

**World Bank-financed Ningbo Sustainable
Urbanization Demonstration Project**

**Resettlement Action Plan for
Juying Road and 3 Urban Roads
in Xiangshan County**

**Xiangshan Project Management Office (PMO)
September 2019**

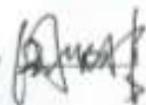
Letter of Commitment

承诺函

世行贷款象山县巨鹰路和三条道路项目以及丹阳公园移民安置行动计划涉及征地与移民安置。因此，为了保障移民的基本权益，使移民搬迁后的生产生活水平得以恢复或有所提高，根据世界银行非自愿移民政策和国家及地方相关法律法规的要求，编制了该项目的《移民安置计划》，作为该项目征地拆迁和移民安置实施的依据。

象山县人民政府对所编制的《移民安置计划》进行了审核，同意按照移民安置计划中的相关要求组织实施，确保移民安置费用足额及时到位，并对受影响人进行合理补偿和妥善安置，特责成象山县世行贷款项目建设管理办公室协调相关单位做好本项目征地与移民安置的实施与管理工作。



县长（或分管领导），  （签字）

2017-7-10 （日期）

Foreword

I. Purpose of preparing this RAP

1 The RAP is prepared in accordance with the applicable laws of the People's Republic of China and local regulations and a series of provisions in the Bank Operational Policy OP4.12 on Involuntary Resettlement for the purpose of "developing an action plan for resettlement and restoration for the people affected by the project, so that they benefit from the project, their standard of living is improved or at least restored after the completion of the project".

II. Definitions of terms

Displaced persons

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

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

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

III. Compensation and resettlement measures

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

4 To address the following impacts of the involuntary taking of land: (i) displacement or loss of shelter; (ii) lost of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location, a RAP or a resettlement policy framework shall be prepared to cover the following:

(a) The Resettlement Action Plan or resettlement policy framework includes measures to ensure that the displaced persons are:

- informed about their options and rights pertaining to resettlement;
- consulted on, offered choices among, and provided with technically and

economically feasible resettlement alternatives; and

➤ provided prompt and effective compensation at full replacement cost², for losses of assets attributable directly to the project.

(b) If the impacts include physical displacement, the RAP or resettlement policy framework includes measures to ensure that the displaced persons are:

- provided with assistance (such as moving allowances) during displacement;
- provided with residential housing, or housing sites, or, as required,

agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.

(c) Where necessary to achieve the objective of the policy, the Resettlement Action Plan or resettlement policy framework also includes measures to ensure that displaced persons are:

➤ offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living;

➤ provided with development assistance in addition to compensation measures described in paragraph 4(a)(iii), such as land preparation, credit facilities, training, or job opportunities.

5 Cut-off date: means the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses

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

of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person.

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Abbreviations

AH	-	Affected Household
AP	-	Affected Person
DMS	-	Detailed Measurement Survey
FGD	-	Focus Group Discussion
HD	-	House Demolition
LA	-	Land Acquisition
LEF	-	Land-expropriated Farmer
M&E	-	Monitoring and Evaluation
PRC	-	People's Republic of China
RAP	-	Resettlement Action Plan
RIB	-	Resettlement Information Booklet
WWTP	-	Wastewater Treatment Plant
XCLRB	-	Xiangshan County Land and Resources Bureau

Units

Currency unit	=	Yuan (RMB)
1.00 yuan	=	\$0.15
1 hectare	=	15 mu

1 Overview of the Subproject

1.1 Background of the Subproject

The urban development of Xiangshan County is focused on the suburb and rural areas, resulting in the fragmentation of the county own. One reason for this is that the existing old urban area does not have sufficient public spaces, and the urban public facilities (landscaping, lighting, canopies, seats, recreational facilities, etc.) are increasingly aged, and not maintained properly. In some areas that have been developed gradually in recent years, good public spaces are separated from resident activities by broad roads. All these factors cause people to get away from places that are increasingly old and short of public services.

The improvement of residents' living standard and the shortage of public traffic have resulted in the rapid development of traveling by private car, which is inefficient and not environment friendly, and has aggravated traffic congestion. In addition, the proportion of non-motor vehicles in place of short-distance public traffic remains high, resulting in traffic disorder and endangering traffic safety.

The urban population of Xiangshan County is growing gradually, resulting in the expansion of the urban area. Due to the lack of system planning of the traffic infrastructure, the urban area is further fragmented. In addition, with the increase of residents' living standard, the number of motor vehicles is growing, resulting in more traffic accidents.

With the rapid growth of the demand for long-distance travel, Xiangshan is short of public traffic infrastructure, especially those going to the hospital, school and work, including old people, children, the poor and migrant workers.

Xiangshan is frequently hit by typhoons, floods and windstorms. Although the flood control capacity of Xiangshan has improved greatly in recent years, flood control measures should be further taken to reduce flood damages, including protecting urban green spaces and constructing rational road drainage facilities.

This extensive expansion pattern of Xiangshan is slowing down, which reflects China's respect for sustainable development in the urbanization process.

The Xiangshan County Government plans to strengthen Xiangshan's urban management, infrastructure and public traffic through the Subproject, and reduce flood risks.

1.2 Components

The Subproject consists of the Urban Renewal and Urban Traffic components: 1)

Urban Renewal: including two urban corridors and a green park: Juying Road (Tashan Road-Yinghai Road), Binhai Avenue (Juying Road-Tian'an Road) and Danyang Park; and 2) Urban Traffic: including 3 urban roads – Xinyi Road, Fengrao Road and Xingyang Road.

The components are described as follows:

1) Urban Renewal

Juying Road: running from Tashan Road to Yinghai Road from north to south, with a full length of about 7,955.79m, with 5-20m wide green belts on both sides, divided into the south (Tashan Road-Binhai Avenue) and north (Binhai Avenue-Yinghai Road) segments, with design lengths of 5.9km and 2.1km respectively

Binhai Avenue: running from Tian'an Road to Juying Road from west to east, about 1,182m long, with 20m wide green belts on both sides

Danyang Park: Danyang Park is a future community park in the downtown area, and an ideal place for nearby residents to do exercise and associate, and will further improve the urban park system of Xiangshan. The park is located northwest of the junction of Laixun and Danyang Roads in Danxi Sub-district, surrounded by Laixun Road, the Xida River, Danyang Road and the Magang'an River, with a land area of 22,132.02m².

2) Urban Traffic

It consists of 3 urban roads: Xinyi Road: running from Zhengshi Road to Binhai Avenue from north to south, 1,054m long and 24m wide, excluding the junctions of Zhengshi Road, Baohai Road and Binhai Avenue

Fengrao Road: running from Zhengshi Road to Binhai Avenue from north to south, 1,054m long and 24m wide, excluding the junctions of Zhengshi Road, Baohai Road and Binhai Avenue

Xingyang Road: running from Laixun Road to Tian'an Road from west to east, 1,061m long and 16m wide, excluding the junctions of Laixun Road, Fengrao Road, Xinyi Road and Tian'an Road

This component mainly includes the construction of roads, bridges, culverts, drainage works, lighting works and traffic facilities.

See Table 1-1 and Figure 1-1.

Table 1-1 Scope of the Subproject

Component	Subcomponent	Scope of construction	Affected villages	Construction period
Urban Renewal	Juying Road (Tashan Road-Binhai Avenue)	5.9km long and 60m wide	/	By June 2020
	Juying Road (Binhai Avenue South)	2.1km long and 30m wide	Xiayu, Zhaimei, Chikan	By June 2020
	Binhai Avenue	running from Tian'an Road to Juying Road from west to east, about 1,182m long, with 20m wide green belts on both sides	/	/
	Danyang Park	Located northwest of the junction of Laixun and Danyang Roads in Danxi Sub-district, with a land area of 22,132.02m ²	/	/
Urban Traffic	Fengrao Road	1,054m long and 24m wide, gross investment 47 million yuan	Xilin, Yangxin, Choujiashan, Xinqitou	By December 2020
	Xinyi Road	1,054m long and 24m wide, gross investment 50 million yuan	Jiangjia, Choujiashan, Shangyu, Xinqitou	By December 2020
	Xingyang Road	1,061m long and 16m wide, gross investment 40 million yuan	Choujiashan, Shangyu	By January 2020





Figure 1-1 Photos of the Subproject Area

1.3 Identification of Resettlement Impacts

In the Subproject, Juying Road (Tashan Road-Binhai Avenue), Binhai Avenue and Danyang Park involve neither LA nor HD. Danyang Park is located northwest of the junction of Laixun and Danyang Roads in Danxi Sub-district, surrounded by Laixun Road, the Xida River, Danyang Road and the Magang'an River, with a land area of 22,132.02m², and will be constructed from August 2019 to November 2020. It is located on unused land, and involves neither LA nor HD.

Juying Road (Binhai Avenue South) involves the demolition of attachments of an enterprise, and the 3 roads involve LA and the demolition of rural residential houses.

1) Urban Renewal

Juying Road (Tashan Road-Binhai Avenue) involves neither LA nor HD, Juying Road (Binhai Avenue South) involves LA and HD, as detailed below:

LA: Juying Road (Binhai Avenue South) involves the acquisition of 44.3402 mu of collective land, including 6.1382 mu of cultivated land, 15.4215 mu of garden land and 22.7805 mu of other farmland, affecting one enterprise and 49 households with 164 persons.

Ground attachments: Juying Road (Binhai Avenue South-Sanlian Farm) will affect ground attachments of Sanlian Farm, including a gate, enclosing walls of 230m and ditches of 240m. In 2012, Ningbo Sanlian Agricultural Development Co., Ltd. entered into a lease agreement for 280 mu of farmland with a term of 40 years (from September 1, 2012 to August 31, 2052) with the Dandong Sub-district Office to develop ecological agriculture. However, Sanlian Farm has been running in deficit. By the end of May 2019, Sanlian Farm had signed a letter of intent for land withdrawal and compensation with the Dandong Sub-district Office. See Figure 1-2.

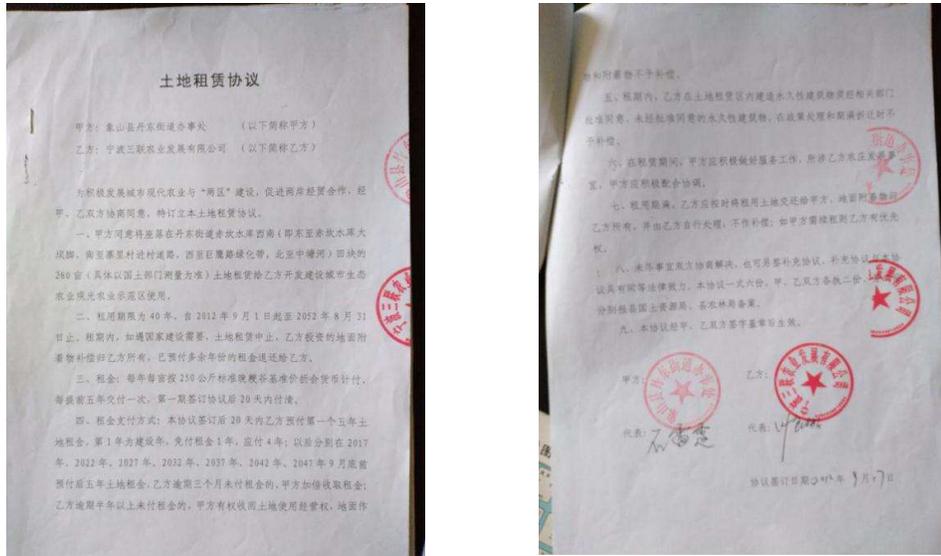


Figure 1-2 Land Lease Agreement for Sanlian Farm

2) Urban Traffic

This component consists of Fengrao, Xinyi and Xingyang Roads, and involves the demolition of rural residential houses, as detailed below:

LA: Fengrao, Xinyi and Xingyang Roads involve the acquisition of 80.8173 mu of collective land, including 51.0918 mu of cultivated land, 16.8195 mu of garden land, 11.2755 mu of pond surface and 1.6305 mu of housing land, affecting 90 households with 297 persons.

HD: In this component, Fengrao and Xingyang Roads involve the demolition of residential houses of 760 m² in Choujiashan Village, Danxi Sub-district, affecting 5 households with 19 persons, including 630 m² in masonry concrete structure (82.89%), 50 m² in masonry timber structure (6.58%) and 80 m² in simple structure (10.53%). See **Table 1-2**

Table 1-2 Summary of Resettlement Impacts (Unit: mu)

Sub- component	Sub- district	Village	Collective land (mu)						HD area (m ²)	AHs	APs	Remarks
			Farmland				Constructi on land	Subtotal				
			Cultivated land	Pond surface	Garden land	Other farmland						
Juying Road (Binhai Avenue South)	Dandong	Xiayu	1.3373					1.3373		3	11	
		Chikan	1.9882		0.0315	22.551		24.5707		25	87	
		Zhaimei	2.8127		15.39	0.2295		18.4322		21	66	A gate, enclosing walls and ditches of Sanlian Farm
Subtotal			6.1382		15.4215	22.7805		44.3402		49	164	
Fengrao Road (Zhengshi Road-Binhai Avenue)	Danxi	Xilin	0.06					0.06		1	3	
		Yangxin	4.065	1.0125	3.978			9.0555		13	45	
		Choujiashan	16.2975	0.8595	4.1745		0.702	22.0335	450	23	73	
		Xinqitou		0.8265	3.96			4.7865		6	19	
Subtotal			20.4225	2.6985	12.1125		0.702	35.9355	450	43	140	
Xinyi Road (Zhengshi Road-Binhai Avenue)	Danxi	Jiangjia	10.7055	4.2705				14.976		15	49	
		Choujiashan	9.2595					9.2595	310	9	30	
		Shangyu	4.2945	1.02				5.3145		7	26	
		Xinqitou	5.415	1.4955				6.9105		8	27	
Subtotal			29.6745	6.786			36.4605	310	39	132		
Xingyang Road (Laixun Road-Tian'an Road)	Danxi	Choujiashan	0.6066	0.3945	3.9705		0.9285	5.9001		4	13	
		Shangyu	0.3882	1.3965	0.7365			2.5212		4	12	
Subtotal			0.9948	1.791	4.707		0.9285	8.4213		8	25	
Subtotal of 3 roads			51.0918	11.2755	16.8195		1.6305	80.8173	760	90	297	
Total			57.23	11.2755	32.241	22.7805	1.6305	125.1575	760	139	461	

1.4 Related Projects

Xiangshan Urban Center WWTP: Wastewater produced by the Subproject during construction will be treated at the Xiangshan Urban Center WWTP after pretreatment. This WWTP is located on Binhai Avenue South, west of planned Laixun Road, serving Dandong and Danxi Sub-districts, the old urban area north of Jianshe Road and the villages governed by Dongchen Xiang. This WWTP has been completed, and involves neither LA nor HD.

Renyitu Area Foundation Work: Waste earth and rock produced by the Subproject will be carried to the construction site of the Renyitu Area Foundation Work in Xiangshan Economic Development Zone for backfilling. This work has been completed, and involves neither LA nor HD.

1.5 Land Approval

125.1575 mu of land (including 57.23 mu of cultivated land, 32.241 mu of garden land, 11.2755 mu of pond surface, 22.7805 mu of other farmland and 1.6305 mu of construction land) will be acquired for the Subproject. The Xiangshan PMO has filed a land use application, and the Xiangshan County Land and Resources Bureau (XCLR B) is expected to approve the application in January 2020.

Table 1-3 Land Approval Schedule

Item	Progress
Land use application	June 2019
Preliminary land examination	October 2019
Approval	January 2020

1.6 Gross Investment and Funding Sources

The gross investment in the Subproject is 447.9117 million yuan, including construction and installation costs of 370.687 million yuan; other construction costs of 55.4821 million yuan, contingencies of 16.1823 million yuan, and construction period interests of 5.5603 million yuan. The construction and installation costs will be from the Bank loan, and the balance from local counterpart funds.

The gross investment in the Urban Renewal component is 322.9511 million yuan, including construction and installation costs of 274.0967 million yuan, in which 274.0967 million yuan will be from the Bank loan, and the balance of 48.8544 million yuan from local counterpart funds.

The gross investment in the Urban Traffic component is 124.9606 million yuan, including construction and installation costs of 96.5903 million yuan, in which 96.5903 million yuan will be from the Bank loan, and the balance 28.3703 million yuan from local counterpart funds.

See **Table 1-4**.

Table 1-4 Investment in the Subproject

Component	Construction and installation costs (0,000 yuan)	Gross investment (0,000 yuan)
Urban Renewal	27,409.67	32,295.11
Urban Traffic	9,659.03	12,496.06
Total	37,068.70	44,791.17

2 Impacts of the Subproject

2.1 Measures to Reduce Resettlement

2.1.1 Design and Site Selection Principles

The design agency and the owner have taken the following measures to reduce the Subproject's impacts:

1) At the planning stage, the design agency optimized and compared different options to take the impacts of the Subproject on the local society and economy into account as much as possible.

2) Resettlement impacts have been minimized at the design stage on the following principles:

- a) Avoiding or minimizing occupation of existing and planned residential areas;
- b) Avoiding or minimizing occupation of high-quality farmland;
- c) Gaining access to the proposed construction sites through existing state and local roads;
- d) Minimizing construction impacts on nearby residents;
- e) Minimizing the possibility of knowing that the Subproject involves LA and HD from surrounding people or village officials

2.2 Range of Resettlement Impact Survey

The Subproject will affect 9 villages in two sub-districts, including 3 villages in Dandong Sub-district and 7 in Danxi Sub-district. See **Table 2-1**.

Table 2-1 Range of the Subproject Area

Component	Subcomponent	Sub-district	Village
Urban Traffic	Fengrao Road	Danxi	Xilin, Yangxin, Choujiashan, Xinqitou
	Xinyi Road	Danxi	Jiangjia, Choujiashan, Shangyu, Xinqitou
	Xingyang Road	Danxi	Choujiashan, Shangyu
Urban Renewal	Binhai Avenue South	Dandong	Xiayu, Zhamei, Chikan

2.3 Survey Methods and Process

During the fieldwork, a number of survey methods, including interview, observation, literature study, etc., were used, collecting extensive resettlement information.

In May 2019, the task force conducted a sampling survey (sampling rate 19.6%) in the subproject area, covering population, resettlement impacts, expected resettlement modes, etc. During the survey, the task force collected comments on resettlement from village committees and villagers, and conducted extensive consultation.

In June 2019, the task force verified the DMS results, and prepared this RAP.

The key findings of the survey are as follows:

1) Most of the APs know that the Subproject is about to break ground and support it. (As of the last day of the survey, most APs knew that the Subproject was about to break ground; they later knew that the Subproject involved LA and HD through notification by village officials.)

2) The Subproject involves permanent LA mainly, Juying Road (Binhai Avenue South) involves the demolition of attachments of non-residential properties on collective land, and Fengrao Road (Zhengshi Road-Binhai Avenue) and Xingyang Road (Laixun Road-Tian'an Road) involve the demolition of residential houses on collective land. In addition, the Subproject affects small quantities of infrastructure and ground attachments.

3) In the affected villages, villagers have diversified income sources, including employment, house lease, collective income distribution and business operations, and the proportion of agricultural income is low.

4) The Subproject affects no ethnic minority.

2.4 Impacts of Permanent LA

125.1575 mu of collective land will be acquired for the Subproject, including 57.23 mu of cultivated land, 32.241 mu of garden land, 11.2755 mu of pond surface, 22.7805 mu of other farmland, and 1.6305 mu of housing land / collective construction land, affecting 139 households with 461 persons:

1) Juying Road (Binhai Avenue South) Reconstruction

44.3402 mu of collective land in 3 villages in Dandong Sub-district will be acquired, including: 1) 1.3373 mu of cultivated land in Xiayu Village, affecting 3 households with 11 persons; 2) 18.4322 mu in Chikan Village, including 2.8127 mu of cultivated land, 15.39 mu of garden land and 0.2295 mu of other farmland, affecting 25 households with 87 persons; and 3) 24.5707 mu in Zhaimei Village, including 1.9882 mu of cultivated land, 0.0315 mu of garden land and 22.551 mu of other farmland, affecting 21 households with 66 persons.

This subcomponent will affect ground attachments of Sanlian Farm, including a gate, enclosing walls of 230m and ditches of 240m, affecting no one because this farm has been closed down.

2) Construction of 3 roads

80.8173 mu of collective land in 6 villages in Danxi Sub-district will be acquired, including: 1) 0.06 mu of cultivated land in Xilin Village, affecting one household with 3 persons; 2) 9.0555 mu in Yangxin Village, including 4.065 mu of cultivated land,

1.0125 mu of pond surface and 3.978 mu of garden land, affecting 13 households with 45 persons; 3) 37.1931 mu in Choujiashan Village, including 26.1636 mu of cultivated land, 1.254 mu of pond surface, 8.145 mu of garden land and 1.6305 mu of housing land, affecting 36 households with 116 persons; 4) 11.697 mu in Xinqitou Village, including 5.415 mu of cultivated land, 2.322 mu of pond surface and 3.96 mu of garden land, affecting 14 households with 46 persons; 5) 14.976 mu in Jiangjia Village, including 10.7055 mu of cultivated land and 4.2705 mu of pond surface, affecting 15 households with 49 persons; and 6) 7.8357 mu in Shangyu Village, including 4.6827 mu of cultivated land, 2.4165 mu of pond surface and 0.7365 mu of garden land, affecting 11 households with 38 persons. See **Table 2-2**.

Table 2-2 Summary of LA Impacts

Subcomponent	Sub-district	Village	Collective land					Total (mu)	AHs	APs	
			Farmland				Construction land				
			Cultivated land		Farmland	Garden land	Pond surface				Housing land
			Irrigated	Non-irrigated							
Construction of Fengrao, Xinyi and Xingyang Roads	Danxi	Xilin	0.06		0	0	0	0	0.06	1	3
		Yangxin	4.065		0	3.978	1.0125	0	9.0555	13	45
		Choujiashan	22.2336	3.93	0	8.145	1.254	1.6305	37.1931	36	116
		Xinqitou	5.415	0	0	3.96	2.322	0	11.697	14	46
		Jiangjia	10.7055	0	0	0	4.2705	0	14.976	15	49
		Shangyu	4.6827	0	0	0.7365	2.4165	0	7.8357	11	38
Subtotal			47.1618	3.93	0	16.8195	11.2755	1.6305	80.8173	90	297
Juying Road (Binhai Avenue South) Reconstruction	Dandong	Xiayu	1.3373	0	0	0	0	0	1.3373	3	11
		Zhaimei	1.3297	0.6585	22.551	0.0315	0	0	24.5707	21	66
		Chikan	0.4157	2.397	0.2295	15.39	0	0	18.4322	25	87
Subtotal			3.0827	3.0555	22.7805	15.4215	0	0	44.3402	49	164
Total			50.2445	6.9855	22.7805	32.241	11.2755	1.6305	125.1575	139	461

2.4.1 Impacts on Collective Farmland

A comparative analysis has been made on the cultivated areas of the affected villages before and after LA. The per capita cultivated areas of the 9 affected villages are about 0.68 mu.

The land loss rates of the 9 affected villages have are below 3% (Xilin Village has the lowest land loss rate of 0.03%). It can be seen that these villages will be affected slightly by LA.

The per capita income loss rates of the 9 affected villages are below 2%, in which 8 have income loss rates of below 1%. The subproject area is close to the county town with many industrial enterprises, and the APs' main income sources are employment and house lease. Men deal mainly with machinery, electronics, textile, plastics, building materials, aquaculture, farm product processing, etc., while women mainly with textile, housekeeping, farming, housework, etc. The main crops are paddy rice and vegetables. Since the proportion of agricultural income to household income is low, these villages will be affected slightly by LA. See **Tables 2-3 and 2-4**.

2.5 Impacts of Temporary Land Occupation

Material storage, vehicle parking, etc. during construction may involve temporary land occupation. After the completion of construction, the occupied land will be restored.

15.03 mu of land will be occupied temporarily, including 1.46 mu of rural roads, 9.84 mu of collective construction land and 3.87 mu of state-owned construction land, affecting no one. See **Table 2-5**.

Table 2-5 Summary of Temporarily Occupied Land

Subcomponent	Collective land			State-owned construction land	Total	HHs	Population
	Village road	Construction land	Subtotal				
Juying Road Reconstruction	1.32	7.56	8.88	1.75	10.63	0	0
Construction of 3 roads	0.14	2.28	2.42	2.12	4.4	0	0
Total	1.46	9.84	11.3	3.87	15.03	0	0

2.6 HD Impacts

Fengrao and Xingyang Roads involve the demolition of residential houses of 760 m² in Choujiashan Village, Danxi Sub-district, affecting 5 households with 19 persons, and the demolition of ground attachments of an enterprise, including a gate, enclosing

walls of 230m and ditches of 240m, affecting no one.

1) Demolition of rural residential houses

Rural residential houses of 890 m² will be demolished for the Subproject, affecting 5 households with 19 persons, including 630 m² in masonry concrete structure (84.44%), 50 m² in masonry timber structure (5.56%) and 80 m² in simple structure (8.89%). See **Table 2-6**.

Table 2-6 Summary of Demolished Rural Residential Houses

Subcomponent	Village	Structure (m ²)			Affected	
		Masonry concrete	Masonry timber	Simple	HHs	Population
Urban Traffic: 3 roads	Choujiashan	760	50	80	5	19
Subtotal		760	50	80	5	19

2.7 Affected Crops and Ground Attachments

Ground attachments affected by the Subproject include 220 dawn redwoods, 300 mulberries, 140 bamboos, 100 pine saplings, 130 osmanthus trees, telegraph poles, etc.

In addition, Juying Road (Binhai Avenue South-Sanlian Farm) will affect a gate, enclosing walls of 230m and ditches of 240m, affecting no one. See Table 2-7.

Table 2-7 Summary of Affected Crops and Ground Attachments

Item	Unit	Qty.				Proprietors
		Young	Early fruit bearing	Middle fruit bearing	Prime	
Bamboo	/	140				Villagers
Osmanthus	/	130				Villagers
Pine	/	100				Villagers
Mulberry	/	300				Villagers
Dawn redwood	/	220 (diameter: 3-10cm)				Villagers
Enclosing wall	m	230				Sanlian Farm
Telegraph pole	/	32				State
Streetlamp	/	14				State
Gate	/	1				Sanlian Farm
Ditch	m	240				Sanlian Farm

2.8 Summary of Affected Population

2.8.1 Summary

Table 2-8 Summary of Affected Population

Subcomponent	Village	LA		Residential houses		Both LA and HD		Remarks
		AHs	APs	AHs	APs	AHs	APs	

Subcomponent	Village	LA		Residential houses		Both LA and HD		Remarks
		AHs	APs	AHs	APs	AHs	APs	
Construction of 3 roads	Xilin	1	3	0	0	0	0	
	Yangxin	13	45	0	0	0	0	
	Choujiashan	36	116	5	19	5	19	
	Xinqitou	14	46	0	0	0	0	
	Jiangjia	15	49	0	0	0	0	
	Shangyu	11	38	0	0	0	0	
Juying Road (Binhai Avenue South)	Xiayu	3	11	0	0	0	0	
	Zhaimei	21	66	0	0	0	0	
	Chikan	25	87	0	0	0	0	
Total		139	461	5	19	5	19	/

2.8.2 Affected Vulnerable Groups

The affected population includes 5 vulnerable households with 9 persons, including 4 MLS households and one five-guarantee household, which are granted subsidies and assistance by the government, such as an MLS subsidy of 540 yuan per month per capita. See Tables 2-9 and 2-10.

Table 2-9 Summary of Affected Vulnerable Groups

No.	Village	MLS households		Five-guarantee households		Subtotal	
		HHs	Population	HHs	Population	HHs	Population
1	Xilin	0	0	0	0	0	0
2	Yangxin	1	2	0	0	1	2
3	Choujiashan	1	2	0	0	1	2
4	Xinqitou	1	2	0	0	1	2
5	Jiangjia	0	0	1	1	1	1
6	Shangyu	0	0	0	0	0	0
7	Xiayu	0	0	0	0	0	0
8	Zhaimei	0	0	0	0	0	0
9	Chikan	1	2	0	0	1	2
Total		4	8	1	1	5	9

Table 2-1 Basic Information of Vulnerable AHs

HH head	Vulnerable group	Age of HH head (year)	Family size	Cause of poverty
WYF	MLS	52	2	Disease
GH	MLS	56	2	Disease
ZGH	MLS	72	2	Labor shortage
FH	MLS	65	2	Labor shortage
SHY	Five-guarantee	70	1	No child support

Table 2-3 LA Impact Analysis[®]

Component	Sub-district	Village	Before LA				Affected by LA				Affected by LA				Income loss (yuan)			
			HHs	Population	Cultivated area (mu)	Per capita cultivated area (mu)	AHs	APs	Cultivated area (mu)	Per capita cultivated area after LA (mu)	Percent of HHs (%)	Percent of population (%)	Land loss rate (%)	Annual loss	Average loss per HH	Per capita loss	Percent to per capita income	
Urban Traffic	Danxi	Xilin	85	264	176	0.67	1	3	0.06	0.67	1.18%	1.14%	0.03%	1532.34	1532.34	583.5	1.33%	
		Yangxin	168	534	310	0.58	13	45	4.065	0.57	7.74%	8.43%	1.31%	3683.29	283.33	91.07	0.41%	
		Xinqitou	196	686	584	0.85	14	46	5.415	0.84	7.14%	6.71%	0.93%	4106.76	293.34	73.33	0.13%	
		Jiangjia	200	560	610	1.09	15	49	10.7055	1.07	7.50%	8.75%	1.76%	6394.8	426.32	202.5	0.74%	
		Shangyu	450	1115	823	0.74	11	38	4.6827	0.73	2.44%	3.41%	0.57%	981.75	89.25	29.75	0.05%	
		Choujiashan	505	1610	986	0.61	36	116	26.1636	0.60	7.13%	7.20%	2.65%	1239.48	34.43	11.31	0.02%	
Urban Renewal	Dandong	Chikan	294	895	504	0.56	25	87	2.8127	0.56	8.50%	9.72%	0.56%	1118.75	44.75	12.34	0.01%	
		Zhaimei	252	812	203	0.25	21	66	1.9882	0.25	8.33%	8.13%	0.98%	1183.56	56.36	18.35	0.03%	
		Xiayu	420	1006	907	0.90	3	11	1.3373	0.90	0.71%	1.09%	0.15%	2637	879	351.6	0.98%	
Total			2570	7482	5103	0.68	139	461	57.23	6.19	/	/	/	505837.68	3639.12	1373.75	/	

Table 2-4 Summary of Land Loss Rates

Subcomponent	Sub-district	Village	Land loss						Total		Income loss						Total	
			10% or less		11-50%		50-100%				10% or less		11-50%		50-100%			
			AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs
Construction of 3 Roads	Danxi	Xilin	1	3	0	0	0	0	1	3	1	3	0	0	0	0	1	3
		Yangxin	13	45	0	0	0	0	13	45	13	45	0	0	0	0	13	45
		Xinqitou	14	46	0	0	0	0	14	46	14	46	0	0	0	0	14	46
		Jiangjia	15	49	0	0	0	0	15	49	15	49	0	0	0	0	15	49
		Shangyu	11	38	0	0	0	0	11	38	11	38	0	0	0	0	11	38
		Choujiashan	36	116	0	0	0	0	36	116	36	116	0	0	0	0	36	116
Juying Road (Binhai Avenue South)	Dandong	Chikan	25	87	0	0	0	0	25	87	25	87	0	0	0	0	25	87
		Zhaimei	21	66	0	0	0	0	21	66	21	66	0	0	0	0	21	66

[®] Percent of HHs = all HHs affected by LA / all AHs of the group; percent of population = population affected by LA / population of the group; land loss rate = LA area / cultivated area of the group; annual loss = LA area * output value per mu; percent to per capita net income = per capita loss / per capita annual net income

Subcomponent	Sub-district	Village	Land loss						Total		Income loss						Total	
			10% or less		11-50%		50-100%				10% or less		11-50%		50-100%			
			AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs
Reconstruction		Xiayu	3	11	0	0	0	0	3	11	3	11	0	0	0	0	3	11
Total			139	461	0	0	0	0	139	461	139	461	0	0	0	0	139	461
Percent			5.41%	6.16%	0	0	0	0	5.41%	6.16%	5.41%	6.16%	0	0	0	0	5.41%	6.16%

3 Socioeconomic Profile

3.1 Subproject Area

3.1.1 Xiangshan County

Xiangshan County, governed by Ningbo City, has a land area of 1,382 km² and a sea area of 6,618 km², and governs 3 sub-districts, 10 towns, 5 Xiangs, 12 communities, 43 settlements and 713 administrative villages.

In 2018, the county's GDP was 53.165 billion yuan, up 7%, in which the added value of primary industries was 7.342 billion yuan, up 2.9%; that of secondary industries 22.559 billion yuan, up 4.9%; and that of tertiary industries 23.264 billion yuan, up 10.5%, and the ratio of primary, secondary and tertiary industries was 13.8:42.4:43.8. Per capita GDP was 96,746 yuan.

At the end of 2018, the county had 181,880 households, a registered population of 548,600, including 277,439 males and 271,161 females; and an urbanization rate of 59.8%. In 2018, the county's per capita disposable income was 45,644 yuan, up 8.63%, and per capita nonproductive expenditure 24,596 yuan, up 13.5%. Urban residents' per capita disposable income was 54,706 yuan, up 8%, including wage income of 29,567 yuan, up 8.9%, and net operating income of 11,645 yuan, up 5.1%; and per capita nonproductive expenditure 29,926 yuan, up 15%. Rural residents' per capita disposable income was 30,882 yuan, up 8.8%, including wage income of 11,906 yuan, down 7.8%, and net operating income of 11,981 yuan, up 10.7%; and per capita nonproductive expenditure 18,185 yuan, up 12.4%. See **Table 3-1**.

Table 3-1 Socioeconomic Profile of Xiangshan County

Item	Unit	2018
1. Population		
1) Number of households	/	54.86
2) Population	0,000	32.8063
Where: rural population	0,000	22.0537
2. Land area	km ²	8000
3. GDP	00 million yuan	531.65
1) Primary industries	00 million yuan	73.42
2) Secondary industries	00 million yuan	225.59
3) Tertiary industries	00 million yuan	232.64
4. Per capita GDP	0,000 yuan	96746
5. Per capita disposable income of urban residents	yuan	54706
6. Per capita net income of rural residents	yuan	30882

3.1.2 Affected Townships / Sub-districts

The Subproject will affect Dandong and Danxi Sub-districts.

Dandong Sub-district is the economic, cultural, educational and financial center of the county, with a land area of 38 km² and a population of 60,000, governing 9 communities and 26 villages. The sub-district has over 500 enterprises, which are leading in R&D. The sub-district boasts leisure agriculture and has a famous suburban vegetable industrialization base.

Danxi Sub-district is located west of the county town, with a land area of 42 km² and a population of 57,000, governing 6 communities and 29 villages. The sub-district has over 580 enterprises, dealing with machinery, electronics, textile, chemicals, building materials, aquatic and farm product processing, etc. The sub-district has many cultivation and stockbreeding bases. See **Table 3-2**.

Table 3-2 Socioeconomic Profile of Affected Sub-districts

Sub-district	Villages / communities	Population (0,000)	Land area (km ²)	Agricultural gross output value in 2018 (0,000 yuan)	Industrial gross output value in 2018 (0,000 yuan)
Dandong	33	6	38	16855	5823726
Danxi	35	5.7	42	14765	509733

3.2 Affected Villages

The Subproject will affect 9 villages, including Chikan, Zhaimei and Xiayu Villages in Dandong Sub-district, and Xilin, Yangxin, Xinqitou, Jiangjia, Shangyu and Choujiashan in Danxi Sub-district. See Table 3-3.

Table 3-3 Socioeconomic Profile of Affected Villages (2018)

Sub-district	Village	Subcomponent	Land area (km ²)	HHs	Population	Rural labor force		Per capita annual income (yuan)
						Total	Women	
Dandong	Chikan	Juying Road	1.2	294	895	687	312	28000
	Zhaimei	(Binhai Avenue South) Reconstruction	1.6	252	812	665	289	26500
	Xiayu		1.1	420	1006	865	425	31000
Danxi	Xilin	Construction of 3 Roads	1.3	85	264	187	84	27900
	Yangxin		1.2	168	534	412	209	32000
	Xinqitou		1.3	196	686	501	232	29500
	Jiangjia		1.2	200	560	420	209	31600
	Shangyu		1.1	450	1115	986	412	32100
	Choujiashan		1.8	505	1610	1368	654	32650

3.3 Affected Population

In order to learn the basic information of the APs, the task force conducted a sampling survey on 16 households with 52 persons were sampled, with a sampling rate of 12%, covering ethnic group, gender, age, educational level, house size, land resources, household income and expenditure, etc.

3.3.1 Ethnic and Gender Analysis

All the 52 samples are Han people, including 37 laborers, and 19 women, accounting for 36.54%. Women deal mainly with textile, housekeeping, farming, housework, etc.

3.3.2 Age Distribution

Among the 52 samples, 5 are aged 0-6 years, accounting for 9.61%; two aged 7-17 years, accounting for 3.58%; 33 aged 18-40 years, accounting for 63.46%; 7 aged 41-60 years, accounting for 13.46%; and 5 aged 61 years or above, accounting for 9.61%. See Figure 3-1.

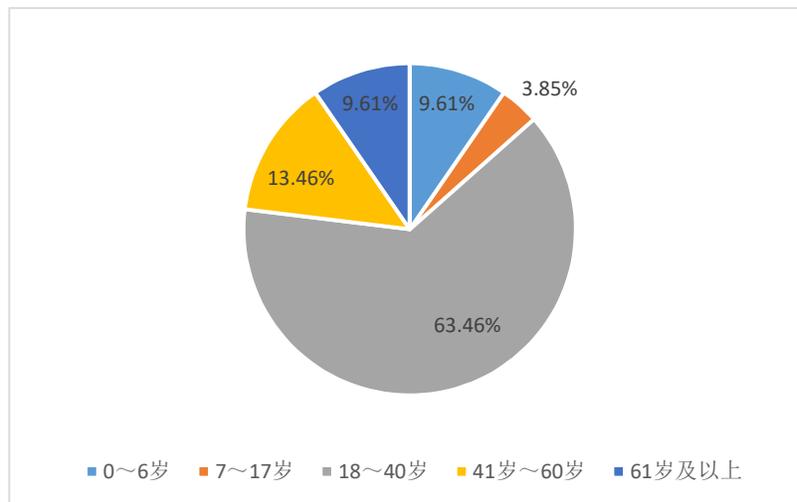


Figure 3-1 Age Distribution

3.3.3 Educational Level

Among the 52 samples, 17 have received primary school education, accounting for 32.69%; 23 have received junior high school education, accounting for 44.23%; 9 have received senior high / secondary technical school education, accounting for 17.3%; and 3 have received junior college or above education, accounting for 5.78%. See Figure 3-2.

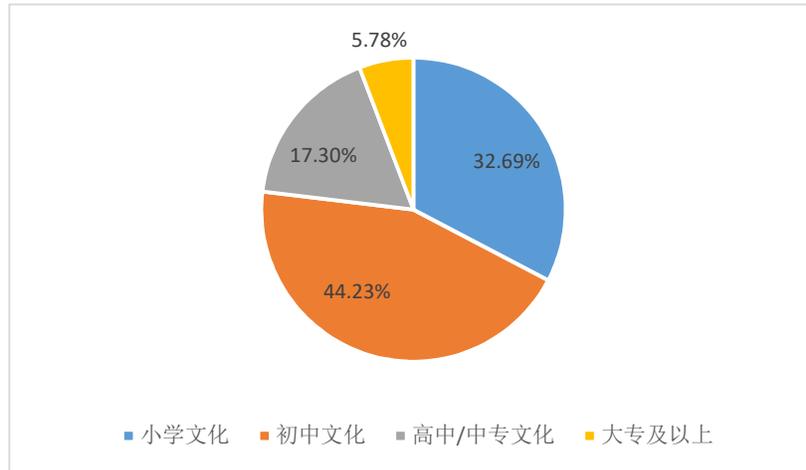


Figure 3-2 Educational Level Distribution

3.3.4 House Size

The houses of all the 16 sample households are in masonry concrete structure, with a total size of 2,080 m², averaging 130.05 m² per household or 40.02 m² per capita. See Table 3-4.

Table 3-4 Housing Conditions of Sample Population

Houses		Average per HH (m ²)	Per capita (m ²)	Indoor cable TV (%)	Lighting power supply (%)	Telephone (mobile phone) possession (%)	Drinking water	
Structure	Size (m ²)						Supply mode	Percent (%)
Masonry concrete	1780.56	111.285	34.24	100	100	100	Tap water	100%
Masonry timber	198.64	12.415	3.82	100	100	100	Tap water	100%
Simple	101.62	6.35125	1.95	100	100	100	Tap water	100%

3.3.5 Cultivated Area

The 16 sample households have 1.26 mu per household or 0.42 mu per capita, growing paddy rice, vegetables and other commercial crops mainly, with annual per mu income of about 2,287.76 yuan.

3.3.6 Household Income and Expenditure

For the 16 sample households, average annual income is 31,260.42 yuan, including agricultural income of 960.86 yuan, accounting for 30.73%; wage income of 1,896.48 yuan, accounting for 6.06%; operating income of 3,362.38 yuan, accounting for 10.75%; outside employment income of 21,546.36 yuan, accounting for 68.92%; property income of 1,025.4 yuan, accounting for 3.28%; and other income of 2,468.94 yuan, accounting for 7.89%.

For the 16 sample households, average annual expenditure is 5,986.66 yuan; including nonproductive expenses of 2,780.68 yuan, accounting for 46.45%; medical expenses of 723.56 yuan, accounting for 12.09%; educational expenses of 1,078.96 yuan, accounting for 18.02%; traffic expenses of 456.75 yuan, accounting for 7.63%; tax expenses of 151.55 yuan, accounting for 2.53%; and other expenses of 795.16 yuan, accounting for 13.28%.

It can be seen that the samples' income are from outside employment and business operations mainly, and agriculture is no longer a main income source, so the Subproject will have little impact on the AHs' income. In addition, with the progress of the Subproject, more nonagricultural job opportunities will be generated, thereby increasing the APs' income.

Table 3-5 Income and Expenditure of Sample Households

Item		Average per household (yuan)	Per capita (yuan)	Percent (%)
Annual household income	Agricultural income	2882.58	960.86	30.73
	Wage income	5689.44	1896.48	6.06
	Operating income	10087.14	3362.38	10.75
	Outside employment income	64639.08	21546.36	68.92
	Property income	3076.2	1025.4	3.28
	Other income	7406.82	2468.94	7.89
	Subtotal	93781.26	31260.42	100.00
Annual household expenditure	Nonproductive expenses	8342.04	2780.68	46.45
	Medical expenses	2170.68	723.56	12.09
	Educational expenses	3236.88	1078.96	18.02
	Traffic expenses	1370.25	456.75	7.63
	Tax expenses	454.65	151.55	2.53
	Other expenses	2385.48	795.16	13.28
	Subtotal	17959.98	5986.66	100.00

The survey findings are as follows: 1) The income level of the affected villages is at the local average; 2) The two affected sub-districts vary greatly in income structure, where the main income sources of Dandong Sub-district are secondary and tertiary industries, because it is located in the urban area, while that of Danxi Sub-district is house lease because there are many migrant workers here; 3) In the affected villages, the proportion of agricultural income is low, while that of operating and wage income is high, so the Subproject will have little impact on the AHs' income; and 3) The Subproject will generate many nonagricultural job opportunities for the APs, thereby increasing their income.

4 Legal Framework and Policies

4.1 Laws and Policies on Resettlement

1) State laws and regulations

- Land Administration Law of the PRC (amended on August 28, 2004)
- Regulations on the Implementation of the Land Administration Law of the PRC
- Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)
- Interim Regulations of the PRC on Farmland Occupation Tax
- Rules for the Implementation of the Regulations of the PRC on Farmland Occupation Tax (Decree No.49 of the Ministry of Finance and the State Administration of Taxation)
- Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93)
- Notice of the Ministry of Land and Resources on Doing a Practical Job in Compensation for Land Acquisition (MLR [2004])
- Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238) (effective from November 3, 2004)
- Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor (Decree No.590 of the State Council)
- Notice of the State Council on Strengthening Land Adjustment and Control (SC [2006] No.31), effective from August 31, 2006
- Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.96), effective from June 28, 2010

2) Local regulations and policies

Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC

Notice on Strengthening and Improving Land Acquisition Work (ZPG [2002] No.27)

Measures of Zhejiang Province for Compensation for Land Acquisition and Basic Living Security for Land-expropriated Farmers (Decree No.264 of the Zhejiang Provincial Government)

Regulations of Zhejiang Province on Master Land Utilization Planning

Notice of the Zhejiang Provincial Government on Re-promulgating the Provincial Minimum Living Standard of Compensation for Land Acquisition (ZPG [2012] No.2)

Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17)

Guidelines of Zhejiang Province on Further Regulating the Management of Village-level Land Reserved for Resettlement (ZPLRD [2006])

Notice of the Zhejiang Provincial Government on Adjusting Compensation and Resettlement Policies for Land Acquisition (ZPG [2014] No.19)

Opinions of the Zhejiang Provincial Government on Promoting the Redevelopment of Urban Low-efficiency Land Comprehensively (ZPG [2014] No.20)

Regulations of Ningbo City on the Expropriation of Houses on Collective Land Rules for the Implementation of the Regulations of Ningbo City for the Demolition of Houses on Acquired Collective Land (Decree No.141 of the Ningbo Municipal Government)

Measures of Xiangshan County for Expropriation of Houses on State-owned Land and Compensation Therefor (XCG [2014] No.97)

Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2019] No.126)

Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175)

Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98)

Opinions on the Connection between Endowment Insurance for LEFs and Basic Endowment Insurance for Employees (XRS [2013] No.254)

Policy on Endowment Insurance for Land Acquisition (XCGO [2015] No.123)

Measures of Xiangshan County for the Administration of Rural Housing Land (XCG [2015] No.44)

Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019])

4.2 Bank Policy

Operational Policy OP4.12 on Involuntary Resettlement and appendixes (effective from January 1, 2002)

Bank Procedure BP4.12 on Involuntary Resettlement and appendixes (effective from January 1, 2002)

4.3 Differences between the Bank Policy and PRC Laws, and Remedies

Compensation for land

Difference: Bank policies require that compensation should be sufficient to offset any income loss, and restore long-term income-generating potential. Chinese standards are based on AAOV.

Solution: An early-stage solution is to provide replacement land, which is hardly practical. Cash compensation is the preference of most people, though they cannot ensure the rational use of such compensation. Therefore, further technical support is needed to monitor the income of seriously affected households, especially those in vulnerable groups, and local governments should aid those in need.

Compensation and resettlement of vulnerable groups

Difference: Bank policies require that special compensation is granted to all vulnerable groups, especially seriously affected households faced with impoverishment. Chinese provisions do not require social analysis, and compensation is based only on the amount of loss.

Solution: Special funds are available to assist the vulnerable groups, who will be identified during the DMS. All measures have been specified in the RP.

Consultation and disclosure

Difference: Bank policies require APs are fully informed and consulted as soon as possible. Chinese provisions have improved the transparency of disclosure and compensation. However, APs still play a weak role in project decision-making, and the disclosure period is usually too short.

Solution: Consultation has begun at the early stage (before and during the technical assistance). The Ningbo PMO agrees to disclose the RP to APs as required by the Bank.

Lack of legal title

Difference: Bank policies require all demolished houses, whether lawful or not,

should be compensated for at the same rates. According to Chinese laws, people without local registered residence are entitled to the same compensation as local people. In addition, prevailing Chinese laws stipulate that no compensation should be provided for the acquisition of illegally owned land and houses.

Solution: For a Bank-financed project, all APs, whether lawful or not, whether having ownership or right of use, will be protected, and provided with compensation or assistance.

Resettlement monitoring, evaluation and reporting

Difference: The Bank requires that internal and external resettlement monitoring be conducted. However, there is no such requirement in Chinese laws, except for reservoir projects.

Solution: Internal and external resettlement monitoring systems have been established for all Bank-financed projects, and this has been included in the RP. The requirements for internal and external monitoring reporting are specified in the RP.

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

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

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

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

(d) It will be guaranteed that all the affected people can receive all the compensations for the resettlement loss before the implementation of the project.

Their daily life will be properly arranged, and their production will be effectively restored. Subsidies and assistance will also be given to solve their temporary difficulties.

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

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

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

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

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

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

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

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

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

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

(o) Great attention will be given to the complaints of affected people. Timely assistance will be given to them to solve the difficulties and inconvenience during the

resettlement process. The disputes on the compensation rate will be solved through consultations as far as possible. If consultation fails, it can be submitted for arbitration.

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

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

Considering that there are some gaps between the domestic resettlement policy and the Bank's OP4.12, during the resettlement implementation stage of the projects covered by this RPF, PMO will absorb good practices and policy from the Bank on the basis of domestic laws.

Table 4-1 Comparison between PRC Policies and Bank Policies

	Policy of China	Policy of the World Bank	Policy of the Subproject
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of relocated person is not lower than before.	Carry out the Bank's policy
Compensation approach	Land acquisition is generally compensated by currency, supplemented by employment assistance and social security. The following resettlement approaches are available to the households affected by the demolition of rural residential houses: 1) Cash compensation; 2) Housing land + Self-build. The displacer will offer housing land for relocation and conduct land leveling and constructing infrastructure for AHs. 3) Real house. When real house is chosen as compensation, the location and type of resettlement house have been determined.	Land replacement resettlement shall be provided for population depending on land. Affected people have their own right to choose be compensated by currency, housing land + self-build or real house. The displacer will conduct land leveling and constructing infrastructure for AHs. Location of the resettlement house can be chosen freely by the relocated person.	Carry out the Bank's policy
Calculation method of compensation fees	Take the price of second-hand house that of the same type and purpose at the same district as the compensated price.	The price shall be calculated based on estimated replacement cost, without considering depreciation.	The actual compensation is higher than replacement cost.
Compensation	No compensation shall be	Compensation is	Give

	Policy of China	Policy of the World Bank	Policy of the Subproject
for illegal building	provided for illegal buildings.	provided for illegal buildings.	compensation for those before cut-off date
Public participation	Public participation system is not sound enough, public can only participate in some phases of the project implementation.	Has a complete and sound public participation plan, public can participate in the whole process of the project.	Set up a public participation mechanism covering multi-levels and multi-channels
Monitoring arrangement	Internal management mechanism of project owner and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project owner and resettlement implementation agency and external monitoring from the external independent monitoring unit.	Ste up external and internal monitoring systems as the Bank requirement
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project owner, external monitoring agency, etc.	Set up grievance mechanism as the Bank requirement

4.4 Resettlement Policies of the Subproject

The resettlement policies of the Subproject have been developed in accordance with the applicable regulations and policies of the PRC, Zhejiang Province, Ningbo City, Xiangshan County and the Bank.

4.4.1 Permanent LA

The LA compensation principles and rates, LA procedure, and supervision mechanism will be based on the Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98). The compensation for permanent LA includes land compensation, resettlement subsidy, and compensation for young crops and ground attachments.

1. In Xiangshan County, acquired land is compensated for at location-based composite land price.

2) Compensation for collective land should be distributed rationally among the rural collective economic organization and APs, and used mainly for endowment insurance for LEFs and public welfare, and should not be distributed evenly to households.

LA compensation should be used and distributed as resolved by the rural collective economic organization through legal procedures, and the spending and

distribution of LA compensation should be disclosed to members and be subject to their supervision.

The township government (sub-district) should give directions on the use of LA compensation under the supervision of the departments concerned of the county government.

LA compensation must be used for the designated purpose.

3. LA compensation: The county land and sources bureau will disburse LA compensation timely and fully to the rural collective economic organization, otherwise the acquired land will not be used.

The compensation rates for crops and ground are detailed in **Section 4.5.4**.

4.4.2 Temporary Land Occupation

According to Article 57 of the Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC, in the case of temporary using State-owned land or land owned by farmer collectives by construction projects or geological survey teams, approval should be obtained from the land administrative departments of local people's governments at and above the county level. Whereas the land to be temporarily used is within the urban planned areas, the consent of the urban planning departments should be obtained before being submitted for approval. Land users should sign contracts for temporary use of land with related land administrative departments or rural collective organizations or villagers committees depending on the ownership of the land and pay land compensation fees for the temporary use of the land according to the standard specified in the contracts. Users who use the land temporarily should use the land according to the purposes agreed upon in the contract for the temporary use of land and should not build permanent structures. The term for the temporary use of land shall not usually exceed two years.

4.4.3 Rural HD

Residential houses on collective land shall be compensated for in conformity with the Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land ([2006] No.25), Rules for the Implementation of the Regulations of Ningbo City for the Demolition of Houses on Acquired Collective Land (Decree No.141 of the Ningbo Municipal Government), Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land ([2019] No.126), Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]), Measures of Xiangshan County for the Administration of Rural Housing Land (XCG [2015] No.44), and other applicable laws and regulations.

Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2019] No.126) (see Appendix 6):

1. Households affected by the demolition of residential houses may be subject to property swap or cash compensation. Eligible AHs may also be subject to relocation. AHs have the right to choose compensation and resettlement modes.

Property swap means that the displacer provides swap residential houses to resettle AHs.

Cash compensation means that the displacer provides compensation fees to AHs for them to purchase houses themselves.

Relocation means that the displacer provides housing land and funds for AHs to build resettlement houses themselves.

2. If an AH has more than one residential house on collective land within the HD range, the total building area of such residential houses should be counted.

3. If an AH is eligible for housing land application, but has not received housing land or the building area of its completed house is less than the entitled size, the size of its resettlement house shall be made up to 40 m² per capita.

4. A demolished house shall be compensated for at replacement cost and based on newness, and the lawful building area of the demolished house in excess of the entitled size shall be compensated for at 50% of the average price of local commercial houses of the same grade.

5. Lawful land in excess of the entitled area shall be compensated for by reference to the rate for state-owned land. If the demolished house has been decorated, such decoration shall be compensated for as a whole or in a scattered manner.

Attachments shall be compensated for at replacement cost and based on newness.

6. In case of property swap or cash compensation, the entitled size shall be based on the lawful size of the demolished house or the minimum size of the resettlement house, whichever is higher, but the former shall not exceed 250 m².

7. In case of cash compensation, the following provisions shall apply:

Cash compensation: entitled size × (average size of local commercial houses of the same grade – basic construction costs) + appraised price of demolished house

The AH shall not apply for house construction on rural housing land.

8. In case of property swap, the following provisions shall apply:

Actual size of resettlement house = [entitled size × (average size of local commercial houses of the same grade – basic construction costs) + appraised price of demolished house] ÷ appraised price of resettlement house;

The size of the resettlement house shall be close to the entitled size of the AH.

The price difference between the demolished house and the resettlement house shall be settled.

The resettlement house shall meet the national and provincial design and quality standards.

9. In case of relocation, the following provisions shall apply:

An AH choosing relocation must meet the rural housing land approval conditions of our county, and the displacer shall provide housing land for resettlement.

Any deficiency of the resettlement land shall be paid for.

The displacer or contractor shall be responsible for the water and power supply, road construction and land leveling of the resettlement land, or pay relevant costs.

The displacer shall obtain the land and house construction planning permits.

10. If the AH is relocated due to HD, the displacer shall pay a moving subsidy, which shall be paid at a time, and include expenses for moving from the demolished house to the turnover or transitional house, and from the turnover or transitional house to the resettlement house or any other residential house.

The moving subsidy shall be based on the lawful building area of the demolished house.

11. In case of property swap, the AH may obtain a transition house itself or choose the turnover house provided by the displacer.

The transition period means the period from the month of relocation to the month in which the resettlement house is delivered.

The transition period shall not exceed 24 months; if the resettlement house is in a new high-rise residential building, the transition period shall not exceed 36 months.

12. If an AH chooses property swap and obtains a transition house itself, the displacer shall pay the transition subsidy from the month of relocation to 6 months after the delivery of the resettlement house. If an AH chooses cash compensation, the displacer shall pay the transition subsidy for six months. If an AH chooses relocation, the displacer shall pay the transition subsidy for 18 months.

13. If the AH obtains a transition house itself, but the displacer fails to deliver the resettlement house beyond the transition period, it shall pay double the transition subsidy from the month in which the resettlement house is due for delivery.

If the displacer fails to deliver the resettlement house on time, the AH shall have the right to claim cash compensation. In this case, the displacer shall grant cash compensation, and pay the transition subsidy.

14. If an AH chooses the turnover house provided by the displacer, the displacer shall not pay the transition subsidy to the AH. However, if the displacer fails to deliver

the resettlement house beyond the transition period, it shall not only continue to provide the turnover house, it shall also pay the transition subsidy from the month in which the resettlement house is due for delivery.

The AH shall empty the transition house within 6 months from the month of delivery of the resettlement house.

Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]):

1. A demolished house shall be compensated at replacement cost and based on newness, and subject to a comprehensive correction factor of 1.2, which shall be adjusted every two years.

Newness shall depreciate at 2% per annum and for not more than 5 years.

Replacement costs, decoration and attachments shall be appraised based on the Technical Regulations of Xiangshan County on the Appraisal of Houses on State-owned Land.

Immovable plants shall be appraised by a qualified agency appointed by the displacer.

2. Lawful land in excess of the entitled area shall be compensated for by reference to the rate for state-owned land.

3. If an AP's parents have a registered house, such house shall be counted together with the AP's house and population.

4. The resettled population of an AH may be increased in the following cases:

Increased by one if the AH has received a one-child certificate;

Increased by one for each unmarried family member having attained the statutory marriage age;

Increased by one for each couple having not born a baby

5. In principle, the entitled size shall not exceed 80 m² if the AH has 1-2 members, not exceed 180 m² if the AH has 3 members, and not exceed 250 m² if the AH has more than 3 members.

6. One-time moving subsidy: 300 yuan/m² of building area, to be made up to 10,000 yuan but not more than 75,000 yuan

7. Transition subsidy: 21 yuan/m² per month north of Xiangshanhe Road, to be made up to 1,150 yuan per month, and 18 yuan/m² per month south of Xiangshanhe Road, to be made up to 980 yuan per month

8. Cash compensation subsidy:

1) 15% for residential houses;

2) For commercial properties, 20% for the portion of the appraised value less than 5 million yuan, and 10% for the portion not less than 5 million yuan;

3) 20% of the appraised value for office, industrial and storage properties

9. In case of property swap for a demolished house on collective land, a certain size subsidy shall be granted.

1) Size subsidy for property swap: The size subsidy shall be 15% of the entitled size but not less than 15 m², to be paid for at the preferential price; any deficiency shall be paid for at the difference between the appraised and preferential prices.

2) Additional size subsidy: In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and the additional size will be paid for at the preferential price if it is not more than 15 m², at 70% of the appraised price if it exceeds 15 m² but not more than 25%, or 1.2 of the appraised price if it exceeds 25 m².

3) Shared size subsidy: For a house under property swap provided with elevators, a shared subsidy of 3 m² shall be granted if there is one elevator, or 10 m² if there are two or more elevators.

10. Reward: If the AH enters into a compensation agreement and completes relocation within the specified period, a reward at 10% of the appraised price will be paid, which is not less than 30,000 yuan per household.

11. The entitled size and resettlement size shall be building area, including shared size.

12. The appraised price of demolished house shall include the appraised value of the main structure, decoration, attachments and land.

In case of cash compensation or property swap, the appraised price of the demolished house shall also include the appraised value of the entitled size. In case of relocation, the appraised price of the demolished house shall be based on that for cash compensation.

13. These rules shall come into effect upon promulgation, and the former rules shall apply to outstanding items.

Measures of Xiangshan County for Rural Housing Land Management (XCG [2015] No.44)

Article 6 All township governments and sub-districts should save land where possible, allocate housing land in conjunction with old village reconstruction and land consolidation, and use unused, marginal or other construction land where possible. If farmland occupation is inevitable, farmland conversion should be approved in advance pursuant to Document ZPGO [2014] No.46, and any land use not in line with the master land utilization plan or the village development plan should not be approved.

Article 8 Rural housing land should be approved for villagers in the same village

only, but cross-village approval within the same township (sub-district) is also allowed if necessary.

Article 9 Any rural household that applies for housing land should have its former house demolished in advance and its former certificate of land use right revoked. If its former house cannot be demolished for cultural relic protection, safety or any other purpose, the right to use its former housing land should be withdrawn by the village collective, and an agreement on former house disposal entered into with the village committee.

Article 10 A household should be allocated one piece of rural housing land only. If a household has more than one piece of housing land, only one house can be reconstructed on its former site, while all buildings on other pieces of housing should be demolished. With the consent of the village committee, other housing land may also be reallocated to other households eligible for housing land application, subject to registration of change of land use right.

Article 11 Rural housing land area allocated should be based on the population of a household and the use of construction land in the same village. Rural housing land area will not exceed 95 m² for a household with 1-2 members, 125 m² for a household with 3 or more members, or 140 m² in case of former site reconstruction.

Article 15 A household that meets any of the following conditions should not apply for housing land:

- 1) Lodging in the village though with local registered residence;
- 2) Having housing land reaching 90% of the area specified herein;
- 3) Leasing, selling, granting or otherwise transferring its housing land to anyone else;
- 4) Not eligible for household splitting, or approved for admission to a rural central living quarter;
- 5) Having obtained allocated state-owned land for house construction;
- 6) Having received compensation and been resettled through cash compensation or property swap;
- 7) Receiving centralized support from the government;
- 8) Having adjusted housing with other villagers without authorization;
- 9) Having any illegal building that has not been demolished; or
- 10) Meeting any other condition for non-application.

4.4.4 Endowment Insurance for LEFs

According to the Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175), eligible LEFs

under the Subproject may cover endowment insurance for LEFs.

1) Eligibility:

a) Registered agricultural population in administrative villages approved for village-to-community transformation;

b) Members of households with land loss rates of 60% or above in LA approved by county-level or above land and resources authorities; and

c) A certain proportion of members of households with land loss rates of less than 60% but per capita acquired land area reaches the per capita cultivated area of the affected village.

2) Contribution levels:

① Currently, 5 contribution levels are available, with corresponding pension levels. Any contribution level will not be varied once chosen.

② From the effective date hereof, an LEF shall receive a fiscal subsidy at 30% of the contribution base of Level 3 for Levels 1, 2 and 3, or 30% of that of Level 4 for Levels 4 and 5.

③ For each insured, the monthly pension shall be increased by 40 yuan for Levels 1, 2 and 3, or by 30% for Levels 4 and 5.

④ Contribution levels shall be adjusted based on our county's economic development and bank interest rate, and approved by the county government.

⑤ The insured shall make contributions in villages through the bank designated by the handling agency.

⑥ The insured shall pay up premiums at a time in principle, or by installment with the approval of the handling agency.

In case of installment payment, the first installment shall not be less than 50%, and the balance shall be paid in consecutive years for not less than 10% per annum.

3) Review and approval:

The insured will file an application for endowment insurance with the village committee. After such application is reviewed by the township government or sub-district office, it will be approved by the county labor and social security bureau.

The application materials include:

a) Application form for endowment insurance;

-
- b) ID card and certificate of household registration;
 - c) Certificate of land use right;
 - d) LA approval document; and
 - e) Approval document of village-to-community transformation.

After the approval of the application, the insured will complete the registration form for endowment insurance and the pension approval form, and go through the insurance formalities with the county endowment insurance handling agency.

4) Eligibility for pension and pension levels:

The insured must meet the following conditions to receive pensions monthly:

- ① Having paid endowment insurance premiums in full; and
- ② Having attained 60 years for men or 55 years for women.

Pensions shall be paid by the handling agency via a bank or postal office.

5) Fundraising

a) The fund of endowment insurance for LEFs of Xiangshan County will be established.

b) The fund will be borne by the individual, village collective and county government jointly. The individual and collective must pay the stipulated premiums, and the collective economic organization may grant a subsidy to each insured based on its financial capacity from its land compensation, land income, etc.

③ The county government shall establish an endowment insurance fund, and set aside a certain amount for premium payment per annum.

④ The endowment insurance fund shall be used for the designated purpose, and subject to the supervision of the county finance and audit departments, and the public.

The Notice on Adjusting the Benefit and Contribution Levels of Endowment Insurance for Land-expropriated Farmers (XRS [2018] No.119) stipulates that:

1) Benefit

Level 1: 620 yuan/month; Level 2: 570 yuan/month; Level 3: 520 yuan/month;
Level 4: 480 yuan/month; Level 5: 430 yuan/month

2) Contribution

For men below 60 years and women below 55 years: Level 1: 64,070 yuan; Level

2: 47,500 yuan; Level 3: 30,830 yuan

See **Table 4-2**.

3) Effective date

① The benefit levels in this notice shall apply to LEFs approved for endowment insurance on or before April 30, 2018, and to LEFs approved for endowment insurance after April 30, 2018 from October 1, 2018.

② The contribution levels shall come into effect on October 1, 2018.

Table 4-2 Contribution Levels and Benefits of Endowment Insurance for LEFs of Xiangshan County

Contribution level		Level 1 (550 yuan/month)	Level 2 (500 yuan/month)	Level 3 (450 yuan/month)	Level 4 (400 yuan/month)	Level 5 (350 yuan/month)
Amount of contribution (yuan)						
Age (year)		Male	Female	Male	Female	Male
>=61, <62	>=56, <57					
>=62, <63	>=57, <58	51870	39090	26290	15190	9960
>=63, <64	>=58, <59	47780	36270	24750	14310	9450
>=64, <65	>=59, <60	43720	33480	23240	13410	8950
>=65, <66	>=60, <61	39620	30620	21710	12540	8450
>=66, <67	>=61, <62	35560	27880	20210	11620	7930
>=67, <68	>=62, <63	31460	25090	18700	10730	7420
>=68, <69	>=63, <64	27400	22290	17160	9830	6900
>=69, <70	>=64, <65	23300	19460	15610	8950	6390
>=70	>=65	19220	16650	14100	8050	5860

4.5 Compensation Rates of the Subproject

4.5.1 Permanent LA

The LA compensation rates of the Subproject are based on the Land Administration Law of the PRC, Measures of Zhejiang Province for the Implementation of the Land Administration Law of the PRC, Measures of Zhejiang Province for Compensation for Land Acquisition and Basic Living Security for Land-expropriated Farmers (Decree No.264 of the Zhejiang Provincial Government),

Notice of the Zhejiang Provincial Government on Adjusting Compensation and Resettlement Policies for Land Acquisition (ZPG [2014] No.19), Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98), and other applicable policies and regulations. See Table 4-3.

Table 4-3 Location-based Composite Land Prices of Xiangshan County

Area	Land type	Location-based composite land price (0,000 yuan/mu)		
		Total	Land compensation	Resettlement subsidy
Tier-1	Type 1: cultivated land, construction land, garden land, other farmland	6.0	3.0	3.0
	Type 2: woodland, unused farmland	3.0	1.5	1.5
Tier-2	Type 1: cultivated land, construction land, garden land, other farmland	5.3	2.65	2.65
	Type 2: woodland, unused farmland	2.65	1.325	1.325
Tier-3	Type 1: cultivated land, construction land, garden land, other farmland	4.6	2.3	2.3
	Type 2: woodland, unused farmland	2.3	1.15	1.15

According to the Regulations of Xiangshan County on Compensation and Resettlement for Land Acquisition, LA compensation rates are divided into different tiers based on location. See Table 4-4.

Table 4-4 LA Compensation Rates of the Subproject

Subcomponent	Sub-district	Village	Tier	Compensation rate (0,000 yuan/mu)
Construction of 3 roads	Danxi	Xilin	1	6.0
		Yangxin	1	6.0
		Choujiashan	1	6.0
		Xinqitou	1	6.0
		Jiangjia	1	6.0
		Shangyu	1	6.0
Juying Road (Binhai Avenue South)	Dandong	Xiayu	1	6.0
		Zhaimai	1	6.0
		Chikan	1	6.0

4.5.2 Temporary Land Occupation

For temporary land occupation arising from the Subproject, the land user should enter into a temporary land use contract with the rural collective economic organization, and use compensation according to the contract.

Compensation for temporary land occupation includes compensation for ground attachments and young crops, and land reclamation fees. The compensation for ground attachments and young crops during occupation and land restoration will be paid to proprietors; land reclamation fees will be used for land reclamation and field facility construction, as detailed below:

- 1) The period of temporary land occupation usually does not exceed two years;
- 2) The user of the temporarily occupied land should use the land for the purpose specified in the contract, and should not construct any permanent building thereon;
- 3) In order to minimize LA impacts on cultivation income, construction should be conducted after harvest or before sowing, and the AHs notified in advance; and
- 4) Upon expiry of the occupation period, the land user should return the land and restore it to the original condition.

4.5.3 Rural HD

Compensation rates:

All residential houses involved in the Subproject are rural residential houses on collective land, and will be compensated for in accordance with the Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land, Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2019] No.126), and Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]).

According to the Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]), the compensation rates for rural residential houses are as follows:

1. HD compensation

- 1) One-time moving subsidy
300 yuan/m² of building area, to be made up to 10,000 yuan but not more than 75,000 yuan
- 2) Transition subsidy
21 yuan/m² per month north of Xiangshanhe Road, to be made up to 1,150 yuan per month, and 18 yuan/m² per month south of Xiangshanhe Road, to be made up to

980 yuan per month

2. HD subsidies

Cash compensation subsidy

15% of the appraised value of the demolished house in case of cash compensation, where the appraised value should not be less than the replacement cost

1) Size subsidy for property swap: The size subsidy shall be 15% of the entitled size but not less than 15 m², to be paid for at the preferential price; any deficiency shall be paid for at the difference between the appraised and preferential prices.

2) Additional size subsidy: In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and the additional size will be paid for at the preferential price if it is not more than 15 m², at 70% of the appraised price if it exceeds 15 m² but not more than 25%, or 1.2 of the appraised price if it exceeds 25 m².

Reward:

If the AH enters into a compensation agreement and completes relocation within the specified period, a reward at 10% of the appraised price will be paid, which is not less than 30,000 yuan per household.

The HD compensation rates of the Subproject are based on the Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]). See Table 4-5.

Table 4-5 Compensation Rates for HD on Collective Land

Structure	Item	Unit	Rate (yuan)	Remarks
All	One-time moving subsidy	yuan/m ²	300	To be made up to 10,000 yuan but not more than 75,000 yuan
	Transition subsidy	yuan/m ²	21 yuan/m ² per month north of Xiangshanhe Road and 18 yuan/m ² per month south of Xiangshanhe Road	To be made up to 1,150 yuan per month north of Xiangshanhe Road, and 980 yuan per month south of Xiangshanhe Road
	Cash compensation subsidy	yuan/m ²	/	15% of the appraised price
	Reward	yuan/m ²	/	10% of the appraised price, but not less than 30,000 yuan per household
HD compensation = (appraised price of demolished house + other compensation) * building area of				

4.5.4 Crops and Ground Attachments

The compensation rates for crops and ground attachments are based on the Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98). See Table 4-6.

Table 4-6 Compensation Rates for Crops and Ground Attachments

Item		Rate	
1. Crops	1) Fruit trees	Strawberry	12000-18000 yuan/mu
		Orange	Juvenile stage: 3-20 yuan each
			Early fruiting stage: 30-100 yuan each
			Middle fruiting stage: 110-200 yuan each
			Full fruiting stage: 210-300 yuan each
	2) Timber trees	Bamboo	15-35 yuan each
		Osmanthus fragrans	100-200 yuan each
		Pine	80-200 yuan each
		Mulberry	50-120 yuan each
		Forests	2000-3000 yuan/mu
		Metasequoia	Diameter 3-10cm: 100 yuan each
1) Household facilities	Enclosing walls (masonry earth)	60 yuan/m	
	Enclosing walls (timber fencing)	25 yuan/m	
2. Ground facilities	2) Telecom, power supply and broadcast facilities	Telegraph poles	Compensation rate is fixed based on cost; the budget is provided by proprietors, and reviewed by a qualified cost consulting agency; additional costs are borne by proprietors.
		Streetlamps	
		Cameras	
		Power transmission towers	
3) Greenhouse facilities	Simple	1500-2000 yuan/mu	
	Steel	30000-50000 yuan/mu	

4.5.5 Taxes and Fees

According to the Interim Regulations of the PRC on Farmland Occupation Tax, Rules for the Implementation of the Regulations of the PRC on Farmland Occupation Tax (Decree No.49 of the Ministry of Finance and the State Administration of Taxation), Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17), Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93), the taxes and fees of the Subproject are as follows:

Table 4-7 Summary of Taxes and Fees

Item		Rate (yuan/m ²)	Basis	Remarks
Farmland occupation tax	Cultivated land	35	Measures of Zhejiang Province for the Implementation of Farmland Occupation Tax (ZCNSZ [2008] No.17)	Other farming woodland, aquaculture water surface
	Other farmland	35		
	Basic farmland	52.5		
Farmland reclamation charges		20	Notice of the Zhejiang Provincial Government on Adjusting Rates of Farmland Reclamation Charges (ZPG [2008] No.39)	
Compensation fees for the use of additional construction land		16	Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Compensation Fees for the Use of Additional Construction Land (CZ [2002] No.93)	

4.6 Replacement Cost and Impact Restoration

1. Replacement cost

Based on the Bank's replacement cost principle, the HD compensation rates should be compared with the market prices of similar houses on collective land in the same area. See Table 4-8.

Table 4-8 Compensation rates for HD on collective land vs. market prices of similar houses

Structure	No.	Item	Rate (yuan/m ²)	Market price (yuan/m ²)	Result analysis
Masonry concrete	①	Appraised price of demolished house	6750+ (650-950) * newness	7650	It can be seen from the comparison that the compensation rate for each structure is much higher than the market price of a house of the same structure in the same area, so the compensation rate complies with the Bank's replacement cost principle.
	②	Cash compensation subsidy	①*0.15		
	③	One-time moving subsidy	300 (at least 10,000 yuan)		
	④	Transition subsidy	21 (at least 1,150 yuan per month)		
	⑤	Moving reward	①*0.1 (at least 30,000 yuan)		
			Total		
Masonry timber	①	Appraised price of demolished house	6750+700*newness	7650	
	②	Cash compensation subsidy	①*0.15		
	③	One-time moving subsidy	300 (at least 10,000 yuan)		
	④	Transition subsidy	21 (at least 1,150 yuan per month)		
	⑤	Moving reward	①*0.1 (at least 30,000 yuan)		
			Total		
Timber	①	Appraised price of	6750+700*newness	7650	

Structure	No.	Item	Rate (yuan/m ²)	Market price (yuan/m ²)	Result analysis
		demolished house			
	②	Cash compensation subsidy	①*0.15		
	③	One-time moving subsidy	300 (at least 10,000 yuan)		
	④	Transition subsidy	21 (at least 1,150 yuan per month)		
	⑤	Moving reward	①*0.1 (at least 30,000 yuan)		
		Total	①+②+③+④+⑤		

Note: The market prices in the above table are from a local real estate agency.

In addition, the transition subsidy for 6 months is $60 \times 21 \times 6 = 7,560$ yuan (based on the minimum house size of 60 m²), while the market rental for 6 months is $= 600 \times 6 = 3,600$ yuan. It can be seen that the transition subsidy is sufficient for house lease, and also complies with the Bank's replacement cost principle.

2. Restoration of LA impacts

The APs' main income sources are employment and house lease. Men deal mainly with machinery, electronics, textile, plastics, building materials, aquaculture, farm product processing, etc., while women mainly with textile, housekeeping, farming, housework, etc. The main crops are paddy rice and vegetables. Since the proportion of agricultural income to household income is low, these villages will be affected slightly by LA.

Eligible LEFs under the Subproject may cover endowment insurance for LEFs. 94 LEFs under the Subproject are eligible, with a coverage rate of 20.39%. The total amount of government subsidies for endowment insurance for LEFs is 7.6008 million yuan, and it is expected that the LEFs will receive a benefit of 563 yuan per month after retirement. Endowment insurance for LEFs has a high participation rate and a high benefit level, and can reduce living risks of LEFs effectively.

5 Resettlement and Income Restoration

5.1 Objective and Principles of Resettlement

The objective of resettlement of the Subproject is to develop an action plan for restoration and restoration for those affected by the Subproject so that they benefit from the Subproject, and their living standard is improved or at least restored to the pre-project level.

Some principles for resettlement and restoration have been developed according to the above objectives:

1) The willingness of the APs should be respected, and their existing production and living traditions maintained;

2) Resettlement restoration programs should be tailored to impacts of LA and HD, and based on compensation rates for LA and HD;

3) Resettlement restoration programs should be combined with group construction, resources development, economic development and environmental protection programs so as to ensure the sustainable development of the affected village groups and persons; and

4) The living standard of vulnerable groups adversely affected by the Subproject should be improved.

5.2 Restoration Program for Permanent LA

5.2.1 Summary

The Subproject will affect 9 villages in two sub-districts. 125.1575 mu of collective land will be acquired permanently, including 57.23 mu of cultivated land (45.73%), 32.241 mu of garden land (25.76%), 11.2755 mu of pond surface (9.01%), 22.7805 mu of other farmland (18.20%), and 1.6305 mu of housing land / collective construction land (1.30%), affecting 139 households with 461 persons.

The restoration program for permanent LA has been developed through consultation, and includes cash compensation, employment, social security, etc.

5.2.2 Cash Compensation

The village groups and households affected by LA will receive cash compensation, being 60,000 yuan/mu for cultivated land, construction land, garden land and other farmland (excluding compensation for crops and ground attachments).

LA compensation will be distributed rationally between the affected rural collective economic organization and the AHs, and used for endowment insurance and public welfare mainly as resolved by the collective economic organization under public supervision, and paid to the AHs fully and timely in strict accordance with the

Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98).

5.2.3 Employment

Villagers in different villages do different jobs. For example, villagers Chikan and Zhaimei Villages in Dandong Sub-district deal mainly with nonagricultural operations, such as running a store or leasing houses, while those in Danxi Sub-district mainly with farming and outside employment.

The owner and agencies concerned will provide employment information and other assistance to the APs to help them get employed, as detailed below:

1) Placement to public welfare jobs

New public welfare jobs, such as public works, gardening, cleaning and security, will be first made available to APs. It is estimated that about 800 public welfare jobs are available annually from 2019. See Table 5-1.

Table 5-1 Public Welfare Jobs Available

Job	Number
Public works	15
Gardening	24
Cleaning	20
Security	21
Total	80

2) Jobs generated during project implementation

It is estimated that 150 temporary jobs will be generated per annum at the construction stage, including 50 skilled and 100 unskilled jobs, and 90 permanent jobs generated per annum at the operation and maintenance stage, including 30 skilled and 60 unskilled jobs. These jobs will be first made available to APs to promote their employment, expected to cover 32% of the affected population. See Table 5-2.

Table 5-2 Jobs Generated at the Construction and Operation Stages

Stage	Job	Type	Number	Monthly pay (yuan)
Construction	Driving	Skilled	10	4000
	Bar bending	Unskilled	30	3500
	Calculation	Skilled	10	3800
	Excavation	Skilled	10	4500
	Construction	Unskilled	40	3000
	Cooking / cleaning	Unskilled	5	3000
Operation	Cleaning	Unskilled	15	1500
	Road maintenance	Skilled	10	2000
	Landscaping	Unskilled	20	1800

3) Resettlement with land

In each affected village, 9% of the LA area will be reserved to promote future village development and villager employment.

5.2.4 Skills Training

In order to help LEFs get employed flexibly or start up businesses independently after receiving training, a skills training program has been developed for them. Qualified trainees will be granted certificates of qualification. See **Table 5-3**.

Table 5-3 Summary of Local Skills Training Programs

Item	Trainees	Location	Description	Funding source
Baby-sitter	20	Danxi	Newborn care, and common baby disease prevention	Special government funds
Elderly care	15	Dandong	Knowledge and skills on elderly care	
Maternity matron	20	Dandong	Care of newborns and lying-in women	
Computer	50	Danxi	Basic computer knowledge and operations	
Motherhood	10	Danxi	Helping mothers build up correct concepts of family education	
Middle-rank builder	30	Dandong	Practical construction knowledge	
Special training for LEFs	150	Danxi	Cultivation and orchard management	

5.2.5 Social Security

According to the Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175), eligible LEFs under the Subproject may cover endowment insurance for LEFs and receive corresponding benefits. 94 LEFs are eligible, in which 33 have chosen Level 1, 29 Level 2, 17 Level 3, 13 Level 4 and two Level 5, receiving monthly benefits of 620 yuan, 570 yuan, 520 yuan, 480 yuan and 430 yuan respectively. The total amount of government subsidies is 19.362 million yuan. The total amount of government subsidies for endowment insurance for LEFs is 7.6008 million yuan, and it is expected that the LEFs will receive a benefit of 563 yuan per month after retirement. Endowment insurance for LEFs has a high participation rate and a high benefit level, and can reduce living risks of LEFs effectively. See **Appendix 7**.

Linkage of endowment insurance for LEFs and basic endowment insurance for employees

According to the Opinions on the Linkage of Endowment Insurance for Land-expropriated Farmers and Basic Endowment Insurance for Employees, eligible APs in the Subproject may cover basic endowment insurance for employees.

Table 5-4 Summary of Affected Population Eligible for Endowment Insurance for LEFs

Sub-component	Sub-district	Village	APs	Labor force	Those newly eligible	Insured
Juying Road	Danxi	Xiayu	11	7	5	5
		Chikan	87	68	16	16
		Zhaimei	66	55	13	13
		Total	164	130	34	34
3 roads	Dandong	Xilin	3	2	1	1
		Yangxin	45	32	8	8
		Choujiashan	116	84	23	23
		Xingqitou	46	30	9	9
		Jiangjia	49	34	12	12
		Shangyu	38	25	7	7
		Total	297	207	60	60
Total			461	337	94	94

5.3 Restoration Program for Rural HD

5.3.1 Rural Residential Houses

Fengrao and Xingyang Roads involve the demolition of residential houses of 760 m² in Choujiashan Village, Danxi Sub-district, affecting 5 households with 19 persons, including 630 m² in masonry concrete structure (82.89%), 50 m² in masonry timber structure (6.58%) and 80 m² in simple structure (10.53%).

The AHs may choose from the resettlement modes of relocation, cash compensation and property swap voluntarily. See Table 5-5.

Table 5-5 Expected Resettlement Modes of Households Affected by HD

Sub-district	Village	AHs	Resettlement mode	
			Cash compensation	Property swap
Danxi	Choujiashan	5	0	5
Total		5	0	5

Through consultation with the AHs, the Xiangshan PMO and the IA have offered the following resettlement modes:

Property swap will be based on the Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land, Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2019] No.126), and Implementation Rules of Xiangshan County for Compensation for House Demolition on Acquired Collective Land (XCG [2019]).

The size subsidy shall be 15% of the entitled size but not less than 15 m², to be paid for at the preferential price; any deficiency shall be paid for at the difference between the appraised and preferential prices.

Additional size subsidy: In case of property swap, a resettlement house whose size is bigger than and closest to the size of the demolished house will be offered, and

the additional size will be paid for at the preferential price if it is not more than 15 m², at 70% of the appraised price if it exceeds 15 m² but not more than 25%, or 1.2 of the appraised price if it exceeds 25 m².

Shared size subsidy: For a house under property swap provided with elevators, a shared subsidy of 3 m² shall be granted if there is one elevator, or 10 m² if there are two or more elevators.

Other subsidies: The AHs will also receive the following subsidies:

1) One-time moving subsidy: 300 yuan/m² of building area, to be made up to 10,000 yuan but not more than 75,000 yuan

2) Transition subsidy. 21 yuan/m² per month north of Xiangshanhe Road, to be made up to 1,150 yuan per month, and 18 yuan/m² per month south of Xiangshanhe Road, to be made up to 980 yuan per month

3) Reward: If the AH enters into a compensation agreement and completes relocation within the specified period, a reward at 10% of the appraised price will be paid, which is not less than 30,000 yuan per household.

5.4 Restoration Program for Temporary Land Occupation

The temporarily occupied land will be restored through consultation with the AHs and village collectives under the supervision of the owner and XCLRB.

In general, the temporary occupation of construction land will not result in any property loss. The Xiangshan PMO and the IA will restore the occupied land timely, and costs so incurred will be included in the budget of the Subproject.

5.5 Restoration Programs for Ground Attachments

The Subproject will involve the relocation of some ground attachments. Restoration measures for affected traffic infrastructure must be planned and arranged in advance and suited to local conditions, so that such measures are safe, efficient, timely and accurate, and their adverse impact on nearby residents is minimized. Affected special facilities will be demolished according to the construction drawings without affecting project construction and with minimum amount of relocation. Affected pipelines will be rebuilt before demolition (or relocated) without affecting regular lives of residents along such pipelines (including those not to be relocated).

It should be noted that Juying Road (Bin Hai Avenue South-Sanlian Farm) involves the demolition of ground attachments, including a gate, enclosing walls of 230m and ditches of 240m. Since Sanlian Farm has been closed down, the compensation for such ground attachments will be paid to Ningbo Sanlian Agricultural

5.6 Supporting Measures for Vulnerable Groups

The following supporting measures will be taken for the vulnerable population affected by the Subproject:

1) Priority in employment

Vulnerable residents able and willing to work will have priority in receiving jobs generated by the Subproject or public welfare jobs. Among the 9 vulnerable APs, 4 have the ability to work, in which two elder ones have become security guards, two healthy old people have been offered cleaning jobs, 3 will be hired to attend to building materials and dispose of domestic waste, and the others will be hired as landscapers after completion. See 5-6.

Table 5-6 Jobs Available to Vulnerable Groups

Job	Number	Salary (yuan/month)
Security guard	2	2500
Cleaner	2	2000
Building material keeper	3	2000
Landscaper	2	2000

2) Skills training

Skills training will be offered to vulnerable residents able and willing to work. Vulnerable residents already hired will be offered pertinent skills training, such as elder care and gardening. Such training will be offered in a door-to-door manner for their convenience.

3) Assistance in relocation

Vulnerable residents almost unable to work will be provided with assistance in relocation, etc., such as furniture relocation and new house cleaning by village collectives.

6 Organizational Structure

6.1 Resettlement Agencies

6.1.1 Organizational Setup

In order to ensure the successful implementation of resettlement as expected, an organizational structure must be established at the implementation stage to plan, coordinate and monitor resettlement activities. Since resettlement is a comprehensive task that requires the cooperation of different agencies, the departments concerned will participate in and support resettlement implementation. Since August 2014, the resettlement agencies have been established successively, and their responsibilities defined. The agencies responsible for resettlement in the Subproject are:

- 1) Xiangshan Subproject Leading Group
- 2) Xiangshan PMO
- 3) Sub-district offices
- 4) Affected village committees
- 5) External M&E agency

Other agencies: XCLRB, Xiangshan Urban Construction Investment Co., Ltd., women's federation, labor and social security bureau, civil affairs bureau, etc.

See Figure 6-1.

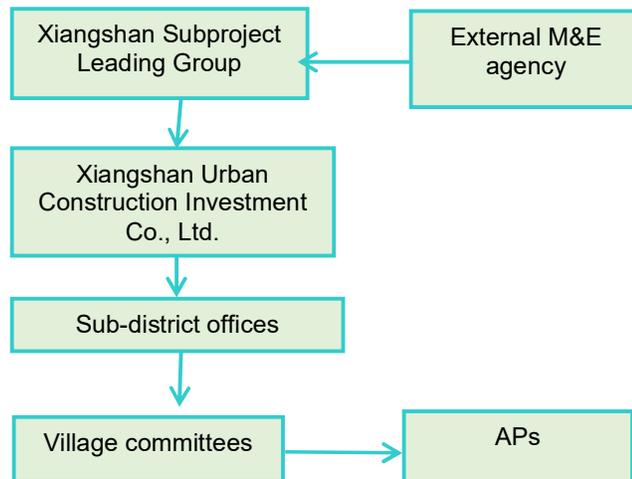


Figure 6-1 Organizational Chart

6.1.2 Organizational Responsibilities

Xiangshan Subproject Leading Group

Responsible mainly for organizing the resettlement of the Subproject, formulating policies on resettlement activities of the Subproject, and coordinating relations among the resettlement agencies at all levels

Xiangshan PMO

- 1) Responsible for the overall coordination and management of the Subproject;
- 2) Directing, coordinating and supervising resettlement activities;
- 3) Coordinating with the Ningbo PMO and the consulting agency;
- 4) Reporting the progress of project implementation to the Subproject Leading Group and the Bank;
- 5) Appointing an external M&E agency and assisting in external M&E

Owner

- 1) Assisting the design agency in defining the subproject area, conducting the DMS and saving data;
- 2) Raising and disbursing resettlement costs;
- 3) Assisting in preparing the RAP and implementing resettlement;
- 4) Directing, coordinating and supervising resettlement activities and progress;
- 5) Carrying out internal monitoring and preparing internal monitoring reports;
- 6) Assisting in external monitoring activities.

XCLRB

- 1) Developing the resettlement policies in coordination with departments concerned;
- 2) Taking full charge of LA affairs (including endowment insurance for LEFs);
- 3) Participating in the DMS;
- 4) Supervising the implementation of resettlement activities

Sub-district offices

- 1) Participating in the DMS
- 2) Participating in compensation calculation
- 3) Participating in compensation payment
- 4) Participating in appeal handling
- 5) Participating in the allocation of housing land
- 6) Participating in skills training for APs
- 7) Implementing employment measures for APs

Design agency

- 1) Reducing resettlement impacts by optimizing the project design
- 2) Identifying the range of LA and HD

External M&E agency

The Xiangshan PMO will appoint a qualified M&E agency as the external resettlement monitoring agency. Its main responsibilities are:

- 1) Observing all aspects of resettlement planning and implementation as an independent M&E agency, monitoring and evaluating the resettlement results and the social adaptability of the APs, and submitting resettlement M&E reports to the Xiangshan PMO and Bank; and
- 2) Providing technical advice to the Xiangshan PMO in data collection and processing.

6.2 Staffing and Equipment

6.2.1 Staffing

In order to ensure the successful implementation of resettlement, all resettlement agencies of the Subproject have been provided with full-time staff, and a smooth channel of communication has been established. All staff members have considerable experience in resettlement and are competent. See **Table 6-1**

Table 6-1 Staffing of Resettlement Agencies

Agency	Full-time workforce	Composition
Xiangshan PMO	4	Civil servants
XCLRB	3	Civil servants, technicians
Design agency	3	Engineers, senior engineers
External M&E Agency	4	Resettlement and social experts
Total	17	/

6.2.2 Equipment

All resettlement agencies of the Subproject have been provided basic office, transport and communication equipment, including desks and chairs, PCs, printers, telephones, facsimile machines and vehicles.

6.3 Institutional Capacity Building

In order to implement resettlement successfully, the Xiangshan PMO will take the following measures to improve institutional capacity:

- 1) Leadership responsibility system: establishing a leading team headed by the leader in charge of the district government and composed of leaders from departments concerned
- 2) Well-trained staff: All resettlement agencies are provided with staff experienced and proficient in policies and operations.
- 3) Definition of responsibilities: The responsibilities of all resettlement agencies have been defined in accordance with a bank's requirements, and the applicable state laws and regulations.

4) Staff training: The resettlement staff will be trained on resettlement policies and file management.

5) Public supervision: All resettlement information should be disclosed to the public for supervision.

6) Resettlement disclosure meetings are held irregularly and relevant information is disclosed as briefs.

7) All resettlement agencies should be provided necessary means of transport and office facilities to meet working needs.

See **Table 6-2**.

Table 6-2 Operational Training Program for Resettlement Agencies

No.	Agency responsible	Scope	Trainees	Duration	Budget (0,000 yuan)
1	Xiangshan PMO	File management	Backbone staff of the PMO and resettlement agencies	2020-2022	2
2	External M&E agency	Bank policy on involuntary resettlement	Backbone staff of the PMO and resettlement agencies	2020-2022	1.5
3	External M&E agency	Updates of domestic LA and HD policies	Backbone staff of the PMO and resettlement agencies	2020-2022	1.5
4	Xiangshan PMO	Social safeguard policies	Backbone staff of the PMO and resettlement agencies	2020-2022	2
5	Xiangshan PMO	Local HD policies	Township and village backbone staff	2020-2022	1
6	Xiangshan PMO	Local LA policies	Township and village backbone staff	2020-2022	1
Total					9

7 Public Participation and Information Disclosure

7.1 Means of Public Participation

According to the policies and regulations of the state, Zhejiang Province, Ningbo City and Xiangshan County on and resettlement, great importance will be attached to the participation of and consultation with the APs at the resettlement policy-making, planning and implementation stages in order to protect the lawful rights and interests of APs and entities, reduce grievances and disputes, and realize the resettlement objectives properly by developing sound policies and implementation rules on displacement and resettlement, preparing an effective RAP, and organizing implementation properly.

7.1.1 Direct Means

FGD

FGDs were held with representatives of the APs or village officials to collect comments and learn their concerns.

Resettlement consultation meeting

The resettlement consultation meeting was organized by the PMO to discuss resettlement modes and solicit their comments on the RAP.

7.1.2 Indirect Means

Grievances, comments and suggestions were directed to the village committees and resettlement agencies for handling.

7.2 Public Participation Activities at the Preparation Stage

1) Preparation stage

Housing land selection procedure for households affected by HD:

- a) The AH files a written application with the village committee, and provides relevant certificates and materials;
- b) The village committee discusses and discloses the application;
- c) The application is reviewed by the sub-district office and submitted to the county government for approval if there is no objection;
- d) The village committee or rural economic organization discloses the approval result timely.

During RAP preparation, the Xiangshan PMO, county housing construction bureau and transport bureau disclosed information on the Subproject and the resettlement policies to the APs in diverse forms. During agreement signing, the HD

management office explained the composition of compensation and the measurement of house size to each AH in detail. Therefore, all APs are clear about the compensation rates and policies, strongly support the Subproject, and are willing to sign HD compensation agreements. It is expected that all agreements will be signed by February 2020, and HD will be conducted in March 2020.

2) RP preparation stage

During RAP preparation, the following activities were conducted:

In March 2019, the task force held FGDs with local leaders concerned to learn local policies, compensation rates, etc.

During March-April 2019, the task force held FGDs with local leaders concerned to learn the basic information of the AHs, past LA and HD practices, restoration measures, etc.

In May 2019, the task force held FGDs with AHs to communicate local LA and HD compensation policies and resettlement measures.

In the future, the following measures will be taken to encourage public participation:

—Disclosure of compensation policies

The compensation policies were disclosed before compensation for public supervision.

—Disclosure of DMS results

DMS results were disclosed for public supervision.

—RIB preparation

In order that the APs and local governments were fully of the RAP, an RIB was prepared, and distributed to all AHs before compensation, covering the key points of the RAP, compensation and resettlement policies, entitlements, grievance redress mechanism, etc.

—Meetings

Meetings were held before the beginning of resettlement to communicate relevant policies, regulations and compensation rates so that the APs could make preparations in advance.

The LA announcement was published by means of newspaper, broadcast and TV before the beginning of resettlement, and the RAP was made available at local libraries or PMOs for reference.

See **Table 7-1**.

Table 7-1 Public Participation Activities at the Preparation Stage

Time	Activity	Participants	Organized by	Key topic	Progress
Feb. – Mar. 2019	Socioeconomic survey in affected villages	APs	Xiangshan PMO, sub-district offices, task force	Learning APs' needs and suggestions, and reflecting to the design agency	1) APs' opinions and attitudes learned; 2) Feedback given to local governments
Mar. – Apr. 2019	Collecting comments on scope of construction	APs	Xiangshan PMO, transport bureau, bus company, housing construction bureau	Collecting comments	1) APs' opinions collected to optimize the project design; 2) Feedback given to local governments
Mar. – Apr. 2019	Socioeconomic survey and DMS	Xiangshan PMO, sub-district offices, task force, APs, village officials	Xiangshan PMO, owner	Learning the local socioeconomic profile, and impacts of the Subproject	1) Local socioeconomic profile learned; 2) Basic information of AHs learned; 3) Subproject impacts analyzed
Apr. – May 2019	Preliminary resettlement policies and programs	Xiangshan PMO, sub-district offices, task force, APs, village officials	Xiangshan PMO, owner	Determining preliminary resettlement policies and programs	1) Preliminary resettlement programs developed 2) Preliminary consultation conducted; 3) Arising issues solved; 4) Supplementary consultation on individual issues conducted
May – Jun. 2019	Discussing resettlement policies	Xiangshan PMO, sub-district offices, task force, APs, village officials	Xiangshan PMO, owner	Consulting on and solving resettlement issues	5) RAP disclosed
May – Jun. 2019	Supplementary socioeconomic survey	Xiangshan PMO, Sub-district offices, agencies concerned, task force, key informants	Xiangshan PMO, owner	Consulting on resettlement issues	
Jun. 2019	Further socioeconomic survey	Xiangshan PMO, Sub-district offices, task force, key informants	Xiangshan PMO, owner	Further consulting on resettlement issues	

Table 7-2 Summary of Public Participation Activities

Activity		Time	Participants	Key opinion / suggestion	Outcome
Traffic infrastructure	1) Learning residents' traffic needs, attitudes and opinions	Mar. – Apr. 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Most residents think that the current traffic conditions are not good, the urban traffic network needs improvement, and supervision and management is to be strengthened.	The design will be optimized to improve traffic efficiency, and strengthen supervision and management.
	2) Learning residents' attitude to traffic conditions and pavement quality	Apr. – May 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Residents are satisfied with road maintenance, but expect that urban roads be wider, and traffic congestion be alleviated through new road construction and pavement improvement.	Urban roads will be broadened and improved to alleviate traffic congestion.
	3) Learning residents' needs for traffic infrastructure and suggestions	Apr. – May 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Most residents think that it is necessary to set up safety facilities, such as crosswalks and deceleration strips.	Such facilities will be set up or improved, especially at road junctions and on key segments.
	4) Visiting Juying Road and the 3 roads	May – Jun. 2019	Task force, owner, PMO, development and reform bureau, transport bureau, HD management office, sub-district offices	The 3 roads will involve HD, and such impacts should be minimized.	An appropriate compensation and resettlement program will minimize such impacts.
	5) Learning local residents' willingness to participate	May – Jun. 2019	Task force, owner, PMO, development and reform bureau, transport bureau, HD management office, women's federation, civil affairs bureau, sub-district offices	Residents expect to do jobs generated by the Subproject, especially some women.	The PMO will mobilize women and old people to attend relevant meetings. Jobs will be first made available to local residents, especially women.
	6) Learning construction impacts and residents' concerns	May – Jun. 2019	Task force, owner, PMO, development and reform bureau, transport bureau, HD management office, women's federation, civil affairs bureau, sub-district offices	Residents expect that construction impacts be kept at a minimum, and construction be notified in advance and conducted in stages.	The environmental management plan will be implemented strictly to reduce pollution.
Traffic safety	1) Learning the current situation of traffic safety management and issues	May – Jun. 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Some roads have no crosswalk or traffic signal. Safety measures should be taken to improve traffic safety.	The traffic management system will be upgraded to improve the traffic safety of the old urban area.
	2) Learning residents' traffic safety awareness, training needs and opinions	May – Jun. 2019	Task force, PMO, transport bureau, traffic police, education bureau, labor and social security bureau, civil affairs bureau, women's federation	Residents expect that traffic safety publicity be conducted in diverse forms to suit different groups.	Such publicity will be conducted in diverse forms at the community level, and together with skills training and school education.
Public space upgrading	1) Learning existing public spaces, and residents' needs and opinions	May 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Most residents expect that traffic facilities be improved, and parking be regulated.	Non-motor vehicle lanes, public leisure facilities and street infrastructure will be provided.
	2) Learning residents' traffic and leisure needs	May 2019	Task force, owner, PMO, development and reform bureau, transport bureau, sub-district offices	Most people expect that parking and roadside retail be regulated, and deceleration strips and traffic signals be set up.	Parking and roadside retail will be regulated, and safe road-crossing facilities set up.

7.3 Public Participation Plan

Different participation and consultation activities will be held at different stages. At the implementation and resettlement stages, the PMO will also pay attention to public participation and information disclosure, and communicate with the AHs adequately to ensure the successful implementation of the Subproject.

With the progress of project preparation and implementation, the APs will be further consulted so that all issues can be solved before the implementation of this RAP. The resettlement agencies will arrange public participation activities rationally so that each AH will have a chance to consult on compensation before signing compensation agreements. See **Table 7-3**.

Table 7-3 Public Participation Plan

Purpose	Mode	Time	Agencies	Participants	Topics
LA announcement	Village bulletin board, village meeting	Dec. 2019	Xiangshan PMO, transport bureau, XCLRB, sub-district and village officials	All APs	Disclosure of LA area, compensation rates and resettlement modes, etc.
Announcement of compensation and resettlement options for LA	Village bulletin board, village meeting	Dec. 2019	Xiangshan PMO, transport bureau, XCLRB, sub-district and village officials	All APs	Compensation fees and mode of payment
Verification of DMS results	Field survey	May – Jun. 2020	Xiangshan PMO, transport bureau, XCLRB, sub-district and village officials	All APs	1) Checking for omissions and finally confirming DMS results; 2) Detailed list of occupied land and losses of APs; 3) Preparing a basic compensation agreement
Determination of income restoration programs	Village meeting (many times)	Before implementation	Xiangshan PMO, transport bureau, XCLRB, sub-district and village officials	All APs	Discussing the final income restoration program and the program for use of compensation fees
Training program	Village meeting	Jan. 2020 – Dec. 2022	Xiangshan PMO, transport bureau, XCLRB, sub-district and village officials	All APs	Discussing training needs
Monitoring	Villager participation	May 2020 – Jun. 2022	External M&E agency, sub-district and village officials	All APs	1) Resettlement progress and impacts; 2) Payment of compensation; 3) Information disclosure; 4) Livelihood restoration

7.4 Grievance Redress

Since public participation is encouraged during the preparation and implementation of this RAP, no substantial dispute will arise. However, unforeseeable circumstances may arise during this process. In order to address issues effectively, and ensure the successful implementation of project construction and land acquisition, a transparent and effective grievance redress mechanism has been established.

7.4.1 Modes of Collection of Grievances and Appeals

- 1) Grievances, resettlement progress and issues from reports submitted by the township resettlement offices;
- 2) Construction impacts from construction logs submitted by construction agencies;
- 3) Coordination issues in LA and HD found by the construction agency through field patrol;
- 4) Information from the external M&E agency;
- 5) Letters and visits from APs;
- 6) Special issues reported during auditing and disciplinary inspection;
- 7) LA and HD expenses collected from fund disbursement sheets; and
- 8) Internal monitoring information.

7.4.2 Grievance Redress Procedure

According to the survey, the existing grievance redress channels in the subproject area are: 1) Villagers may reflect complaints and suggestions to their village committees, which is the main grievance redress channel; 2) Villagers may reflect complaints and suggestions to their sub-district offices; 3) Villagers may reflect complaints and suggestions to the complaint handling office of the county government. All APs may maintain their rights and interests through the above channels.

A grievance redress mechanism has been established to ensure the successful implementation of resettlement.

Stage 1: If an AP's rights are infringed on in any aspect of resettlement, he/she may file an appeal to the village committee or township government, which shall record such appeal and solve it within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the Xiangshan County Housing Construction Bureau within one month after receiving such disposition, which shall make a disposition within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Xiangshan PMO within one month after receiving such disposition, which shall make a disposition within two weeks.

Stage 4: If the AP is still dissatisfied with the disposition of Stage 3, he/she may

file a suit in a civil court in accordance with the Civil Procedure Law of the PRC after receiving such disposition.

At any stage, an AP may bring a suit in a civil court directly.

The APs may also present appeals in M&E reports through the external M&E agency. All grievances, oral or written, will be reported to the Bank in resettlement monitoring reports.

All agencies will accept grievances and appeals from the APs for free, and costs so reasonably incurred will be disbursed from the contingencies. At the whole construction stage, the above procedure will remain effective so that the APs can use it to solve relevant issues. The above appeal channel will be disclosed to the APs via the RIB and mass media.

In the meantime, the villager autonomy pattern in the subproject area is also an effective means for the settlement of community disputes. For example, the “trinity” villager autonomy pattern practiced in Xiangshan County has played an excellent role in settling disputes, where prestigious villager representatives are elected to stand for villagers’ interests and wills, promote village-level democratic decision-making, management and supervision. In this pattern, the voting matter collection, approval and voting processes are regulated. The voting system ensures that voting matters are subject to adequate consultation before decision-making to truly reflect public wills, and gives full play to villager representatives.

7.4.3 Scope and Modes of Reply

- 1) Brief description of grievance;
- 2) Investigation results;
- 3) Applicable state provisions, and the principles and rates specified in this RAP;
- 4) Disposition and basis;
- 5) The complainant has the right to file an appeal to the resettlement authority of the next higher level or file a suit in a civil court at the expense of the owner.

Modes of reply

- 1) For any individual grievance, the reply will be delivered directly to the grievant in writing.
- 2) For any common grievance, a village meeting will be held or a notice given to the village committee.

In whichever mode of reply, the reply materials must be sent to the grievant and submitted to the competent resettlement agency.

7.4.4 Recording and Feedback of Grievances and Appeals

During the implementation of the RP, the resettlement agencies should register

and manage appeal and handling information, and submit such information to the Ningbo and Xiangshan PMOs, which will inspect the registration of appeal and handling information regularly. See **Table 7-4**.

No appeal has occurred to date. The grievance redress mechanism will be further improved during implementation.

Table 7-4 Grievance Registration Form

Accepting agency:		Time:		Location:	
Appellant	Appeal	Expected solution	Proposed solution	Actual handling	
Appellant (signature)			Recorder (signature)		
Notes: 1. The recorder should record the appeal and request of the appellant factually. 2. The appeal process should not be interfered with or hindered whatsoever. 3. The proposed solution should be notified to the appellant within the specified time.					

7.4.5 Contact Information for Grievance Redress

The resettlement agencies will assign dedicated staff members to collect and accept grievances and appeals from the APs. See **Table 7-5**.

Table 7-5 Contact Information for Grievance Redress

Agency	Name	Address	Tel
Xiangshan Urban Construction Investment Co., Ltd.	Ye Wei	No.669 Xiangshanhe Road, Dandong Sub-district	13566640705
Xiangshan Urban Construction Investment Co., Ltd.	Zheng Liangliang	No.669 Xiangshanhe Road, Dandong Sub-district	13780075633
Dandong Sub-district Office	Section Chief Gu	Dandong Sub-district	15988669338
Danxi Sub-district Office	Section Chief Shi	Danxi Sub-district	13777952666

8 Resettlement Budget

8.1 Resettlement Budget

During implementation, the Xiangshan PMO, owner, sub-district offices and village committees will grant reasonable compensation to the AHs through adequate consultation.

The resettlement budget of the Subproject is 33.8445 million yuan, which will be included in the general construction budget of the Subproject, including LA compensation of 7.5094 million yuan (22.19% of the general budget), compensation for crops and ground attachments of 123,000 yuan (0.36% of the general budget), compensation for temporary land occupation of 27,000 yuan (0.08% of the general budget), HD compensation of 7.9415 million yuan (23.46% of the general budget), management fees of 312,000 yuan (0.92% of the general budget), training costs of 156,000 yuan (0.46% of the general budget), endowment insurance costs of 7.6008 million yuan (22.46% of the general budget), and contingencies of 3.0768 yuan (9.09% of the general budget).

See **Table 8-1** and **Appendix 8**.

Table 8-1 Resettlement Budget

No.	Unit	Compensation rate (yuan/unit)	Budget	Percent
LA compensation	0,000 yuan	By area	750.94	22.19%
Compensation for crops and ground attachments	0,000 yuan	By area	12.30	0.36%
Temporary land occupation	0,000 yuan	1800	2.70	0.08%
HD compensation	0,000 yuan	By house structure	794.15	23.46%
Management fees	0,000 yuan	2% of basic costs	31.20	0.92%
Resettlement planning and monitoring costs	0,000 yuan	3% of basic costs	124.81	3.69%
Training costs	0,000 yuan	1% of basic costs	15.60	0.46%
LA taxes and fees	0,000 yuan	/	584.99	17.28%
Endowment insurance for LEFs	0,000 yuan	/	760.08	22.46%
Contingencies	0,000 yuan	10% of basic costs	307.68	9.09%
Total			3384.45	100.00%

8.2 Funding Sources and Annual Investment Plan

The resettlement budget of the Subproject is 33.8445 million yuan, and its sources are shown in Table 8-2.

Table 8-2 Funding Sources

Component	Funding source	Amount (0,000 yuan)	Time of payment
Urban Renewal	Local finance	862.04	2019-2021
Urban Traffic	Local finance	2522.41	2019-2021

The annual investment plan has been prepared based on the LA schedule of the

Subproject. See Table 8-3.

Table 8-3 Annual Investment Plan

Year	2019	2020	Total
Investment (0,000 yuan)	3046.004	338.445	3384.45
Percent	90%	10%	100%

8.3 Fund Disbursement, Management and Monitoring

8.3.1 Fund Disbursement

To ensure that the resettlement funds are available timely and fully, and the APs' production, livelihoods and income are restored, the following measures will be taken:

- 1) All costs related to resettlement will be included in the general budget of the Subproject.
- 2) LA compensation will be paid before LA.
- 3) In order to ensure the successful implementation of LA and resettlement, the Xiangshan County Government will ensure that all funds are disbursed timely and fully through its internal financial and supervisory agencies.

Resettlement funds will be disbursed as follows: The Xiangshan County Finance Bureau will disburse resettlement funds to the resettlement agencies (affected township governments / sub-district offices), which will deposit such funds at the designated bank or credit cooperative. After acceptance by the IA, each AH will receive a cash check from the IA with its LA compensation agreement and valid identity document to draw its compensation from the designated bank or credit cooperative. See Figure 8-1.

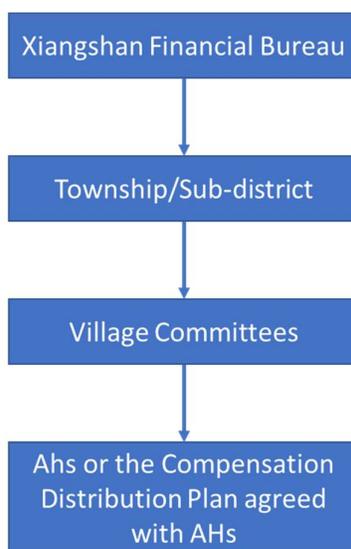


Figure 8-1 Fund Disbursement Flowchart

8.3.2 Fund Management and Monitoring

Land compensation and resettlement subsidies will be used in consultation with the APs. Crop compensation will be paid directly to the APs, and compensation for infrastructure and attachments will be paid to proprietors.

To ensure that the resettlement funds are available timely and fully, and the APs' production, livelihoods and income are restored, the following measures will be taken:

1) Resettlement funds must be disbursed in strict accordance with the applicable state laws and regulations, and the policies outlined in this RAP, and the compensation rates specified in this RAP must be followed strictly.

2) The county finance and audit departments have the power to monitor and audit the use of special funds.

3) The external M&E agency will conduct special follow-up monitoring on the payment of compensation fees to the affected villages and the AHs.

The budget is an estimate of resettlement costs, which may vary due to any variation in the DMS results, the modification of any compensation rate and inflation, but the IA will ensure the payment of compensation fees. The budget will be used and modified as necessary in consideration of contingencies.

9 Resettlement Implementation Schedule

9.1 Principles for Coordination between Resettlement and Construction

The Subproject will be constructed from 2019 to 2021 in stages. Correspondingly, the resettlement work of the Subproject will begin in 2019 and be completed in 2020.

The basic principles for resettlement are as follows:

LA should be completed at least one month before the commencement of construction so that the APs have sufficient time to prepare for production resettlement and income restoration;

During resettlement, the APs should have opportunities to participate in the Subproject; the range of LA should be published, and public participation should be carried out before the commencement of construction;

All kinds of compensation should be paid fully within 3 months from the date of approval of the RAP; no organization or individual should use property compensation fees on their behalf, and such compensation should not be discounted for any reason.

9.2 Resettlement Implementation Schedule

9.2.1 Principles for Scheduling

- The Subproject should be announced 6 months in advance.
- The Xiangshan PMO, Xiangshan Urban Construction Investment Co., Ltd. and sub-district offices should hold mobilization meetings to disclose the compensation policies and rates.
- Compensation fees should be settled after contract signing and before land use.
- Resettlement should be supervised to the satisfaction of the AHs.

9.2.2 Resettlement Implementation Schedule

The resettlement implementation schedule of the Subproject has been drafted based on the progress of construction and resettlement, and will be subject to adjustment based on overall progress. See **Table 9-1**.

Table 9-1 Resettlement Implementation Schedule

No.	Activity	Agency responsible	Target	Time
1	RAP preparation	/	/	2019.4-2019.7
1.1	Appointing the RAP preparation agency	Ningbo PMO	Consulting agency	2019.4
1.2	Conducting the socioeconomic survey	Consulting agency, Xiangshan PMO, owner	RAP preparation agency	2019.5-2019.6
1.3	Preparing the RAP	RAP preparation agency	RAP	2019.6-2019.7
2	Information disclosure and public participation	/	/	2019.5-2019.9

No.	Activity	Agency responsible	Target	Time
2.1	Consulting with agencies concerned and APs	Xiangshan PMO	Agencies concerned	2019.5
2.2	Disclosing the RAP on the Bank's website	Xiangshan PMO, Bank	APs, public	2019.9
2.3	Disclosing the draft RAP and RIB to APs	Xiangshan PMO	APs	2019.9
3	Land approval	/		2019.6-2020.1
3.2	Application for ordinary farmland use quota	Xiangshan PMO	Land approval	2019.6
3.4	Issue of ordinary farmland use quota	XCLRB	Land approval	2020.1
4	Implementation stage	/	/	2019.11-2021.9
4.1	Conducting the DMS	Xiangshan PMO, XCLRB	Affected villages	2019.11
4.2	Entering into LA compensation agreements, paying compensation fees	Xiangshan PMO, XCLRB	APs	2019.11
4.3	Income restoration	Xiangshan PMO, sub-district offices	APs	2019.12-2021.9
4.4	Skills training	Xiangshan PMO, sub-district offices	APs	2019.12-2021.9
5	M&E	/	/	2019.12-2022.6
5.1	Baseline survey	External M&E agency	Affected villages	2019.12
5.2	Internal monitoring	Ningbo PMO	Semiannual report	2019.12
5.3	External M&E	External M&E agency	Semiannual report	2019.12-2022.6
6	Participation records	Xiangshan PMO	/	2019.12-2022.6
7	Appeal records	Xiangshan PMO	/	Ongoing
8	Construction	/	/	/
8.1	3 roads	Contractor	/	2020.9-2021.9
8.2	Juying Road	Contractor	/	2020.3-2021.9
8.3	Danyang Park	Contractor	/	2019.11-2020.11

10 M&E

In order to ensure the successful implementation of the RAP and resettle the APs properly, periodic M&E of resettlement activities will be conducted in accordance with the Bank Operational Policy OP4.12 on Involuntary Resettlement and the Operational Guide to the Monitoring and Evaluation of Resettlement of World Bank Financed Subprojects in China. Monitoring is divided into internal monitoring of resettlement agencies and external independent monitoring.

10.1 Internal Monitoring

The Xiangshan PMO will establish an internal monitoring mechanism to monitor resettlement activities, and a resettlement database to prepare the RAP, monitor all displaced households and entities, and conduct internal supervision and inspection of the whole process of resettlement.

10.1.1 Procedure

During implementation, the village committees and sub-district offices will collect and record information on resettlement from the monitoring samples, and report real-time activity records to the Xiangshan PMO timely to maintain continuous monitoring. The Ningbo PMOs will inspect implementation regularly.

Information forms of specified formats will be prepared in the above monitoring mechanism to realize a continuous information flow from the village committees and sub-district offices to the Xiangshan PMO.

10.1.2 Scope

- 1) Investigation and coordination of issues arising from resettlement and organizational structure;
- 2) Income restoration of the AHs;
- 3) Payment, use and availability of LA compensation fees;
- 4) Demolition of residential houses, compensation and resettlement;
- 5) Demolition of non-residential properties, compensation and resettlement;
- 6) Relocation of entities, compensation and resettlement;
- 7) Degree of participation of and consultation with the APs;
- 8) Other matters related to resettlement

10.1.3 Reporting

The Xiangshan PMO will submit an internal monitoring report to the Bank semiannually. Such report should indicate the statistics of the past 6 months in tables, and reflect the progress of LA, HD, resettlement and use of compensation fees through comparison. **Tables 10-1** and **10-2** provide some formats.

Table 10-1 Sample Schedule of LA and HD

_____, _____ Township, _____ District (County)

Cut-off date: MM/DD/YY

Date of completion: MM/DD/YY

Item	Unit	Planned	Actual	Total	Percentage of completion
Permanent LA	mu				
Temporary land occupation	mu				
Demolition of residential houses	m ²				
Demolition of non-residential properties	m ²				
Demolition of premises of enterprises	m ²				
Payment of LA compensation	0,000 yuan				
Payment of compensation for temporary land occupation	0,000 yuan				
Training	Person				
Employment arrangement	Person				

Reported by: _____ Signature (person responsible): _____ Official seal:

Table 10-2 Sample Schedule of Fund Utilization

_____, _____ Township, _____ District (County)						
Cut-off date: MM/DD/YY						
Date of completion: MM/DD/YY						
Affected enterprise	Description ⁴	Unit/qty.	Required investment (yuan)	Compensation received (yuan)	Adjusted compensation	Percentage of compensation
Village 1						
Village 2						
Collective						
AP						
Enterprise						

Reported by: _____ Signature (person responsible): _____ Official seal:

10.2 External Monitoring

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

⁴ Fill in labor training, employment, vulnerable group subsidy, etc. in "Description".

issues found during monitoring so that such issues can be solved timely.

10.2.1 External M&E Agency

As required by the Bank, a qualified agency will be appointed as the external M&E agency, which will provide technical assistance to the implementing agencies, and implement basic monitoring through resettlement survey and standard of living survey.

10.2.3 Procedure and Scope

- 1) Preparing the terms of reference of M&E
- 2) Developing the M&E information system and software
- 3) Preparing a survey outline, survey form and questionnaire
- 4) Design of sampling survey plan
- 5) Baseline survey

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

- 6) Compiling M&E data and establishing a database
- 7) M&E survey
 - ✓ Capacity evaluation of resettlement implementing agencies: to survey the working capacity and efficiency of the resettlement implementing agencies
 - ✓ Resettlement progress, compensation rates and payment
 - ✓ Subproject impact analysis
 - ✓ Follow-up survey of income level of AHs (sampling rate 100%)
 - ✓ Follow-up survey of resettlement for demolished residential houses and non-residential properties of the related projects (sampling rate 50%)
 - ✓ Follow-up survey of resettlement of relocated entities of the related projects (sampling rate 100%)
 - ✓ Public participation and consultation: to monitor public participation activities during the preparation and implementation of the RAP, and the effectiveness of participation
 - ✓ Appeals: to monitor the registration and disposition of appeals of APs
- 8) Comparative analysis
- 9) Preparing M&E reports according to the monitoring plan

The external M&E agency should prepare the terms of reference, the survey outline and the questionnaire, establish a monitoring system, define tasks and select monitoring sites before the commencement of resettlement.

10.2.4 Reporting

The external M&E agency will prepare external monitoring reports based on

observations and survey data in order to: 1) reflect the progress of resettlement and existing issues to the Bank and Ningbo PMO objectively; and 2) evaluate the socioeconomic benefits of resettlement, and proposing constructive opinions and suggestions to improve the resettlement work.

A routine monitoring report should at least include the following: 1) subjects of monitoring; 2) progress of resettlement; 3) key monitoring findings; 4) key existing issues; and 5) basic opinions and suggestions.

The external M&E agency will submit a monitoring or evaluation report to the Bank and the Ningbo PMO semiannually. See **Table 10-3**.

Table 10-3 Resettlement M&E Schedule

No.	Report	Date
1	Baseline report	Feb. 2020
2	M&E report (No.1)	Aug. 2020
3	M&E report (No.2)	Feb. 2021
4	M&E report (No.3)	Aug. 2021
5	M&E report (No.4)	Feb. 2022
7	M&E report (No.5)	Aug. 2022

10.3 Post-evaluation

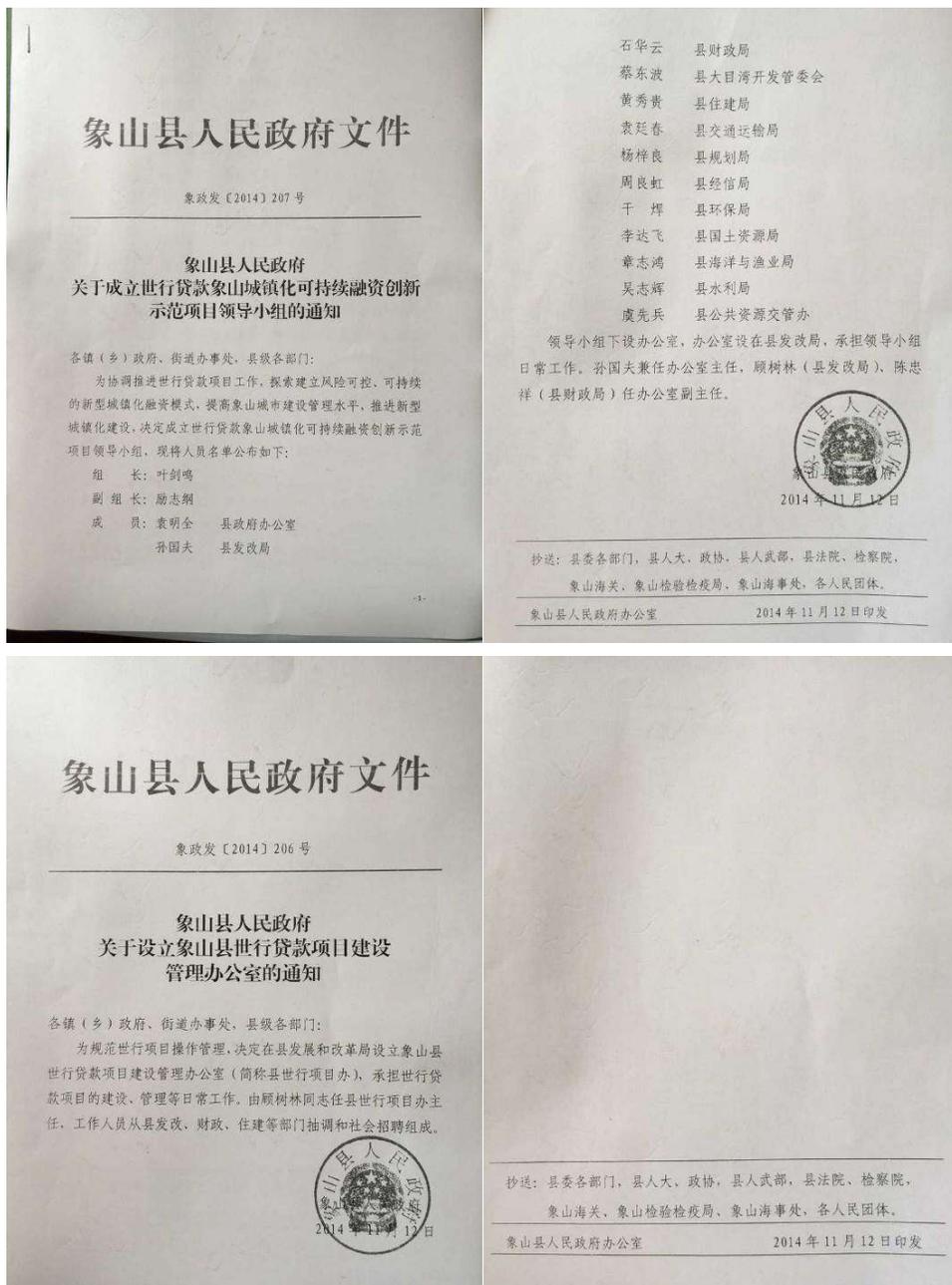
After project implementation, the Ningbo PMO (or through the external M&E agency) will apply the theory and methodology of post-evaluation to evaluate the Subproject's resettlement activities on the basis of M&E to obtain successful experience and lessons in LA and HD as a reference for future work.

11 Entitlement Matrix

Type of impact	Degree of impact	APs	Entitlement	Compensation rates
Permanent LA	125.1575 mu	139 households with 461 persons in 9 villages	Cash Compensation Endowment Insurance for LEFs	According to the Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98), the compensation rate for cultivated land and construction land affected by the Subproject is 60,000 yuan/mu. According to the Measures for the Implementation of Endowment Insurance for Land-expropriated Farmers of Xiangshan County (XCG [2007] No.175), LEFs may cover endowment insurance for urban and rural residents, or endowment insurance for LEFs.
HD	890 m ²	5 households with 19 persons in Choujiashan Village	Cash compensation or property swap	As per the Measures of Xiangshan County for the Implementation of the Acquisition of Houses on Collectively-owned Land (XCG [2019] No.126)
Crops and ground attachments	220 dawn redwoods, 300 mulberries, 140 bamboos, 100 pine saplings, 130 osmanthus trees, telegraph poles, etc. A gate, enclosing walls of 230m and ditches of 240m	Proprietors	The owner will pay compensation to proprietors at the specified rates.	As per the Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98)
Temporary land occupation	15.03 mu	/	The owner will pay compensation to proprietors at the specified rates.	As per the Regulations of Xiangshan County for Compensation and Resettlement for Land Acquisition (XCG [2018] No.98)
Grievance redress		All APs	Free	

Appendixes

Appendix 1 Establishment Documents of the Subproject Leading Group and PMO



Appendix 2 Measures of Xiangshan County for the Settlement of Disputes over House Demolition on Acquired Collective Land

Article 1 These measures have been developed in accordance with the Regulations of Ningbo Municipality for the Demolition of Houses on Acquired Collective Land, and Rules for the Implementation of the Regulations of Ningbo City on House Demolition on Collective Land to handle disputes over HD on collective land timely and fairly.

Article 2 For any construction project whose HD program has been approved by the county government, if the displacer and the AH fail to enter into an HD compensation agreement within the relocation period specified in the HD announcement, these measures shall apply.

Article 3 An LA and HD judgment office (judgment office for short) has been established to take charge of dispute settlement within the county.

Article 4 Disputes should be handled fairly and fairly according to law.

Article 5 If the displacer and the AH fail to enter into an HD compensation agreement within the relocation period specified in the HD announcement, either party may apply for judgment with the judgment office.

Article 6 If the displacer applies for judgment, the application form shall specify the applicant's basic information, the respondent's basic information, basis for HD, demolished house, affected population, dispute, negotiation process and outcome, and requirements for judgment, and submit the following materials:

- 1) Identity certificate of the legal representative;
- 2) Title certificate of the demolished house;
- 3) Surveying data of the demolished house;
- 4) Appraisal data of the demolished house;
- 5) Compensation and resettlement program;
- 7) Negotiation records between the applicant and the respondent; and
- 8) Other materials required by the judgment office.

Article 7 If the AH applies for judgment, the application form shall specify the applicant's basic information, demolished house, affected population, and dispute, and submit the following materials:

- 1) Identity certificate of the AH;
- 2) Title certificate of the demolished house;
- 3) Reason for application and relevant supporting materials; and
- 4) Other materials required by the judgment office.

Article 8 If the applicant submits any copy or photocopy, it shall submit the original to the judgment office for verification.

Article 9 The judgment office shall review the application form and materials, and make a decision on acceptance or not within 5 working days of receipt, and shall not accept the application if:

- 1) There is an objection to the approved HD program;
- 2) The applicant or respondent is not a party to the dispute;
- 3) The dispute occurs after both parties reach an agreement or both parties apply for application on the same matter after the judgment is made;
- 4) The demolished house has perished;
- 5) The demolished house is an illegal building; or
- 6) Any other situation that the judgment office thinks not warranted for acceptance.

Article 10 If the application is not accepted, the judgment office shall notify the applicant in writing within 5 working days of receipt.

If the judgment office accepts the application, it shall submit a copy of the application form to the respondent within 5 working days of receipt. The respondent shall give a reply and submit supporting materials to the judgment office within 7 days of receipt of the copy.

The judgment office shall make a judgment opinion within 20 days from the date of acceptance, and submit it to the county government for review. The county government shall make a judgment within 10 days.

Article 11 The judgment shall specify the following:

- 1) Basic information of the applicant and the respondent;
- 2) Dispute;
- 3) Basis of the judgment; and
- 4) Means and period for administrative reconsideration or action in case of refusal.

Article 12 Before the county government makes a judgment, the judgment office may conduct mediation.

Article 13 The judgment shall be suspended and the parties notified in writing if:

- 1) Any fact to be verified is found;
- 2) The judgment is conditional on any other court judgment, where the relevant case has not been closed;
- 3) The applicant dies; or
- 4) The judgment has to be suspended due to force majeure or any other special situation.

Article 14 The judgment shall be terminated and the parties notified in writing if:

- 1) Both parties reach an agreement themselves or through mediation after the application is accepted;
- 2) The applicant or respondent is found not a party to the dispute;
- 3) The applicant dies; or
- 4) The applicant withdraws the application.

Article 15 These measures shall come into effect from the date of issue.

Appendix 3 Policy on Endowment Insurance for Land Acquisition (XCGO [2015] No.123)

According to the Policy on Endowment Insurance for Land Acquisition (XCGO [2015] No.123), the relevant provisions are as follows:

关于完善被征地养老保障有关政策

一、完善被征地养老保障制度

被征地农户承包地被征收后，农村集体经济组织从土地整治新增耕地或预留机动地中调剂安排质量和数量相当的土地给农户承包经营的，参保对象可以在集体经济组织内部推选产生。未调剂安排的，安排被征地农户家庭成员参保。村集体留用土地被征用后，按照上述原则，村集体经济组织可以对有参保意愿农户的承包经营土地进行调剂安排。

二、参保人数及对象的确定

调剂安排的，按实际调剂安排的土地面积确定参保人数。参保人数按被征地行政村人均占有数（即第二轮土地承包时被征地行政村土地数除以当时在册农业人口计算）核定。

参保人数核定后，参保对象在集体经济组织内部调剂安排的农户中推选产生，将符合条件的名单交村委会，由村民代表会议或村民大会审议，审议通过后在村内公示，公示期限为5天。

三、参保手续

被征地人员参加养老保障应在公示结束由所在村民委员会同意后提出，经当地镇（乡）政府、街道办事处初审后，分别持以下材料报县社会保险经办机构核准：

1. 被征地人员参加养老保障申报表；
2. 参保人员的居民身份证及公安部门的户籍证明；
3. 调剂安排的材料；
4. 村两会审议及公示结论；
5. 国土资源管理部门批准征用土地的文件。

被征地人员申报核准后，填写被征地人员参加养老保障登记表、待遇享受核准表，到县社会保险经办机构办理参保手续，按规定缴纳养老保障费后，领取《象山县被征地人员养老保障手册》。

其他均按《象山县被征地人员养老保障实施办法》（象政发〔2007〕175号）规定执行。

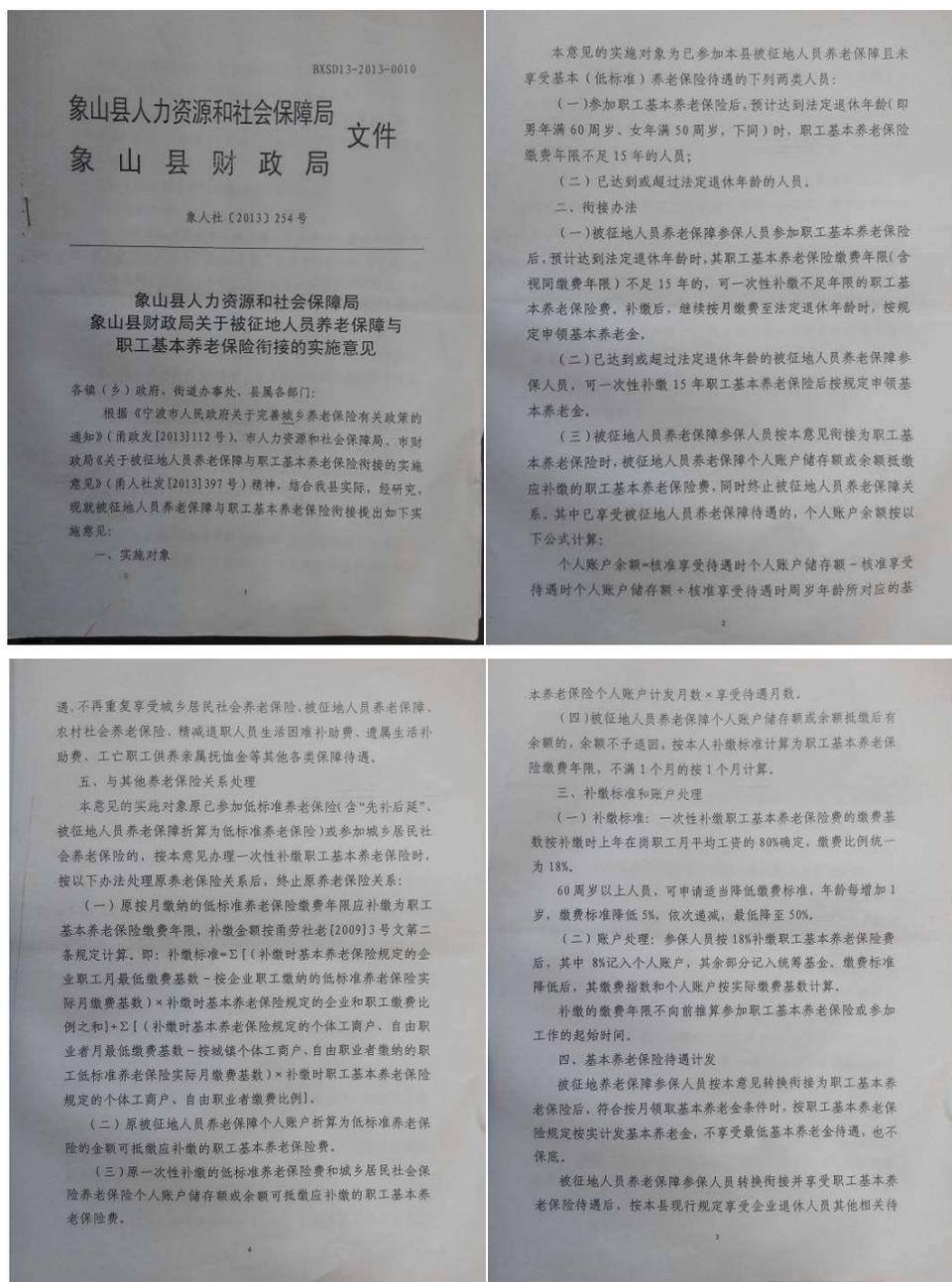
四、工作要求

各镇乡（街道）要充分认识完善被征地养老保障工作的重要性和复杂性，切实加强组织领导，做好内部推选参保工作。国土资源、财政、人力社保、农林部门要各司其职，积极配合镇乡（街道）做好集体留用土地被征用村民参保的相关工作。

发布机构：象山县法制办

发布时间：2015-07-24

Appendix 4 Opinions on the Connection between Endowment Insurance for LEFs and Basic Endowment Insurance for Employees



按上述(二)、(三)款抵缴应补缴的基本养老保险费后有余额的,余额不予退回,按本人补缴标准计算为职工基本养老保险缴费年限,不满1个月的按1个月计算。

六、办理程序

(一)符合本意见规定的人员,要求办理被征地人员养老保险(含其他各类养老保险)与职工基本养老保险衔接手续时,应持身份证、户口簿原件及复印件,先到县人力资源和社会保障服务中心(天安路926号)被征地保障窗口终止关系后,再凭窗口出具的《各类养老保险(险)与职工基本养老保险衔接结算表》(附件1)到职工基本养老保险窗口申请办理衔接手续。

(二)养老保险窗口受理后,经审核符合本意见规定实施对象的,与申请人确认应补缴的职工基本养老保险费、可抵缴的养老保险费和实际应缴纳的养老保险费等相关事项后,核对打印《各类养老保险(险)与职工基本养老保险衔接缴费明细单》(附件2,以下简称《缴费明细单》),并交申请人签字确认,同时生成基本养老保险缴费结算表。

(三)申请人凭窗口出具的《银行现金缴款单》到信用社窗口缴纳职工基本养老保险费。缴费后持信用社盖章的《银行现金缴款单》到养老保险窗口开具收款收据,申请人未在规定时间内完成缴费的视作放弃。

(四)被征地人员养老保险参保人员转换到职工基本养老保险后,符合职工基本养老保险领取条件时,需向县人力资源和社会

保障服务中心养老保险窗口提出办理基本养老保险待遇享受核准手续的申请。申请时应提供本人身份证复印件两份、一寸近照两张、《职工社会养老保险手册》及其他应提供的有关证明材料等。从办理核准手续的次月起,按月领取基本养老金,并纳入社会化管理服务。

(五)养老保险经办机构按月核对系统生成的《各类养老保险(险)与职工基本养老保险衔接资金结转明细单》(附件3,以下简称《资金结转明细单》),经办机构每月凭《资金结转明细单》办理各类养老保险(险)资金结转划拨手续。

七、工作要求

(一)被征地人员养老保险与职工基本养老保险的衔接转换办法,涉及面广、政策性强,各地必须严格按照市政府《通知》规定执行,不得擅自突破政策规定。

(二)要充分认识此项政策实施的重要性和紧迫性,切实加强组织领导,落实专项工作经费,社保经办机构要充实一线工作人员力量做好政策宣传和组织实施工作,要加强业务培训指导,竭尽全力把好事办实、实事办好。

八、其他规定

(一)被征地人员养老保险与职工基本养老保险衔接并按月领取基本养老金后,参加职工基本医疗保险的,其医疗保险待遇的最低缴费年限要求,缴费年限的核定办法及不足年限补缴办法按城镇职工医疗保险有关规定执行。

(二)本实施意见从发布之日起实施。

- 附件: 1、各类养老保险(险)与基本养老保险衔接结算表
2、各类养老保险(险)与基本养老保险衔接缴费明细单
3、各类养老保险(险)与基本养老保险衔接资金结转明细单

象山县人力资源和社会保障局 象山县财政局
2013年11月11日

附件1 各类养老保险(险)与基本养老保险衔接结算表

原各类养老保险(险)关系参保信息					
姓名	性别		户籍	<input type="checkbox"/> 非农 <input type="checkbox"/> 农业	
身份证号			出生年月		
户籍所在地	县(市)、区		街道(乡镇)	社(村)	
现居住地	县(市)、区 (弄)号室		街道(乡镇)	社区(村)路	
手机	固定电话		邮编		
原参保种	<input type="checkbox"/> 被征地养老保险		<input type="checkbox"/> 城乡居保		
被征地实际个人账户	其中	政府补贴	可抵缴基本养老金		
		个人缴纳金额			
城乡居保实际个人账户	其中	政府补贴	可抵缴基本养老金		
		个人缴纳金额			
申请人确认签收:			联系电话(手机):		
			年 月 日		
经办人:			复核人:		
			经办机构(盖章):		
			年 月 日		

备注: 1.申请人各类养老保险(险)关系自本表打印之日起终止。
2.本表一式两份,经办机构(盖章)和申请人各一份。

Appendix 5 Sample LA Compensation Agreement

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征地补偿协议

编号: 185

征地单位: 某县某镇(以下简称甲方)
 被征地单位: 某村(以下简称乙方)

根据《中华人民共和国土地管理法》、《中华人民共和国土地管理法实施条例》、《中华人民共和国土地管理法实施条例》等法律法规, 甲乙双方就乙方土地被甲方征收事宜, 经协商一致, 达成如下协议:

一、甲方征收乙方土地面积 2.276 公顷(计 亩), 其中耕地 1.9187 公顷(计 亩), 园地 公顷(亩), 农用地整理地 公顷(计 亩), 其他农用地 公顷(计 亩), 建设用地 公顷(计 亩), 林地 公顷(计 亩), 未利用地 公顷(计 亩)。

二、征收土地用途: 农、林、牧、渔、水利、其他: 其他。

三、甲方按照有关规定, 应当支付乙方征地补偿费用计算如下:

地类	面积 (公顷)	土地补偿费		安置补助费	
		标准 (元/公顷)	金额 (元)	标准 (元/公顷)	金额 (元)
耕地					
园地					
其他					

2. 按“片区综合”计算

地类	一级区片		二级区片		三级区片	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)
耕地、农水、建设用地	1.9187	725	1.776	675		
园地、农水	0.263	525				
林地、未利用地						

地类	四级区片		五级区片		合计	
	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元/公顷)	面积 (公顷)	补偿标准 (元)
耕地、农水、建设用地					7.7423	559209.8
园地、农水					0.263	13027.50
未利用地、林地						

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3. 青苗补偿费 20719.5 元, 地上附着物补偿费 2097.9 元, 以上合计, 甲方共支付乙方征地补偿费用 53718.3 元(大写: 伍万叁仟柒佰壹拾捌元叁角叁分), 上述费用按土地补偿费、安置补助费、青苗补偿费和地上附着物补偿费四款。

四、甲方按本协议计算的征地补偿标准须经编制征地方案、征地方案和协议经有权批准的人民政府批准, 本协议自生效, 由甲方根据实际批准征用面积一次支付给乙方征地费用。

五、征地方案和协议生效后, 并且征地费用已全部支付, 乙方应在 30 日内无条件交地, 并做好被征地农民的工作, 不得以任何理由拖延交地, 甲方接受土地后按规定用于拟建设项目, 如因规划调整等因素, 可以调整建设项目。

六、本协议签订后, 双方应自觉遵守, 违的一方将按有关法律、法规和规章规定承担违约责任。

七、本协议于 2008 年 1 月 15 日签订, 一式四份, 甲方三份, 乙方一份。

八、附件: 1. 征地测量图; 2. 青苗及地上附着物登记补偿清单。

甲方(盖章)



代表人: 杨国栋

乙方(盖章)



代表人: 郭法

2008.1.15

**Appendix 6 Measures for Compensation for Demolished Houses on
Collective Land of Xiangshan County**



BXSD00-2019-0006

象山县人民政府文件

象政发〔2019〕126号

象山县人民政府关于印发象山县征收集体所有 土地房屋拆迁补偿实施办法的通知

各镇乡政府、街道办事处，县级各部门：

《象山县征收集体所有土地房屋拆迁补偿实施办法》已经县政府第二十六次常务会议审议通过，现予印发，请认真遵照执行。



— 1 —

Appendix 7 Detailed Budget for Endowment Insurance for LEFs

Contribution level Amount of contribution (yuan)		Government subsidy	Level 1 (620 yuan/month)		Level 2 (570 yuan/month)		Level 3 (520 yuan/month)		Level 4 (480 yuan/month)		Level 5 (430 yuan/month)		Total number of insured persons	Total government subsidy	Expected return
			contribution Total	Persons											
Age (year)															
Male	Female														
<60	<55	9240	64070	25	47500	25	30830	10	21710	5	15320	1	66	609840	37780
>=60, <61	>=55, <56	8790	60030	1	44680	2	29320	1	17000	2	10980	0	6	52740	3240
>=61, <62	>=56, <57	8330	55950	0	41870	0	27790	2	16070	0	10470	0	2	16660	1040
>=62, <63	>=57, <58	7880	51870	1	39090	1	26290	0	15190	2	9960	1	5	39400	2580
>=63, <64	>=58, <59	7420	47780	3	36270	0	24750	1	14310	0	9450	0	4	29680	2380
>=64, <65	>=59, <60	6970	43720	0	33480	0	23240	2	13410	1	8950	0	3	20910	1520
>=65, <66	>=60, <61	6510	39620	1	30620	1	21710	0	12540	2	8450	0	4	26040	2150
>=66, <67	>=61, <62	6060	35560	0	27880	0	20210	0	11620	0	7930	0	0	0	0
>=67, <68	>=62, <63	5610	31460	2	25090	0	18700	1	10730	1	7420	0	4	22440	2240
>=68, <69	>=63, <64	5140	27400	0	22290	0	17160	0	9830	0	6900	0	0	0	0
>=69, <70	>=64, <65	4680	23300	0	19460	0	15610	0	8950	0	6390	0	0	0	0
>=70	>=65	4230	19220	0	16650	0	14100	0	8050	0	5860	0	0	0	0
Total		80860	499980	33	384880	29	269710	17	159410	13	108080	2	94	7600840	52930

Appendix 8 Detailed Resettlement Budget

Item	Unit	Rate (yuan)	The Subproject				Total		Percent
			3 roads		Juying Road		Qty.	Budget (0,000 yuan)	
			Qty.	Budget (0,000 yuan)	Qty.	Budget (0,000 yuan)			
1. Basic costs				1286.88		273.21		1560.09	46.10%
1.1 LA compensation	0,000 yuan		80.82	484.90		266.04	80.82	750.94	22.19%
1.2 Temporary land occupation	mu	1800	4.4	0.79	10.63	1.91	15.03	2.70	0.08%
1.3 HD compensation	0,000 yuan		890	794.15			890.00	794.15	23.46%
1.3.1 Masonry concrete structure	m ²		760	664.28			760.00	664.28	19.63%
① Appraised price of demolished house		6750+ (650-950) * 100%		490.20				490.20	14.48%
② Cash compensation subsidy		①*0.15		73.53				73.53	2.17%
③ One-time moving subsidy		300 (at least 10,000 yuan)		22.80				22.80	0.67%
④ Transition subsidy		21 (at least 1,150 yuan per month)		28.73				28.73	0.85%
⑤ Moving reward		①*0.1 (at least 30,000 yuan)		49.02				49.02	1.45%
1.3.2 Masonry timber structure	m ²		50	49.95			50.00	49.95	1.48%
① Appraised price of demolished house		6750+700*100%		37.25				37.25	1.10%
② Cash compensation subsidy		①*0.15		5.59				5.59	0.17%
③ One-time moving subsidy		300 (at least 10,000 yuan)		1.50				1.50	0.04%
④ Transition subsidy		21 (at least 1,150 yuan per month)		1.89				1.89	0.06%
⑤ Moving reward		①*0.1 (at least 30,000 yuan)		3.73				3.73	0.11%

1.3.3 Timber structure	m ²	300	80	79.92			80.00	79.92	2.36%
①Appraised price of demolished house		6750+700*newness		59.60				59.60	1.76%
②Cash compensation subsidy		①*0.15		8.94				8.94	0.26%
③One-time moving subsidy		300 (at least 10,000 yuan)		2.40				2.40	0.07%
④Transition subsidy		21 (at least 1,150 yuan per month)		3.02				3.02	0.09%
⑤Moving reward		①*0.1 (at least 30,000 yuan)		5.96				5.96	0.18%
1.4 Compensation for crops and ground attachments	0,000 yuan			7.04		5.26		12.30	0.36%
1.4.1 Enclosing wall	m	60			240.00	1.44	240.00	1.44	0.04%
1.4.2 Gate	/	8000			1.00	0.80	1.00	0.80	0.02%
1.4.3 Ditch	m	Based on cost, relocation budget provided by contractor			230.00	1.50	230.00	1.50	0.04%
1.4.4 Bamboo	/	15-35	140	0.49			140.00	0.49	0.01%
1.4.5 Osmanthus fragrans	/	100-200	130	1.95			130.00	1.95	0.06%
1.4.6 Pine	/	80-200			100.00	1.00	100.00	1.00	0.03%
1.4.7 Mulberry	/	50-120	300	2.40			300.00	2.40	0.07%
1.4.8 Dawn redwood	/	100	220	2.20			220.00	2.20	0.07%
1.4.9 Telegraph pole	/	Based on cost, relocation budget provided by contractor			32.00	0.32	32.00	0.32	0.01%
1.4.10 Streetlamp	/	Based on cost, relocation			14.00	0.20	14.00	0.20	0.01%

		budget provided by contractor							
2.Management fees (2% of basic costs)	0,000 yuan	/		25.74		5.46		31.20	0.92%
3.Resettlement planning and monitoring costs	0,000 yuan	/		102.95		21.86		124.81	3.69%
3.1 Resettlement surveying and design costs (3% of basic costs)				38.61		8.20		46.80	1.38%
3.2 Resettlement M&E costs (5% of basic costs)				64.34		13.66		78.00	2.30%
4.Training costs (1% of basic costs)	0,000 yuan	/		12.87	0.00	2.73		15.60	0.46%
5.LA taxes and fees	0,000 yuan	/		375.00		209.98		584.99	17.28%
5.1 Farmland occupation tax	m ²	35	52817.5956	184.86	29574.91	103.51	82392.51	288.37	8.52%
5.2 Reclamation costs	m ²	20	52817.5956	105.64	29574.91	59.15	82392.51	164.79	4.87%
5.4 Compensation for using additional construction land	m ²	16	52817.5956	84.51	29574.91	47.32	82392.51	131.83	3.90%
Subtotal of Items 1-5	0,000 yuan			1803.45		513.24	0.00	2316.69	68.45%
6.Endowment insurance for LEFs	0,000 yuan			489.65		270.43		760.08	22.46%
Subtotal of Items 1-6	0,000 yuan			2293.10		783.67		3076.77	90.91%
7.Contingencies (10% of total costs)	/	/		229.31		78.37		307.68	9.09%
Subtotal of Items 1-7	0,000 yuan	/		2522.41		862.04		3384.45	100.00%
Percent	%	/		74.53%		25.47%		100.00%	

Appendix 9 Fieldwork Methods

Method	Time	Venue	Scale	Participants	Remarks
1. Literature study	Apr. – May 2019	/	/	Task force	Learning the socioeconomic profile of the subproject area, and referring to local LA and HD policies to develop the survey plan and design the questionnaire
2. Sampling survey	May 2019	Affected villages	APs	Officials of affected sub-districts and villages, APs, task force	Learning AHs' attitudes to and comments on the Subproject
3. FGD	May 2019	Sub-district offices, affected villages	9 times	APs, task force	Learning project preparation and affected area, and discussing compensation and resettlement programs
4. Key informant interview	May 2019	Agencies concerned, affected villages	10 persons	Transport bureau, labor and social security bureau, women's federation, etc.	Learning project benefits and impacts, and discussing compensation and resettlement policies
5. In-depth interview	May 2019	Affected villages	15 persons	APs, task force	Discussing compensation and resettlement measures in detail
6. Field visit	May 2019	Affected villages	/	Xiangshan PMO, transport bureau, task force	Learning project impacts on site
7. Supplementary survey	May 2019	Agencies concerned, affected villages	12 persons	Xiangshan PMO, task force	Learning and recording land occupation
8. Data supplement	May 2019	Agencies concerned, affected villages	11 persons	Xiangshan PMO, task force	Further discussing the compensation and resettlement mechanism

Appendix 10 Fieldwork Photos



Fieldwork at the Danxi Sub-district Office



FGD at the Dandong Sub-district Office



Fieldwork on Juying Road (Binhai Avenue
South)



Broadened segment of Juying Road



Ditch along Sanlian Farm



Proposed Site of 3 Urban Roads