, with the capacity of 30000 t/d. The service area extended to the treatment of wastewater from Babu central group, Taibai Lake area and Rufengzhai Industrial Park etc.

2. Project construction, land use and resettlement impacts

The FSR of the first phase of Hezhou WWTP was approved on May 11, 2005 (Ref. GFGTZ(2005)158), the EIA was approved on December 10, 2007 (Ref. GHGZ(2007)515). The construction was started September 2008 and completed in September 2009. The plant was commissioned in December 2010. The real estate certificate was approved in 2016, as shown in Figure 1-3. The second phase was constructed on the existing plant and without any additional land acquisition. The construction was started in August 2016 and commissioned in August 2017, as shown in Figure 1-4.

According to investigation, the land acquisition activities of Hezhou WWTP was started early in July 2008, and the land acquisition and resettlement were completed in August 2010. This project acquired 82.87 mu of rural collective land, including 58 mu belonging to No.19 and No.20 groups of Lingfeng village of Babu substreet, affecting 15 households with 76 persons. No house demolition was involved. All the compensation money had been paid to the special accounts of the affected households by end of December 2010.

桂 (2016) 贺州市 不动产权第 0001970 号

权利人	贺州市富泉供水有限责任公司
共有情况	单独所有
坐落	广西贺州奥奇丽日化有限公司南面 (B地块)
不动产单元号	451102 103002 GB00028 W00000000
权利类型	国有建设用地使用权
权利性质	出让
用途	公共设施用地
面积	53335.9m ²
使用期限	2007年11月29日起2057年11月28日止
权利其他状况	

Figure 1-3 Real Estate Certificate of Hezhou Wastewater Treatment Plant



Figure 1- 4 Built Hezhou Wastewater Treatment Plant

1.3.5 Construction and resettlement impacts of Hezhou Solid Wastes Landfill

Hezhou Solid Wastes Landfill is located at Dafachong, west of Juniuzhai of Xinyan Village, Liantang town of Hezhou City. The service area mainly covered the urban central area of Hezhou City (including Liantang town, Hejie town) and partial area of Pinggui District. The total area of the landfill is 129114m².

The Landfill occupies 332.18 mu of land. According to the survey, land acquisition was completed in May 2007. The acquired land belonged to barren land, no house demolition was involved. However, because the land acquisition was made long time ago, the concerned documents were lost, and thus the resettlement activities were unknown.. The real estate certificate was issued in 2017, as shown in Figure 1-5. The No.1 section of the Landfill was completed and commissioned in 2008.

(2017) 贺州市 不动产权第 0000362 号

权利人	贺州市东泰公用事业服务有限责任公司
共有情况	单独所有
坐落	贺州市八步区莲塘镇新燕村九牛寨大发冲
不动产单元号	451102 103218 GB00001 W00000000
权利类型	国有建设用地使用权
权利性质	划拨
用途	公共设施用地
面积	221456.25m ²
使用期限	——起——止
权利其他状况	

Figure 1-5 Real Estate Certificate of Hezhou Solid Wastes Landfill

1.3.6 Hezhou Sludge Harmless Treatment Project

The sludge produced by Jiangnan Wastewater Treatment Plant will be treated in harmless way by Hezhou Sludge Harmless Treatment Project, for which, the due diligence investigation is shown in the following.

1. Construction contents and scope of Hezhou Sludge Harmless Treatment Project

Hezhou Sludge Harmless Treatment Project is located in Jiuniuzhai of Xinyan Village of Liantang town of Hezhou City. The treatment capacity is 100 t/d (as per 80% water content). The land area is 5917.87m². The total construction area is 1356.97 m². The total investment was RMB 23.7309. The service area included the de-watered sludge produced by the WWTPs at all levels of Hezhou City, excluding the sludge produced by industrial WWTP.

2. Project construction land use and resettlement impacts

Hezhou Sludge Harmless Treatment Project was started in January 2016 and trial commissioned in August. The project was constructed within the compound of Hezhou Solid Wastes Landfill, without any additional activities of land acquisition and house demolition, as shown in Figure 1-6.



Figure 1-6 Hezhou Sludge Harmless Treatment Project

2 Resettlement Due Diligence Investigation

In order to supervise the resettlement implementation procedures and the resettlement status of the linked projects, thus to ensure the legal rights of the affected people, the Hezhou PMO conducted the due diligence investigation on the land acquisition of the linked projects.

2.1 Objectives of Due Diligence Investigation

The objectives of the due diligence investigation are to make full reviews of the land acquisition and resettlement activities of the linked projects.

(1) To identify whether or not the land acquisition and resettlement activities of the linked projects were in line with Land Administration Law of the People's Republic of China, with the laws, regulations and procedures of the Hezhou City on resettlement and compensation, as well as with the World Bank policies for involuntary resettlement, thus to further find out and gaps and propose mitigating measures.

(2) To analyze and assess the working procedures, implementation progress, funds management, resettlement effects that were related to the house demolition and resettlement, including the existing status of production and livelihood of the affected people.

(3) To analyze and assess the resettlement effects and the satisfaction of the affected people, and propose relevant suggestions.

2.2 Methods for Due Diligence Investigation

The Due Diligence Report mainly adopted the following research methods, respectively desk work, consultation meeting and site interview. The desk work mainly referred the collection, review and verification of the files and documents which were relevant to the resettlement of the linked projects.

(1) The files and documents during the evaluating activities were: project design documents, project approval documents, land approval, property right certificate, list of people getting compensation, different kinds of agreement related to resettlement.

(2) Consultation meeting. The consultation meetings included the such meetings at the levels of municipal, township and village. During the period from September 20 to October 25, 2017, the investigating group had conducted four times of consultation meetings respectively with the staff of Hezhou Land Administration Bureau, the LAR office staff of Hezhou Ecological New City Administration Committee, Hezhou Civil Engineering Bureau, Babu District, Pinggui District, as well as the displaced households. There were totally 25 persons participating (Figure 2-1, Figure 2-2 and Figure 2-3), including 18 males and 7 females. During the consultation, the investigation group inquired about the information of land acquisition and house demolition, reviewed and verified the relevant documents. Special attentions were placed on the situation of vulnerable groups.

(3) Site interview. During the period from October 10 - November 5, 2017, the

investigating group interviewed the persons who provided the key information, including the working staff of LAR offices, responsible persons in street office and township, villagers, affected households, women and the elderly etc., totally covering 31 persons (Figure 2-4, Figure 2-5), including 23 males and 8 females. The contents consisted of basic information of affected villages and groups, impacts of land acquisition and house demolition, willingness of livelihood restoration of affected population etc., with special attention on the vulnerable groups.



Figure 2-1 Public Consultation Meeting with Stakeholders and Representatives of Aps

姓名	职务	单位	联系电话
欧剑波		江南街道	13978422788
黄小兵		市市政局	18671459999
温庆华		几步街道办	13878443762
郑春明		市政务服务中心	13978486190
余建建		西园街道办	18978410886
邓永东		市科局	18907846680
黄启安		荷田	18978438288
梁望才		荷田	13607463141
梁望才		城东	13967842085
梁望才		鹤南	13321641258
梁望才		鹤南	13878440277
梁望才		排东	13471489506

Figure 2-2 List of Meeting Participants of District, Street Office and Township



Figure 2-3 Consultation Meeting with People of District, Street Office and Township



Figure 2-4 Interview with People Affected by Pinggui New City Dike Construction Project



Figure 2-5 Interview with People Affected by Jiangnan Dike Construction Project

3 Land Acquisition and Resettlement Activities of Pinggui New City Dike Construction of Hejiang River Rehabilitation Project

3.1. Introduction

Pinggui New City Dike (the section of Hejiang River) has a length of 0.806km, which starts from the Construction Team of Pinggui Mining Bureau and ends at the foot of Shiniudu Hill. This section connects Pinggui New City Dike (the section of Fujiang River) at the upper reaches. The embankment has a total length of 806m and bank protection length of 778.6m, including construction of four new river access platforms. The project was started in January 2016 and completed in July 2017 as shown in Figure 3-1. The Implementing Agency was Pinggui District Power Supply Bureau.



Figure 3-1 Built Pinggui New City Dike

3.2 Impacts of Land Acquisition and Resettlement

The resettlement impacts of the project included acquisition of 244.094mu of collective land from Shangsong Village and Xiwan Village of Xiwan Street Office, including 206.18mu of Shangsong Village and 37.91mu of Xiwan Village, affecting 313 households with 1256 persons. The total area of demolition of rural houses was 5162.81 m², including 260m² in Shangsong Village and Xiwan Village, affecting 3 households with 11 persons; 4902.81 m² of attached houses and temporary agricultural shelters, affecting 65 households with 262 persons. The total area of demolished storage houses of Pinggui Clinic in Pinggui Mining District was 75 m². In addition, demolition included some infrastructural facilities such as electric wire, wire poles, garbage tanks and wells. There were no vulnerable groups affected by the project construction, as

shown in Table 3-1.

By end of September 2017, totally 244.094mu of land had been measured by the project. Totally RMB 15.7985 million of land compensation had been paid, including RMB 12.138465 million for crops and RMB 3.09 million for reserved commercial land. Details are shown in Table 2-1. The total area of house demolition was 5237.81 m², with total accumulative compensation of RMB 5.516345 million, where compensations for rural attached houses and facilities were made as per Ref. NFF[2004] 36 and the those for clinic demolition as per the assessed prices. According to the survey, the amount of compensations had been directly paid to the individual accounts of the APs from special account of Land and Resources Bureau. So far, 96% of the APs have received the compensation whilst only a few people have not claimed.

Table 3-1 Costs for Acquisition of Collective Land of Pinggui New City Dike Project

Village s	Compensation (RMB)	Type of Land (mu)		Subtotal
		Dry land	Paddy field	
Shangsong Village	Total LA	203.3	2.88	206.18
	Land compensation standards	48000	56000	
	Land compensation	9758366.4	161280	9919646.4
	Cash compensations for commercial land	3090000		3090000
	Compensation for Crops & Land-attached Facilities	137983.6		137983.6
	Total	13147630		13147630
Xiwan Village	Total LA	32.47	5.45	37.91
	Land compensation standards	48000	56000	
	Land compensation	1558545.6	304920	1863465.6
	Cash compensations for commercial land	570000		570000

	Compensation for Crops & Land-attached Facilities	217369.6		217369.6
	Total	2650835		2650835.2
Grand total	Total LA	235.76	8.33	244.094
	Land acquisition fee	15798465.2		

There were two modes of resettlement for rural house demolition: cash compensation or “unified planning and self-construction”. According to survey, the 3 affected households in Shangsong Village preferred self-construction and they have already settled down in Pinggui Liangsuo Relocating Residential Area, as shown in Figure 3-2 and Figure 3-3. According to the planning of Pinggui Planning Bureau, there were 3 options for Liangsuo relocating sites, respectively 40m², 48m² or 60m², confined by the limit of five-story in height. Pinggui Urban Investment Development Company was responsible for the “three supplies, one leveling” and installation of water and electricity to households. The site survey found that the choices of the 3 affected households were respectively: one household chose three patches of 40m² land, one household chose two patches of 40m² land, one household chose one patch of 40m² land. By now, the house construction of these 3 households have been constructed upto 90%. The funds for house construction were all from the compensations, because that all of them got land compensation and house compensation, which they thought would be good enough for re-construction and initial decoration. They supported the project construction and were satisfied with the resettlement.



Figure 3-2 Pinggui Liangshuo Relocating Residential Area



Figure 3-3 Pinggui Liangshuo Relocating Residential Area

The other APs have already received the promptly-paid compensations for land acquisition and demolition of attached houses and other infrastructural facilities and used them for reconstruction. They felt satisfied with the compensations. Details of compensation distribution are referred to Annex. 4

3.3 Resettlement Institutional Arrangement

In January 2014, the land acquisition Leading Group of Pinggui New City Dike Project was established in Pinggui Administrative District of Hezhou City. Under the Group, there were the members from the PMO, Land Acquisition Coordinating Group and Project Construction Promoting Group, taking the responsibilities:

● PMO

(1) Responsible for the arrangement of demolition staff; Dealing with the contradictions and problems aroused by land acquisition and house demolition and promptly report it to the Leading Group; harmonize the relationship between all departments and the Leading Group.

(2) Responsible for work report, summary report and other written materials and timely submit to leaders of upper levels.

(3) Responsible for the collecting and sorting of demolition data and documents etc.

(4) Responsible for procurements and acceptance, food security, medical aids, meeting arrangement, reimbursement and so forth logistics service work.

● Land Acquisition Working Group

(1) To be responsible for measurement of land and house, confirmation, measurement and computation of ground attachments such as house and crops, computation of land acquisition compensation, collection and sorting of relevant materials relating to land and house expropriation, signing agreements of land acquisition and house demolition.

(2) To be responsible for mobilizing the people with expropriation of land and house, acquiring necessary information promptly, handling any accidents and safeguarding the social stability.

(3) Accomplish other works assigned by leaders.

● **Project Construction Promoting Group**

Timely accomplish project planning, submission for approval, fund raising and project construction as required by the Leading Group and ensure the project completion in time and in high quality.

The land acquisition for Pinggui New City Dike was started in July 2014 as follows:

➤ In July 2014, Pinggui Water Resources Administration Bureau applied to Hezhou Land Resources Administration Bureau for construction land use.

➤ In January 2015, the Leading Group of Pinggui New City Dike Project started the baseline survey in Shangsong Village, Xiwan Village, and Cai Village and conducted the initial discussion with the APs.

➤ On June 9 to 17, 2015, the LA Leading Group of Pinggui New City Dike Project released to the public the measurement results of the acquired land in Shangsong Village, Xiwan Village and Cai Village as shown in Figure 3-4.

➤ In October 2015, the LA Leading Group of Pinggui New City Dike Project signed land acquisition agreements with Village Committees in Shangsong Village, Xiwan Village, and Cai Village. As shown in Appendix 3.

➤ In July 2017, the LA Leading Group of Pinggui New City Dike Project has accomplished the measurement of acquisition land and 97% of compensation payments.



Figure 3-4 Disclosure of Land Measurement Results in Shangsong Village of Xiwan Street Office

3.4 Resettlement Policies

In accordance with the laws and regulations of the State and local governments, as well as the World Bank policies, especially Notice of Hezhou Municipality on Adjusting the Compensation Standards for Land Acquisition and Resettlement for Construction Projects within Urban Planned Areas of Hezhou City (Ref. HZF[2013]36) issued on January 1st, 2013, the PMO formulated the following resettlement policies applicable to the project after full consultation with the affected people and applied them in the land acquisition, house demolition and resettlement activities of the project.

3.4.1 Compensation and Resettlement Policies for House Demolition

All the houses to be demolished by the Project were covered by the urban planning of Hezhou City and had been compensated in accordance with the following policies during implementation.

- The PMO provided two resettlement options, respectively cash compensation and exchange of house site for the choice of APs at their will.

Cash compensation

- Compensation for simple house and other attachments were compulsory made at cash compensation. The main house and production house could choose cash compensation. The compensation were made at replacement cost. Details are shown in Table 3-2.

- If in the opinion of the APs that the compensation rates were low, the demolishing unit might entrust local resettlement office to negotiate with the APs. In

case of failure in negotiation, the local resettlement office and the APs would jointly engage an independent real estate value assessment agency to undertake the assessment. If the APs were still unsatisfied with the assessed results, they could appeal to the arbitration agency for arbitration. The resettlement office would make the compensation to the APs according to the final confirmed results.

- The APs choosing cash compensation for main house, the house site for the main house were compensated according to assessed price of the allocated reconstruction land. No reconstruction land was arranged for the demolition of non-residential houses, and the land of the non-residential house was compensated according to the rates of compensation for acquisition of rural house site.

Table 3-2 Compensation Standards for Demolition of Rural Residential Houses (excluding house site)

Category of Demolition Targets	Unit	Compensation standards
1. Mix brick structure (full decoration)	RMB/m ²	1100
2. Mix brick structure (partial decoration)	RMB/m ²	1000
3. Mix brick structure (simple decoration)	RMB/m ²	900
4. Mix brick structure (without decoration)	RMB/m ²	850
Notes: House decorations were classified into exterior wall tile or painting, interior floor laying, interior plastering or painting, complete window and door installation etc. The above five were regarded as full decoration; any 3 - 4 items were regarded as partial decoration; any 1-2 items as simple decoration. None of the above 5 items were regarded as without decoration.		
5. Red brick, common brick, cement brick (stone) tile structure	RMB/m ²	750
6. Full wooden tile roof structure	RMB/m ²	650
7. Mud (brick) wall tile roof structure	RMB/m ²	550
8. Mud (brick) wall grasses roof structure	RMB/m ²	550
9. Wooden attic	RMB/m ²	150

Exchange of house site (resettlement with reconstruction site)

- Exchange of house site, namely “resettlement with reconstruction site” followed the principle of “unified planning and unified construction” or “unified planning and self-construction”. The house site for reconstruction was included in the project construction land use, where, according to the planning, the allocation of house site was based on the legal area of the main house and the principle of “one for one reconstruction” but limited to a ceiling land area of 150 m² for one household. The extra legal area exceeding the ceiling area thereof was compensated according to the assessed price of reconstruction land. And, the government was responsible for the “three supplies and one leveling” and provision of water and electricity installation to each household.

- The demolished main houses were compensated as per replacement cost at the standards of cash payment.

- The compensation for reconstruction transition was made in installments based on the building area of the main house upto 12 months counting from the date of setting-out on reconstruction site after house demolition. The rate of compensation was at RMB 8 / m².

- Moving subsidies were paid to the APs. The “three subsidies” for house demolition (demolition transport subsidies, moving loss subsidies and work time losing subsidies) were computed according to the construction area of the house to be demolished. The rate of subsidies was RMB 8 / m².

- Whoever signed the demolition and resettlement agreement, vacated and handed over the house within the prescribed time limit were awarded a lump sum bonus of RMB 5000 per household.

3.4.2 Compensation policies for acquisition of collective land

- The compensations for permanent expropriation of collective land consisted of land compensation, resettlement subsidies, crops compensation, land attachment compensation etc. and were made according to the relevant laws and regulations of the State. The APs choosing cash compensation were eligible to the all the resettlement subsidies and at least 70% of the land compensation, while the rest 30% of land compensation were, upon the consent of the APs, retained by the Village collective to be used in the public welfare such as improving the local production and living conditions. The utilization of land compensation funds was submitted to the resettlement office at township level for approval and to that at county level for ready reference. During the use of funds, each and every expenditure was disclosed to the public before use under the supervision of the Villagers. Regardless of any means of compensation, all the compensation for crops and land attachments were directly paid to the affected farmers or the property owners.

- The government departments of land resources, statistics, finance and agriculture

etc. consolidated the factors of regional land price such as the category of land, production value, rural and urban difference, grades of agricultural land, average per capita cultivated land, relationship of land supply and demand, local economic development level as well as the lowest living standard for urban residents etc. , and formulated the local unified AAOV standards as the basis of compensation. The compensation multiples for land adopted 20 multipliers. The compensation standards are shown in Table 3-3.

Compensation for land acquisition in the Project included land compensation, resettlement subsidies as well as compensation for standing crops and land-attached structures.

Table 3-3 Compensation Standards for Land Acquisition

Land Category		Land compensation and resettlement subsidies (RMB/mu)
Agricultural land	Paddy field (incl. Fish pond, lotus root pond)	56000
	Dry land	48000
	Garden, forestland	45000
Unused Land	Barren hill, wasteland	20000
Construction land	Rural house site, Village side idle land	Compensation as per the standards of neighboring land category.
	Ditch, road, grave	

- Crops on the expropriated land, if any, were compensated as per 1 time of the AAOV of the land expropriated. No crops compensation were made for non-utilized lands such barren hill, wasteland and waste beach etc. Tracts of economic forest were compensated as per economic forest, while without crops compensation. The compensation standards are shown in Table 3-4.

Table 3-4 Compensation Standards for Ground Crops

Land Category	Compensation Standards (RMB/mu)
Paddy Rice	1800
Lotus root, water-chestnut, taro	2000
Sugar cane, chewing cane	2200
Vegetables (melon, vegetable, bean, mushroom)	2000

Other dryland crops (peanut, soybean, mung bean)	1400
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3.4.3 Restoration measures for affected ground attachments and infrastructural facilities

The ground attachments affected by the Project included fence wall, grave, fruit tree or economic crops, while the facilities affected by the project are the electric and telecommunication facilities. The compensation standards for the fence wall, grave, fruit tree or economic crops were determined on the basis of replacement cost. The damaged infrastructural facilities were resolved through unified resettlement to rebuild or transfer according to the original scope, standard and function. If such, those could not be rebuilt or transferred were compensated according to the confirmed standards, i.e. the compensation standards for the ground attachments such as fruit tree or economic crops (Ref. HZF[2013] 36).

An owner against a building expropriation decision made by the people's government of Hezhou City may apply for the administrative reconsideration within 60 days upon the release of this notice or file an administrative lawsuit according to law within three months.

It was found in the investigation that, there would be some impacts on the income of the affected families after land acquisition. However, such impacts would not be substantial. After taking some certain production restoration measures, their incomes would be restored completely. The rural residents expressed that they would support the project and agree to the permanent land expropriation if the land compensation could be fully paid on time.

3.4.4 Conclusions

Pinggui New City Dike Construction Project strictly complied with the relevant laws and regulations of the State, Guangxi land Hezhou City, and the processing of land use, land compensation and resettlement were in line with relevant laws and regulations. The procedures of land acquisition and compensation not only met with the laws and regulations, but also got the recognition of affected units and individuals. All these were in line with the World Bank safeguard policies.

It was found in the investigation that, there were some impacts on the income of the affected families after land acquisition. However, such impacts were not substantial. After taking some certain production restoration measures, their incomes were restored

completely. The rural residents expressed that they would support the project and agree to the permanent land expropriation if the land compensation were fully paid on time.

4 Land acquisition and Resettlement of Jiangnan Dike Construction of Hejiang River Rehabilitation Project

4.1. Introduction

Jiangnan Dike (Hejiang river section) started from Hejiang Bridge, along Xihuan Road, via Pangu river mouth and ends in Huashan river mouth. In April 2016, the project was approved the land use pre-checking (Ref. GGTZYS[2016]23) as shown Appendix 2. In June 2016, the project obtained the approval of feasibility study report (Ref. GFGNJ[2016]564). The project was started in April 2016 and expected to complete in November 2017. Hezhou Ecological New City Development Co. Ltd was the project implementing agency.

4.2 Impacts of Land Acquisition and House Demolition

The project acquired a total area of 219 mu of rural collective land, including 90 mu of farmland (inclusive of cultivated land), 87.1 mu of construction land and 42.15 mu of non-utilized land, affecting 433 households with 1948 persons. In Xialiang Village of Jiangnan Street Office of Babu District, total land acquisition was 100 mu, affecting 213 households with 958 persons; in Xiadao Village of Etang Town of Pinggui District, the land acquisition was 119 mu, affecting 220 households with 900 persons. The demolition house was 6140 m², affecting 44 households with 198 persons, as shown in Table 4-1. The removed wire poles and other facilities of were 4520 m. Data differences would occur while dividing data of each sub-component because the land acquisition and house demolition were carried out along with the “two-bank” projects as a whole.

Table 4-1 Progress of Land Acquisition and House Demolition of Jiangnan Dike Project (September 2017)

Affected Villages	Land acquisition (mu)				House demolition (m ²)			
	Planned land acquisition (mu)	completed	the APs (household/person)		Planned houses demolished	completed	the APs (household/person)	
			Household	Persons			household	Persons
Xialiang Village of Jiangnan Street Office of	100	100	213	958	3000	3020	24	108

Babu District								
Xiadao Village of Etang Town of Pinggui District	119	119	220	990	2980	3120	20	90
Total	219	219	433	1948	5980	6140	44	198

4.3 Resettlement Institutional Arrangement

The institutions related to land acquisition and resettlement Hejiang River Rehabilitation Project included:

Hezhou Municipal Government (HMG) was responsible for leading, organizing and coordinating all land acquisition and resettlement activities of the Project, including the formulation of resettlement policies and internal monitoring.

Hezhou Land Resources Administration Bureau (HLRB) was responsible for pre-checking, approving and allocating of land use.

Pinggui District Government (PDG) was responsible for leading, organizing and coordinating all land acquisition and resettlement activities of Pinggui New City Dike construction including the formulation of resettlement policies and internal monitoring.

Babu District Government (BDG) was responsible for leading, organizing and coordinating all land acquisition and resettlement activities of Jiangbei dike and Jiangnan Dike construction including the formulation of resettlement policies and internal monitoring.

Land administration of Chengdong Street Office of Babu District was responsible for land acquisition and resettlement survey, formulation of the scheme for land acquisition and communication with the APs.

Land administration of Jiangnan Street Office of Babu District was responsible for land acquisition and resettlement survey, formulation of the scheme for land acquisition and communication with the APs.

Land Acquisition Sector of Land Resources Administration of Pinggui District was responsible for land acquisition and resettlement survey, formulation of the scheme for land acquisition and communication with the APs.

Hezhou Ecological New City Development Co. Ltd was the applicant of land acquisition of Jiangbei Dike and Jiangnan Dike Project.

The affected Village Committees, coordinated the LA Office to conduct in-kind investigation and confirmation, discussed the compensation schemes and started land acquisition on behalf of their Villagers and collectives.

The institutional structure of the Subproject is shown in Figure 4-1.

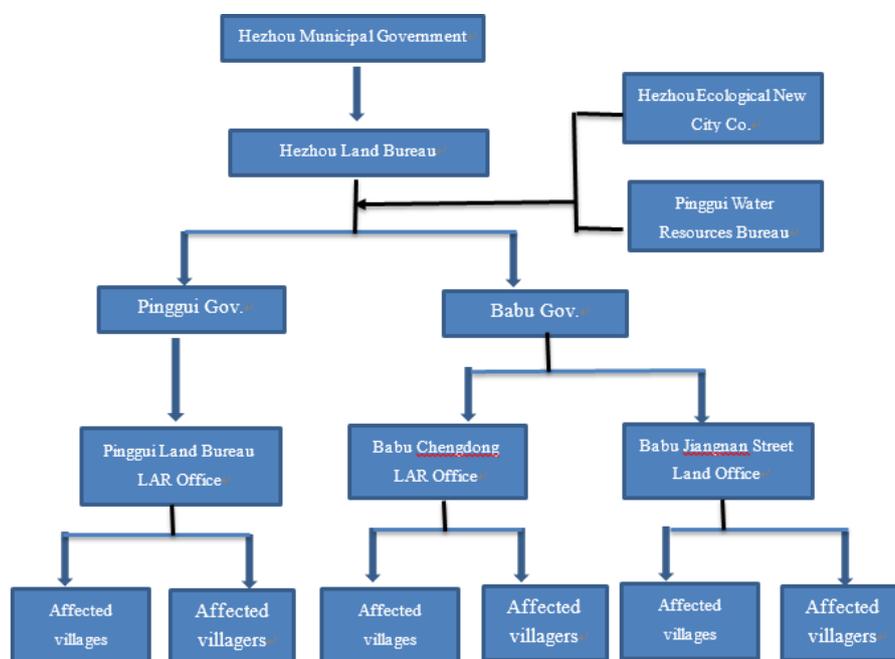


Figure 4-1 Project Institutional Structure

Land acquisition activities:

➤ On March 21, 2017, the construction land use of Jiangnan Dike construction, a sub-component of Hezhou Urban Flood Control Component under Hejiang River Rehabilitation Project of Guangxi’s main tributaries was approved by The People’s Government of Guangxi Zhuang Autonomous Region.

➤ In early April 2017, LAJSOBD and LASLRAPD started the baseline survey in Xialiang Village of Jiangnan Street Office and Xiadao Village of Etang Town, and conducted the initial discussion with the APs.

➤ On April 20, 2017, Hezhou Land Resources Administration Bureau released Announcement of Land Acquisition, as shown in Annex 2.

➤ On May 20, 2017, Hezhou Land Resources Administration Bureau released Announcement of compensation resettlement, as shown in Annex 5.

In order to ensure the smooth implementation of the construction, all institutions were equipped with special working staff to form an efficient information exchange network. The staffs consisted of managerial and technical people who had professional quality and rich management experiences in land acquisition, house demolition and resettlement.

4.4 Resettlement Policies

In accordance with the laws and regulations of the State and local governments, the World Bank policies, as well as the actual conditions of the project areas, the land administration department of Hezhou Municipal Government, in line with the issuance of the new-round unified AAOV standards for Guangxi, promptly adjusted the land and resettlement compensation standards for the urban planned area. On December 31, 2016, Hezhou Municipal Government issued Notice of Hezhou Municipality on Adjusting the Compensation Standards for Land Acquisition and Resettlement for Construction Projects within Urban Planned Areas of Hezhou City (Ref. HZF[2016]48). Accordingly, based on full consultation with the affected people, the PMO formulated the following resettlement policies applicable to the project.

4.4.1 Compensation and resettlement policies for house demolition

All the houses to be demolished by the Project were covered by the urban planning of Hezhou City and were compensated in accordance with the following policies during implementation.

- The PMO provided two resettlement options, respectively cash compensation and exchange of house site for the choice of APs at their will.

Cash compensation

- Compensations for simple house and other attachments were compulsory made at cash compensation. The main house and production house could choose cash compensation. The compensations were made at replacement cost. Details are shown in Table 4-2.

- If in the opinion of the APs that the compensation rates were low, the demolishing unit would entrust local resettlement office to negotiate with the APs. In case of failure in negotiation, the local resettlement office and the APs might jointly engage an independent real estate value assessment agency to undertake the assessment. If the APs were still unsatisfied the assessed results, they would appeal to the arbitration agency for arbitration. The resettlement office would make the compensation to the APs according to the final confirmed results.

- The APs choosing cash compensation for main house, the house site for the main house were compensated according to assessed price of the allocated reconstruction land. No reconstruction land was arranged for the demolition of non-residential houses, and the land of the non-residential house were compensated according to the rates of compensation for acquisition of rural house site.

Table 4-2 Compensation Standards for Demolition of Rural Residential Houses (excluding house site)

Category of Demolition Targets	Unit	Compensation standards
1. Mix brick structure (full decoration)	RMB/m ²	1300
2. Mix brick structure (partial decoration)	RMB/m ²	1200
3. Mix brick structure (simple decoration)	RMB/m ²	1100
4. Mix brick structure (without decoration)	RMB/m ²	1000
Notes: House decorations were classified into exterior wall tile or painting, interior floor laying, interior plastering or painting, complete window and door installation etc. The above five were regarded as full decoration; any 3 - 4 items were regarded as partial decoration; any 1-2 items as simple decoration. None of the above 5 items were regarded as without decoration.		
5. Red brick, common brick, cement brick (stone) tile structure	RMB/m ²	850
6. Full wooden tile roof structure	RMB/m ²	750
7. Mud (brick) wall tile roof structure	RMB/m ²	750
8. Mud (brick) wall grasses roof structure	RMB/m ²	650
9. Wooden attic	RMB/m ²	2000

Exchange of house site (resettlement with reconstruction site)

- Exchange of house site resettlement, i.e. reconstruction site resettlement, was also divided into two types: (i) “unified planning and unified construction”; (ii) “unified planning and self-construction”. Regardless of “unified planning and unified construction” or “unified planning and self-construction”, the house site for reconstruction had been included in the project construction land use, where, according to the planning, the allocation of house site were based on the legal area of the main house and the principle of “one for one reconstruction” but limited to a ceiling land area of 120 m² for one household. The extra legal area exceeding the ceiling area thereof was compensated according to the assessed price of reconstruction land. And, the government was responsible for the “three supplies and one leveling” and provision of water and electricity installation to each household.

- The demolished main houses were compensated as per replacement cost at the standards of cash payment.

- The compensations for reconstruction transition were made in installments based on the building area of the main house upto 12 months counting from the date of setting-out on reconstruction site after house demolition. The rate of compensation was at RMB 10 / m².

- Moving subsidies were paid to the APs. The “three subsidies” for house demolition (demolition transport subsidies, moving loss subsidies and work time losing subsidies) were computed according to the construction area of the house to be demolished. The rate of subsidies was RMB 10 / m².

- Whoever signed the demolition and resettlement agreement, vacated and handed over the house within the prescribed time limit would be awarded a lump sum bonus of RMB 5000 per household.

4.4.2 Compensation policies for acquisition of collective land

- The compensation for permanent expropriation of collective land included land compensation, resettlement subsidies, crops compensation, land attachment compensation etc. and were made according to the relevant laws and regulations of the State. The APs choosing cash compensation were eligible to the all the resettlement subsidies and at least 70% of the land compensation, while the rest 30% of land compensation were, upon the consent of the APs, retained by the Village collective to be used in the public welfare such as improving the local production and living conditions. The utilization of land compensation funds were submitted to the resettlement office at township level for approval and to that at county level for ready reference. During the use of funds, each and every expenditure was disclosed to the public before use and accepted the supervision of the Villagers. Regardless of any means of compensation, all the compensation for crops and land attachments were directly paid to the affected farmers or the property owners.

- The government departments of land resources, statistics, finance and agriculture etc. consolidated the factors of regional land price such as the category of land, production value, rural and urban difference, grades of agricultural land, average per capita cultivated land, relationship of land supply and demand, local economic development level as well as the lowest living standard for urban residents etc. , and formulated the local unified AAOV standards as the basis of compensation. The compensation multiples for land adopted 20 multipliers. The compensation standards are shown in Table 4-3.

Compensation for land acquisition in the Project included land compensation, resettlement subsidies as well as compensation for standing crops and land-attached structures.

Table 4-3 Compensation Standards for Land Acquisition

Land Category	Land compensation and resettlement subsidies (RMB/mu)
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Agricultural land	Paddy field (incl. Fish pond, lotus root pond)	60500
	Dry land	51800
	Garden, forestland	47000
Unused Land	Barren hill, wasteland	21000
Construction land	Rural house site, Village side idle land	Compensation as per the standards of neighboring land category.
	Ditch, road, grave	

• Crops on the expropriated land, if any, were compensated as per 1 time of the AAOV of the land expropriated. No crops compensation were made for non-utilized lands such barren hill, wasteland and waste beach etc. Tracts of economic forest were compensated as per economic forest, while without crops compensation. The compensation standards are shown in Table 4-4.

Table 4-4 Compensation Standards for Ground Crops

Land Category	Compensation Standards (RMB/mu)
Paddy Rice	2100
Lotus root, water-chestnut, taro	2200
Sugar cane, chewing cane	2400
Vegetables (melon, vegetable, bean, mushroom)	2200
Other dryland crops (peanut, soybean, mung bean)	1600

4.4.3 Restoration Measures for Affected Ground Attachments and Infrastructural Facilities

The ground attachments affected by the Project include fence wall, grave, fruit tree or economic crops, while the facilities affected by the Project were the electric and telecommunication facilities. The compensation standards for the fence wall, grave, fruit tree or economic crops were determined on the basis of replacement cost. The damaged infrastructural facilities were resolved through unified resettlement to rebuild or transfer according to the original scope, standard and function. If such, those could not be rebuilt or transferred were compensated according to the confirmed standards, i.e. the compensation standards for the ground attachments such as fruit tree or

economic crops (Ref. HZF[2016] 48).

An owner against a building expropriation decision made by the people's government of Hezhou City could apply for the administrative reconsideration within 60 days upon the release of this notice or file an administrative lawsuit according to law within three months.

It was found in the investigation that, there would be some impacts on the income of the affected families after land acquisition. However, such impacts were not substantial. After taking some certain production restoration measures, their incomes were restored completely. The rural residents expressed that they supported the project and agreed to the permanent land expropriation if the land compensation could be fully paid on time.

4.5 Resettlement of APs

Land acquisition and house demolition activities of Jiangnan Dike construction component under Hejiang River Rehabilitation Project were started on April 1, 2017. By September 30, 2017, land acquisition measurement had been accomplished, house demolition had accomplished by 97%, and expected to thoroughly complete on November 10, 2017. Compensations have been paid by 95%. Costs for acquisition of collective land by Jiangnan Dike project are shown in Table 4-5 .

Table 4-5 Costs for Acquisition of Collective Land by Jiangnan Dike Construction Project

Villages	Compensation (RMB)	Type of Land (mu)		Subtotal
		Dry land	Paddy field	
Xialiang Village	Total LA	65	35	100
	LA compensation standards	48000	56000	
	Land compensation	3120000	1960000	5080000
	Cash compensations for commercial land	1500000		1500000
	Compensation for Crops & Land-attached Facilities	107899.5		107899.5
	Total	6687899.5		6687899.5
Xiadao Village	Total LA	80	39	119
	LA compensation standards	48000	56000	

	Land compensation	384000	2184000	6024000
	Cash compensations for commercial land	178500		178500
	Compensation for Crops & Land-attached Facilities	150089.86		150089.86
	Total	6352589.86		6352589.86
Grand total	Total LA	145	74	219
	Land acquisition fee	13040489.36		

The project acquired a total area of 219 mu of rural collective land, including 100 mu in Xialiang Village of Jiangnan Street Office of Babu District, affecting 213 households with 958 persons; 119 mu in Xiadao Village of Etang Town of Pinggui District, affecting 220 households with 900 persons. The demolition house was 6140 m², affecting 44 households with 198 persons, as shown in Figure 3-1. The removed wire poles and other facilities were 4520 m. There were no vulnerable groups affected by this project construction.

According to survey, out of 44 affected households, 28 households selected the relocating site at Babu Jiangnan Area Shantytown Renovation Project in the mode of “unified planning and unified construction”, as shown in Figure 4-2. Ten households selected relocating sites at Babu Jiangnan Area in the mode of “unified planning and self-construction”. Six households selected cash compensation because they have other shelters in the Village and they wanted to do business with the compensation cash.



Figure 4-2 Shantytown Renovation Project in Babu Jiangnan Area

Location of Shantytown Renovation Project in Babu Jiangnan Area in mode of “Unified planning and unified construction”

(1) Under unified planning and unified construction. The project land use was obtained through public bidding. The funds sources included source of government’s platform company and bank loans. For example, the resettlement project of the Ecological New City was sponsored by Hezhou Ecological New City Development Co. Ltd (a platform company under the Committee) for implementation. The actual schemes were: construct detach and single-row buildings (rough housing, area: 360 m²), the facade was decorated in a unified planning, indoor was at rough standards, with supporting facilities, belonging to frame structure. After completion of the relocating houses, the relocated households got the land certificate in form of land allocation.

(2) Buy back relocating house. This was to follow the principle of “whoever signs the agreement has the priority in selecting houses”. In this project, the residential houses to be demolished had the legal formalities of land use and construction. The APs were eligible to select houses if they signed the demotion agreement and took compensation payment within the specified time period.

(3) Price for buying back relocating house. The buy-back prices for the relocating houses were computed as per: deduct the costs for greening, road, supporting facilities, other charges (including construction management fee, transitional resettlement fee, preparation stage charges, design fee etc., excluding the charges for construction land), public land use fee and reimbursement of land transfer fee. The APs choosing “building with land and sky” resettlement mode followed the principle of “one household, one building”.

(4) House property certificate. The resettlement office would assist the APs to apply for the house property certificate.

It was found in the survey that: price for buying back relocating house was RMB1700/m², the apartments of 360m² would need RMB 61,200. The house compensations for the 38 affected households ranged from RMB 850,000 to RMB 1,600,000. The APs selecting relocation were satisfied with the clean living environment and the house compensation could be also used for house decoration, which would rapidly promote their living condition. Some villagers deposited their money into the bank or invested on business.

Interview 1:

Mr. Ou, aged 55, living in Xialiang Village, having 5 family members. House demolition area was 112 m², having other shelters. My total house compensation was RMB 638,000. I selected cash compensation for the reason that my sons had their own houses in the downtown and occasionally returned home on public holidays. Therefore, I needed no more house. I used the compensation to renew the old house and buy some new furniture. I put remaining amounts into bank. I was satisfied with the compensation.

Interview 2:

Mr. Wen, aged 65, living in Xiadao Village, having 4 family members. House demolition area was 265 m² with house compensation of RMB 1,350,000. I selected relocating sites and wanted to have better living environment. My old house was not equipped with sewer pipeline, and it was dirty. I had two cars but I was very much annoyed that the narrow Village road often caused traffic jam. My sons and daughters were more willing to live in new residential zone. We all agreed that self-built house would be much cheaper, but I was not sure of the house quality. Moreover, self-construction requires management. We had not time and energy to do it. To select relocating sites cost more, but it was worthy. I was satisfied with the compensation.

Location of Shantytown Renovation Project in Babu Jiangnan Area in mode of “Unified planning and self-construction”

(I) Under unified planning and unified design. Hezhou Planning Bureau was responsible for unified planning. The implementing agency recruited the design institute through bidding to determine house type, architectural style and height. The design charges were borne by the implementing agency.

(II) The design institute had fully solicited the views of the APs design several house types, including the size, architectural style etc. The facade decoration was in a unified way.

(III) The infrastructures were provided by the government upto the boundary edge of the relocating area, and the infrastructure costs within the relocating site were borne

by the APs.

(IV) Self construction by APs

(V) Handling the formalities for property certificate. The resettlement office assisted the APs to apply for the house property certificate. The formalities for the equal demolished area were exempted from all fees. The fees for the extra area were shared by the implementing agency and the APs respectively in accordance with the resettlement conditions.

Interview 3:

Mr. Hou, aged 58, living in Liang Village of Babu District, having 6 family members. House demolition area was 234.67 m² with house compensation of RMB 928,900. The agreement is shown in Appendix 3. I had more family members and I had been working as a building laborer for years, so I preferred low-cost self-built houses and the building materials were more reliable. I supported project construction and was satisfied with compensation and better living condition.

5 Public Participation, Grievance Redressing

5.1 Public participation.

According to Hezhou News, during 2013 - 2015, with the implementation of the new round of unified AAOV standards in Guangxi, the land administration department of Hezhou City promptly adjusted the compensation standards for land acquisition and resettlement within the urban planned area. In order to extensively solicit the public opinions and ensure the rights of the public to know, participate, express and supervise. The whole procedures from preparation, public solicitation to legal review and group discussions etc. had adequately considered the participation of the public, attended to the comments of the public and dealt with the problems of the public. In the process of drafting resettlement compensation standards, the Hezhou municipal government convened a special discussion and coordination meeting with the participants of the municipal government (committee) and all relevant departments to analyze and discuss the resettlement policies and compensation standards. In combination with relevant laws and regulations, policies and the opinions of various departments, the government organized a “Public Hearing for Land Compensation and Resettlement Standards within Urban Planned Area of Hezhou City”. There were totally 52 persons participating in the hearing, respectively from villages, township (street), township land administration offices, district government (committee), municipal land bureau, housing and construction, agriculture, forest, human resources, civil affairs, legislation, fruits etc. In the hearing, the staffs of land department introduced the reasons and basis of adjustment, and the relevant representatives fully expressed their opinions. Specially, many reasonable opinions were adopted, while those not adopted were explained in the documents submitted to the government. Figure 5-1 showed that the land and house appropriation department and the IAs were discussing the resettlement compensation scheme at site with the affected people.



Figure 5-1 Public Consultation Activities of LAR Staff at Site

On December 31, 2016, Hezhou Municipality issued Notice of Hezhou Municipality on Adjusting the Compensation Standards for Land Acquisition and Resettlement for Construction Projects within Urban Planned Areas of Hezhou City (Ref. HZF[2016]48. According to this Document, the compensation standards respectively for land acquisition, crops, house demolition, fruits, grave moving etc. were increased. In addition, the policies for house site compensation and allocation of commercial land for farmers were also adjusted. The new "Standards" are more practical to Hezhou reality, more beneficial to the protection of the rights and interests of affected people, and more conducive to the restoration of production and livelihood of the affected people.

5.2 Grievances and Appeals of APs

The linked projects have established transparent and effective channels for grievance redress during implementation. Hezhou Land Resources Administration Bureau was responsible for explaining to the APs all related issues to the land acquisition, and also informed that the APs might appeal to the Village Committees, the LA Office of Jiangnan Street Office of Babu District, LA Section Land Resources Administration Bureau of Pinggui District, the Petition Office of Babu District Government, the Petition Office of Pinggui District Government, Hezhou Land Resources Administration Bureau, the Petition Office of Hezhou People's Government or even to the court for arbitration if they had any problems or complaints. At the same time, all the resettlement policies and compensation standards had been also disclosed to the APs.

According to the investigation, no grievances had been received. During the whole process of resettlement implementation, no judicial case related to resettlement occurred.

6 Conclusion

During the period from September to November, 2017, the investigating group conducted the due diligence investigation of the linkage projects. After reviewing land acquisition and house demolition activities (2014-2017) of Pinggui New City Dike construction and Jiangnan Dike construction, sub-components of Hezhou Urban Flood Control Component under Hejiang River Rehabilitation Project of Guangxi's main tributaries, plus the site survey and interviews, we can draw the conclusions that:

Pinggui New City Dike:

1. The land acquisition and house demolition policies were strictly in compliance with the relevant laws and regulations of the People's Republic of China, Guangxi Zhuang Autonomous Region and Hezhou City without any violation of relevant laws and regulations.

2. Land acquisition and resettlement activities were implemented in a legal manner. All the affected persons participated in the whole process and have been well relocated without causing any social unsteadiness.

3. The resettlement of affected persons have been completed and their living standards have been improved in a substantial way.

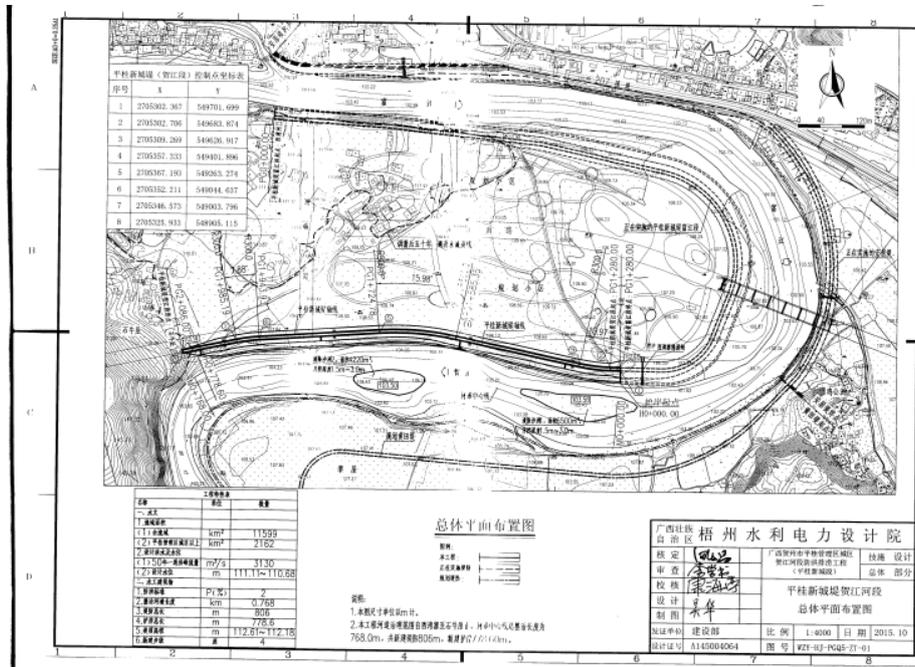
Jiangnan Dike:

1. The land acquisition and house demolition policies were strictly in line with the relevant laws and regulations of the People's Republic of China, Guangxi Zhuang Autonomous Region and Hezhou City.

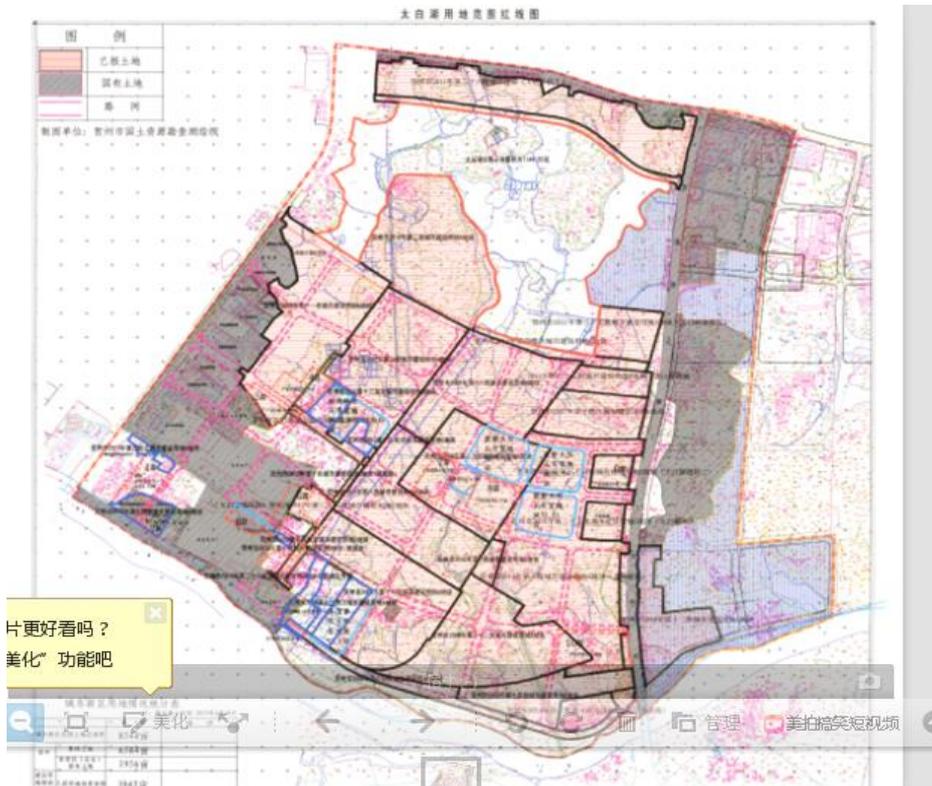
2. Land acquisition and compensation activities were open, transparent and legal. All the affected persons were are satisfied and no disputes were found.

Appendix 1: Sketch Map of the Project

(1) General Plan of Pinggui New City Dike

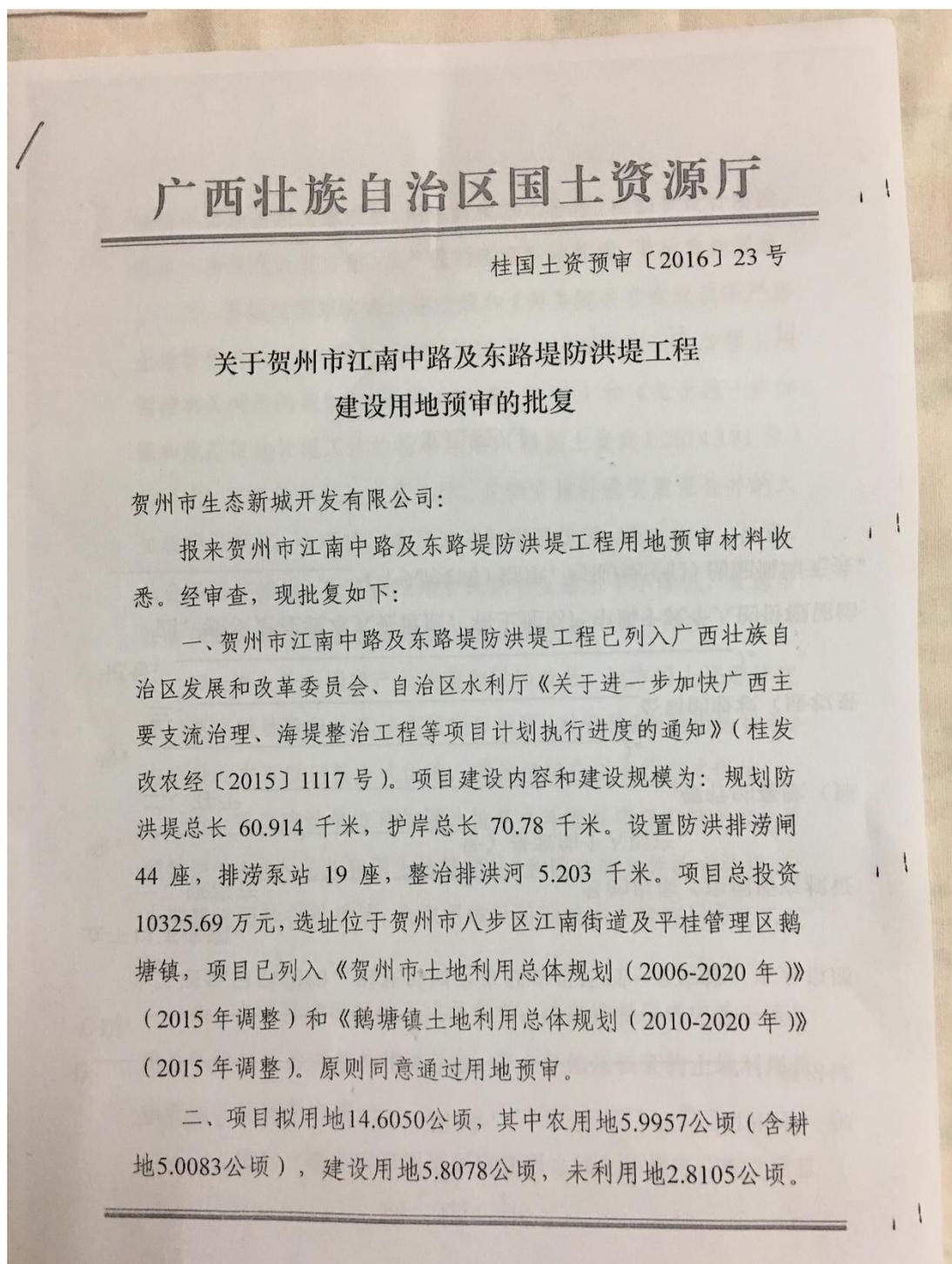


(2) Sketch Map of Land Acquisition of Taibai Lake of Jiangbei Dike Construction Project

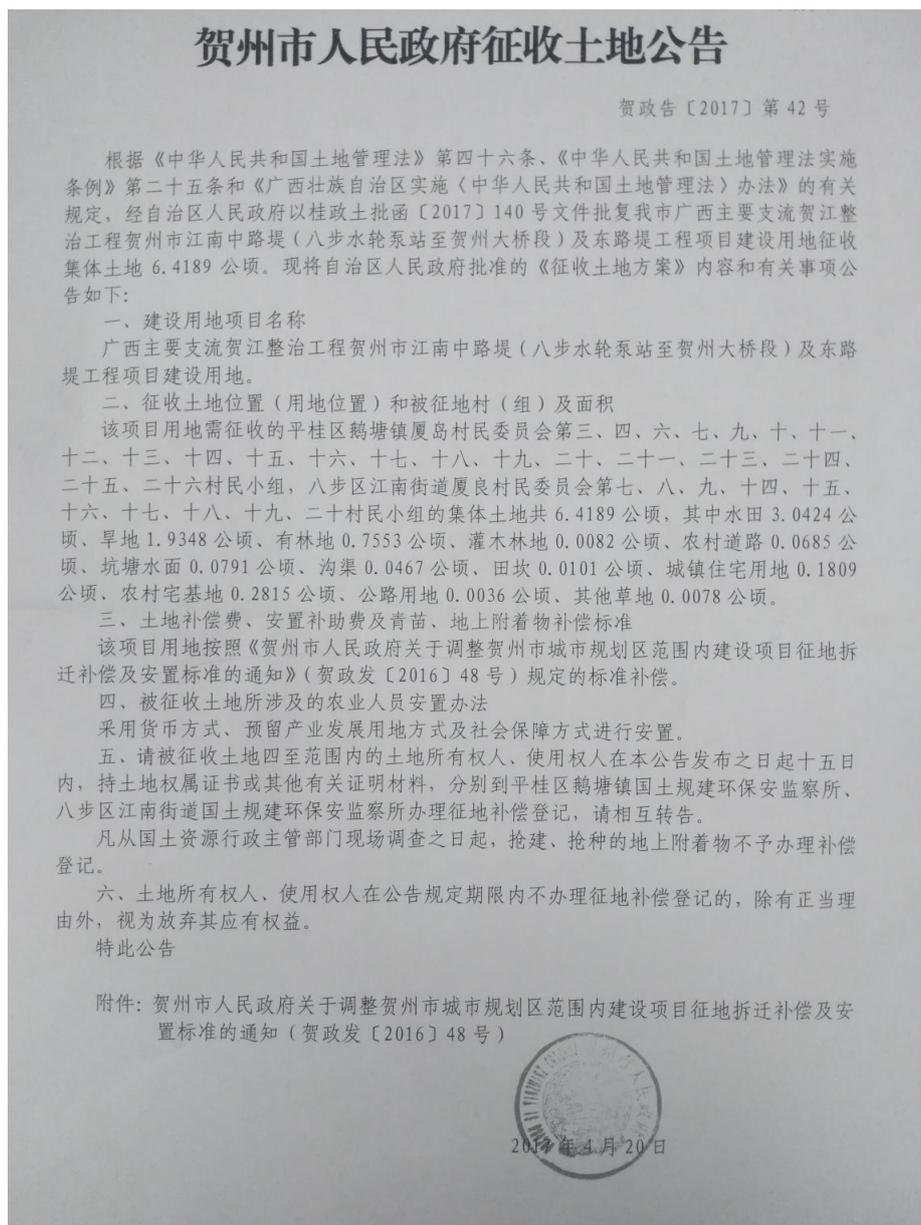


Appendix 2: Approval of Land Acquisition

(1) Land acquisition pre-check approval and land acquisition announcement of Jiangnan Dike project

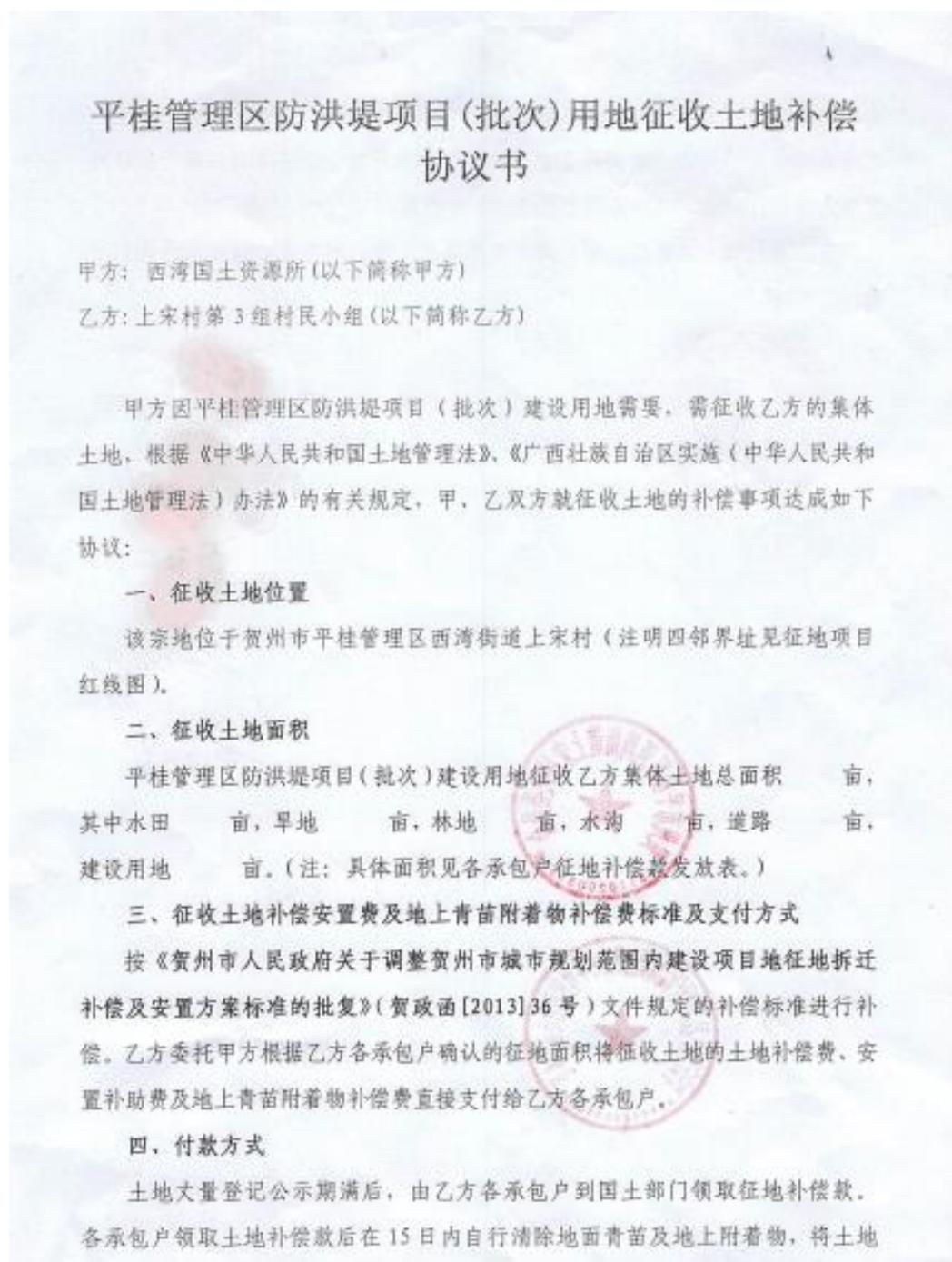


(2) Land acquisition announcement of Jiangnan Dike Construction Project



Appendix 3: Agreement for Land Acquisition

(1) Compensation Agreement of Pinggui New City Dike



交付甲方使用，逾期不清理则视为放弃所有权，由工程施工队伍进行场地清理，乙方各承包户不得在已被征收土地上耕种，如有耕种，则甲方有权随时安排施工方入场进行清理，同时不再支付任何补偿费用。

五、本协议一式肆份，甲乙双方双方各执一份，村委会、镇政府各存档一份。

甲方：(章)

代表：



乙方：(章)

代表(各承包户)：



村民委员会

(盖章)



镇人民政府

(盖章)

年 月 日

项目征地现场丈量面积及地上附着物登记表

土地权属：平桂管理区 镇 村委会 15 133 单位：亩、根、株、个、兜

地块编号	村组别	户主姓名	地类	地块示意图	面积(亩)	地上附着物(青苗)		户主签名	备注
						类别	数量		
T490	上宋	蒋致朋	旱地		0.508			蒋致朋	扣除0.187亩 蒋和任
T491	上宋	蒋致江	旱地		0.756	玉米		蒋致江	
T492	上宋	蒋和广	旱地		0.39			蒋和广	
T493	上宋	蒋和征	旱地		0.875			蒋和征	
T494	上宋	蒋和兴	旱地		0.295			蒋和兴	

填表人: 蒋和兴 丈量人: 肖春隆 何宗平 村民小组长: (签字) 蒋和武 日期: 2015年10月9日

(2) Compensation Agreement of Jiangnan Dike

附件五

编号: JN002

贺州市江南东片区 江南中路堤及东路堤 房屋 拆迁补偿安置协议书

甲方(拆迁人):贺州市八步区国土资源局

乙方(被拆迁人):侯东培

丙方:八步区江南重点项目征地拆迁指挥部

根据贺州市城市规划及项目建设的需要,经核实,须拆迁乙方现位于贺州市江南中路堤及东路堤项目建设征地拆迁范围内居住和使用的房屋及建(构)筑物。依据《中华人民共和国土地管理法》等法律法规和《贺州市人民政府关于调整贺州市城市规划区范围内建设项目征地拆迁补偿及安置标准的通知》(贺政发〔2017〕48号)规定的房屋拆迁补偿标准执行房屋拆迁,经双方协商,就房屋拆迁补偿安置达成如下协议:

第一条 被拆迁房屋地点和范围

地点:江南中路堤及东路堤范围内。

第二条 被拆迁房屋情况

乙方应拆迁房屋在项目征地拆迁范围内,位于八步区江南街道厦良村委会 厦良村十八小组 129号,房屋情况具体如下:

1. 砖混结构主房 壹幢,主房宅基地面积 89.53平方米,总建筑面积 234.67平方米,房产证号 /,土地证号 /;
2. 其他 泥(砖)墙瓦面结构主房 壹幢,主房宅基地面积 99.92平方米,总建筑面积 99.92平方米,房产证号 贺集(1990)675-2号,土地证号 /;其中 木阁楼结构 壹间,总建筑面

积 59.01 平方米。

3. 砖墙瓦面 结构非主房 壹 间, 总建筑面积 45.74 平方米;
其他 / 结构非主房 / 间, 总建筑面积 / 平方米。

第三条 补偿和安置

(一) 房屋拆迁补偿

1. 房屋拆迁补偿款: 甲方应补偿给乙方房屋及地上建(构)筑物拆迁补偿款人民币共计 肆拾零万陆仟肆佰贰拾叁元贰角零分 (¥406423.20)。

2. 房屋搬迁补偿: 按主房建筑面积 10 元/平方米计算付给房屋搬迁一次性补偿, 共计人民币 万叁仟玖佰叁拾陆元零角零分 (¥3936.00)。

详见附表《贺州市江南东片区江南中路堤及东路堤项目房屋拆迁物数量及补偿清单》。

(二) 宅基地补偿

经甲乙双方协商, 对依法征收的宅基地乙方同意按照以下统规自建方式予以补偿(安置):

1. 回建地安置方式

①甲乙双方确认乙方拆迁的合法主房宅基地面积 189.45 平方米, 经乙方同意, 甲方按贺州市江南东片区江南中路堤及东路堤项目安置回建地规划安排乙方在江南东片区集中回建安置点地块二规划编号 C1 号位置回建房屋, 回建地面积为 150 平方米(宽 12.5 米、深 12 米), 乙方按规划设计方案规定自建房屋。

②甲方安置的回建地面积比乙方拆迁合法的主房宅基地面积少 39.45 平方米, 由甲方按回建地划拨评估价 1380 元/m² 予以支付

土地款给乙方,共计人民币伍万肆仟肆佰肆拾壹元零角零分(¥54441.00)。

③甲方安置的回建地面积比乙方拆迁合法的主房宅基地面积多 平方米,由乙方按回建地划拨评估价1380元/m²予以支付土地款给甲方,共计人民币 万 仟 佰 拾 元 角 分(¥)。费用从房屋拆迁补偿款中扣除。

2. 货币安置方式

经甲乙双方确认,甲方需安置乙方的合法主房宅基地面积 平方米,若乙方确定选择货币形式安置,由甲方按回建地划拨地评估价1380元/m²予以补偿给乙方,共计人民币 拾 万 仟 佰 拾 元 角 分(¥/元)。

(三)上述房屋拆迁补偿和宅基地补偿(多余宅基地面积补偿款)共计人民币肆拾陆万肆仟贰佰壹拾零元壹角零分(¥464210.10元)。

第四条 三方责任

(一) 甲方责任

1. 应在本协议签订之日起三十天内将上述补偿款(包含冲减乙方应支付给甲方的土地款)一次性付给乙方。
2. 负责依法办理好乙方的回建安置用地划拨决定书。
3. 负责为乙方无偿提供地质钻探资料和房屋设计等资料。
4. 在取得土地划拨决定书后,协助乙方按规划建设要求办理回建房屋的建设工程规划许可证等报建手续,同时免除原拆迁主房同等建筑面积的报建费用。
5. 配合项目业主按规划做好乙方回建安置地的“三通一平”工作。

6. 配合规划部门及时做好乙方回建房屋的建房定线工作。

(二) 乙方责任

1. 按办理建设用地划拨决定书和建设工程规划许可证提供有关资料的要求，及时提供相关证件资料，配合甲方办理回建安置用地划拨决定书和《建设工程规划许可证》等手续，并承担超出原有合法主房建筑面积部分的报建费用。

2. 严格按建设部门的建房定线位置进行建房。

3. 严格按甲方的图纸资料要求自行选择有资质的施工单位建设回建房屋。

4. 回建房屋施工以及自行拆迁等造成的安全问题均由乙方自行负责，与甲方无关。

5. 自建回建房自放线定点交地之日起12个月内，按照房屋地面标高、层数层高、外立面设计等规划要求完成房屋建设并经验收合格的，按照外立面面积给予每平方米100元的奖励。凭房屋验收合格凭证和不动产登记证等材料向江南街道申请奖励资金。

6. 在领取补偿款的同时，必须将拆迁房屋的土地使用证、房屋所有权证等手续交给甲方，由甲方签收转交相关部门依法注销。

(三) 丙方责任

1. 负责组织专业技术人员对房屋进行测（丈）量，并确保有关数据的真实性。

2. 配合项目业主按规划做好回建安置地的“三通一平”等前期工作。

3. 协助乙方依法办理相关手续。

第五条

(一) 本协议未尽事宜，由甲、乙双方商定，另行签订补充

协议，补充协议作为本协议附件，与本协议具有同等法律效力。

(二) 协议中手写内容具有同等法律效力。

第六条 本协议一式伍份，自双方签字之日起生效，具有同等法律效力。乙丙三方各执一份，送市住建委、市国土资源局各一份。



甲方：（盖章）

乙方：（签字）侯东亮



丙方：（签章）

身份证号：452426197108230012

经办人：冯发亮

签订日期：2017年7月23日

Appendix 4: Details of Compensation Payment Distribution

(1) Evidence of compensation distribution of land acquisition of Pinggui New City Dike

48686.10

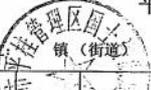
防洪堤项目征地补偿款发放表2015.10.30

被征地单位:  该户在册农业人口____人, 征地后大约剩余耕地数____亩。 单位: 亩, 根, 株, 元

地块编号	组别	姓名	被征土地补偿情况		青苗补偿		附着物补偿		补偿款合计	身份证号码	领款人签名	备注
			地类	面积	补偿安置费	类别	面积/数量	补偿费				
T491	上安村	蒋致江	旱地	0.756	36288	玉米	0.756	1068.4	37346.4	452427198806010915		
		蒋致江 汇总		0.756	36288			1068.4	37346.4		蒋致江	

签字日期: _____ 制表: 蒋拉花 审核: _____ 第1页共1页

平桂管理区防洪堤产业发展用地货币补偿发放签领表2015.10.30

被征地单位:  镇(街道) 村 单位: 亩, 平方米, 平方米/元

地块编号	组别	姓名	被征土地情况		预留产业发展用地情况		产业发展用地折算货币补偿		领款人签名	身份证号码	领款日期	备注
			地类	面积(亩)	标准	面积(亩)	补偿单价(万元/亩)	补偿金额				
T491	上安村	蒋致江	旱地	0.756	10%	0.0756	15	11310.0		452427198806010915		
		蒋致江 汇总		0.756		0.0756		11310.0	蒋致江			

(2) Evidence of Compensation Withdrawal by Villagers of Jiangnan Dike.

江南中路及东路堤项目征地补偿（批次：2017年01月12日）

附件九

被征地单位：八步区江南街道

组别	姓名	金额	身份证号码	开户银行	银行帐号
20	严志明	233474.65	452426197908060015	桂林银行	62145620009434300
20	严志堃	233474.65	452426197406040057	桂林银行	62145620009386799
20	蒋从财	52480.9	452426193805050019	桂林银行	62145620009387433
20	许志端	16646	452426195404270052	桂林银行	62145620009414856
20	许海堂	16646	452426196602240019	桂林银行	62145620009414864
20	吴海青	69750	452426194508270036	桂林银行	62145621000458991
20	赖永东	361053.6	452426197111140018	桂林银行	62145620009449787
20	黄富考	142332.75	452402198611080131	桂林银行	62145620009414815
20	黄立	142332.75	45242619690625003X	桂林银行	62145620009449225
合计		1268191.3			

制表人：陈宇 审核人：李鹏 贺州市八步区江南街道项目征地补偿工作组

Appendix 5: Disclosure of the scheme of land acquisition compensation and scheme

附件三

贺州市国土资源局征地补偿安置方案公告

贺国土公告〔2017〕21号

自治区人民政府以“桂政土批函〔2017〕140号”批复我市广西主要支流贺江整治工程贺州市江南中路堤（八步水轮泵站至贺州大桥段）及东路堤工程项目建设用地。2017年4月20日，贺州市人民政府以（贺政告〔2017〕第42号）发布了《征收土地公告》，现贺州市国土资源局会同有关部门，根据《中华人民共和国土地管理法》第48条和《中华人民共和国土地管理法实施条例》第25条规定，经对被征地村（组）征地调查，拟定了《征地补偿安置方案》。现将该方案的内容和有关事项公告如下：

一、建设用地项目名称

广西主要支流贺江整治工程贺州市江南中路堤（八步水轮泵站至贺州大桥段）及东路堤工程项目建设用地。

二、征收土地位置（用地位置）和被征地村（组）及面积

该项目用地需征收的平桂区鹅塘镇厦岛村民委员会第三、四、六、七、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十三、二十四、二十五、二十六村民小组，八步区江南街道厦良村民委员会第七、八、九、十四、十五、十六、十七、十八、十九、二十村民小组的集体土地共6.4189公顷，其中水田3.0424公顷、旱地1.9348公顷、有林地0.7553公顷、灌木林地0.0082公顷、农村道路0.0685公顷、坑塘水面0.0791公顷、沟渠0.0467公顷、田坎0.0101公顷、城镇住宅用地0.1809公顷、农村宅基地0.2815公顷、公路用地0.0036公顷、其他草地0.0078公顷。

三、土地补偿费、安置补助费及青苗、地上附着物补偿标准

该项目用地按照《贺州市人民政府关于调整贺州市城市规划区范围内建设项目征地拆迁补偿及安置标准的通知》（贺政发〔2016〕48号）规定的标准补偿。

四、被征收土地所涉及的农业人员安置办法

采用货币方式、预留产业发展用地方式及社会保障方式进行安置。

五、被征地农村集体经济组织、农村村民或者其他权利人对本征地补偿安置方案有不同意见的，或者要求举行听证的，请在本方案公告之日起5个工作日内，以书面形式向贺州市国土资源局提出。

六、根据《中华人民共和国土地管理法实施条例》第25条的规定，对批准后《征地补偿方案》有争议的，不影响组织实施。

特此公告

附件：贺州市人民政府关于调整贺州市城市规划区范围内建设项目征地拆迁补偿及安置标准的通知（贺政发〔2016〕48号）

