The World Bank Financed Wuhan Urban Transport Project (Phase II)
Nanhu Village Interchange Subproject Resettlement Action Plan

Wuhan Urban Construction Utilization of Foreign Investment Project
Management Office
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1 Project overview and background of the subproject’s resettlement action plan

1.1 Project overview

The World Bank Financed Wuhan Urban Transport Project (Phase II) includes five components: (1) Improvement of transit priority; (2) roads and safety; (3) transportation demand management; (4) improvement of road network; (5) technical assistance. In February, 2010, Wuhan Municipal Government and the World Bank signed a project agreement and a loan agreement. In August, 2010, the project was officially commenced.

Of the five components, Component (1) Improvement of transit priority and Component (4) improvement of road network involve resettlement work. Improvement of road network involves large-scale land requisition and structure demolitions along the Jiefang Avenue Extension and at the Second Ring Road Shuidong Section; resettlement of displaced persons in these areas is the focus for this project.

Since the project started in 2010, we first carried out construction work at the Second Ring Road Shuidong Section. The Project Management Office (PMO) implemented resettlement of residents affected by the Second Ring Road Shuidong Section by strictly following the Resettlement Action Plan. The resettlement process was closely supervised by an external monitoring agency. Monitoring reports for various phases have given an account of the resettlement process and its effects. Resettlement of residents affected by the subproject of the Second Ring Road Shuidong Section has been completed successfully.

Since July of 2013, resettlement focused on the persons affected by the subproject of the Jiefang Avenue Extension. Construction of the Jiefang Avenue Extension was divided into three sections: the first section, belonging to phase I and being 3km long, starting at Huangpu Street; the second section, being 3.5km long, continued from the Phase I section and ended at the Zhanggong Embankment; the third section, belonging to phase III, started in the area beyond the Zhanggong Embankment and ended at the Third Ring Road.

Being 2,900m long, the extension beyond the Zhanggong Embankment along the Jiefang Avenue Extension is administered by both Xingfu Village in Houhu sub-district of Jiang’an District and Nanhu Village in Shekou sub-district of Huangpi District. The section where Xingfu Village is located is 1,700m long; the section between the Zhujia River and the Nanhu Village area that connects the Third Ring Road.
Road is 1,200m long.

As of July, 2015, resettlement of affected population at sections in Jiang’an District along the Jiefang Avenue Extension has been proceeding as required. The PMO and the External monitoring agency have reported the progress of resettlement to the World Bank as required by the World Bank.

1.2 Background of the subproject’s resettlement action plan
During preparation for the project in 2009 through 2010, construction in the area between the third Ring Road and the Jiefang Avenue Extension across the Zhujia River had yet to be planned due to the following two reasons: first, upper/lower ramps were to be built on the Third Ring Road according to the Nanhu Village’s plan, but ramp layout and construction was still under discussion at that moment; second, Huangpi District was planning to build a road to connect the Jiefang Avenue Extension to the local government area, however, how to connect the Jiefang Avenue Extension to the local government area on the Third Ring Road was still under discussion.

When developing the Resettlement Action Plan, the design department had not provided any maps for land requisition and demolitions, and the PMO could not identify the scope of land that was to be expropriated. Therefore, when evaluating the project, we did not include resettlement plans and the effects of land requisition and demolitions in the Nanhu Village area into the Resettlement Action Plan.

Based on the project’s progress and designs, in July, 2015 the World Bank Project Inspection Panel made requirements for developing a Resettlement Action Plan for Nanhu Village Interchange Subproject for construction of upper/lower ramps on the Third Ring Road and a viaduct across the Zhujia River on the Jiefang Avenue Extension of the Third Ring Road.

As required by the World Bank, Wuhan Urban Construction Utilization of Foreign Investment Project Management Office has organized for workers from Wuhan Bridge Construction Group Co., Ltd. (project contractor), Nanhu Village, Shekou sub-district office in Huangpi District where the project is located, and WHU Center for Involuntary Resettlement Research (a resettlement consultancy) to repeatedly conduct surveys in the area where land will be requisitioned and structures will be demolished, and to solicit public opinions. The Office and these workers have developed a Resettlement Action Plan for this subproject based on the practice of resettlement of
residents affected by major constructions in the Shekou sub-district of Huangpi District in recent years.

The PMO hereby confirms that, this *Resettlement Action Plan* is formulated based on intensive investigation and study by the WUCUFIPMO and relevant organizations after full consultations with the villagers of Nanhu Village in the Shekou sub-district of Huangpi District, and that the policies on resettlement included herein have been well understood by the villagers of Nanhu Village and well received by Shekou Sub-district, Huangpi District, and relevant government departments in Wuhan. The policies and standards included in this *Resettlement Action Plan* conform to the policies of the World Bank on involuntary resettlement and the relevant laws and policies of P.R.C and Hubei Province, and are consistent with the relevant local policies and standards of Huangpi District as well.
2 Project impact

2.1 Scope
The Nanhu Village Interchange Subproject along the Jiefang Avenue Extension starts at the middle line of the Zhujia River and ends at the Third Ring Road, involving a total length of 1,200 meters. The subproject falls within the Nanhu Village area under the administration of the Shekou sub-district office of Huangpi District. Therefore, only Nanhu Village is affected by the project.

2.2 Definitions
Conforming to the Resettlement Action Plan, resettlement definitions are as follows:
(1) Permanent land occupation: the farmland and non-farmland within the project area that are required to be permanently occupied.
(2) Structures to be demolished: all structures within the project area, including frame structures, brick-concrete structures, and simple structures.
(3) Affected land attachments: land attachments that fall within the project area, including walls, wells, graves, fruit trees, and terrace.
(4) Affected utilities: the public facilities and services that fall within the project area.
(5) Affected households: the households whose land, structures, or attachments to the land fall within the project area, or the households who are directly affected by the project.
(6) Affected population: the employees of enterprises and social organizations and households that are affected by land requisition and demolitions for the subprojects
(7) Affected labors: the employees of affected shops, enterprises, and social organizations, or people engaged in agricultural production on the land that will be expropriated.
(8) Vulnerable groups: vulnerable groups refers to social groups who become vulnerable, lack adaptability to social change, are at a disadvantage in society due to a lack of social security or ability to socially participate, or due to disability or poverty. Vulnerable groups can be divided into the following categories: elderly people with no family, single parent (mother) families, orphans, households who receive minimum subsistence allowances, and the disabled etc.

2.3 Land requisition and demolitions
Land requisition and demolitions involved in this subproject affects the houses and land attachments that are owned by the villagers of Nanhu Village.

In August of 2013, WUCUFIPMO commissioned Wuhan Surveying and Mapping
Institute to collect and analyze data concerning land requisition and demolitions for the Nanhu Village Interchange Subproject. Data collected from aerial photography and on-site investigation is as follows:

Picture 2-1 Homes to be demolished for the Nanhu Village Interchange Subproject (I)

Picture 2-2 Homes to be demolished for the Nanhu Village Interchange Subproject (II)

Demolitions for this subproject involve 399 households for a total of 1,596 people. Structures that will be demolished cover a total area of 121968.5 m$^2$, of which brick-concrete structures cover an area of 119501.2 m$^2$ and simple structures cover an area of 2467.3 m$^2$.

A total of 86.05 mu of land will be expropriated for the subproject. Of 86.05mu, vegetable plots cover an area of 47.02 mu. All land is collectively owned by Nanhu Village.
Table 2-1 Land requisitioned for the Nanhu Interchange Subproject

<table>
<thead>
<tr>
<th>Land use classifications</th>
<th>Land to be requisitioned (mu)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland</td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td>57.52</td>
</tr>
<tr>
<td>Vegetable plots</td>
<td>47.02</td>
</tr>
<tr>
<td>Ponds</td>
<td>9.66</td>
</tr>
<tr>
<td>Country roads</td>
<td>0.84</td>
</tr>
<tr>
<td>Construction land</td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td>16.00</td>
</tr>
<tr>
<td>Rural residential area</td>
<td>9.28</td>
</tr>
<tr>
<td>Construction land</td>
<td>6.72</td>
</tr>
<tr>
<td>Unused land</td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td>12.54</td>
</tr>
<tr>
<td>Tidal flats</td>
<td>3.06</td>
</tr>
<tr>
<td>Rivers</td>
<td>9.48</td>
</tr>
<tr>
<td>Total</td>
<td>86.05</td>
</tr>
</tbody>
</table>

In addition to the private structures and collectively-owned land that will be requisitioned, the project also affects the infrastructure of Nanhu Village, including a 1,000m long, village-level hardened road, 20 utility poles with each carrying a load 220v, and one transformer.

2.4 Unlicensed structures

Nanhu Village is located at the intersection of Wuhan downtown area and its suburban area. In the past, the villagers of Nanhu Village failed to obtain complete certificates related to construction of the structures, so it is difficult at this point to identify licensed and unlicensed structures for this subproject as required by relevant laws. When inspecting the land and structures within the project area, relevant organizations have only registered the number of structures that will be demolished, without identifying the structures as licensed or unlicensed. The resettlement and compensation that this document will deal with later will confirm that resettlement of the affected population and compensation for demolished structures are calculated based on the number of people in an affected family, regardless whether structures are licensed or unlicensed.

2.5 Affected vulnerable groups

Vulnerable groups herein refers to population who is the most vulnerable among people affected by the project and lack adaptability to change caused by the project. Vulnerable groups can be divided into the following categories:

- Elderly people with no family: adults over 65 years of age, single, and without any family members having caring obligations
- Single parent families: families where a parent lives with dependent children, either
alone or in a larger household, without a spouse or partner.
● Orphans: children under 16 years old with no parents
● Poor families: urban families who hold Wuhan Residents Minimum Living Allowance Receiving Card, rural families where family members are identified as destitute
● The disabled: individuals who have fully or partially lost ability to normally engage in certain activities due to mental disorders, physiological abnormalities, or physical dysfunction
● Families who have other difficulties

We will identify vulnerable groups based on on-site investigation and relevant laws and policies. When implementing the project, the resettlement office will identify vulnerable groups by investigating relevant families, interviewing neighbors, and obtaining the confirmation from community committees.

According to investigation, no vulnerable families have been identified within the project area.
3 Resettlement policy
Like the other subprojects of the World Bank Financed Wuhan Urban Transport Project (Phase II), resettlement of population affected by the Nanhu Village Interchange Subproject along the Jiefang Avenue Extension will strictly follow the relevant laws, regulations, and policies of the PRC, Hubei Province, and Wuhan Municipality where the project is located. Moreover, resettlement planning and implementation will fully conform to World Bank policies on involuntary resettlement.

3.1 Legal grounds for resettlement
3.1.1 Relevant laws and regulations of the Central Government
● The Land Administration Law of the People’s Republic of China, coming into force in January 1999 and revised on August 28, 2004;
● Decision on Deepening the Reform and Enforcing the Land Management, issued by the State Council on October 21, 2004;
● Notice on Relevant Issues on Further Strengthening the Land Control, issued by the State Council on August 31, 2006;
● Regulation of the State Council on Deepening Reform and Strengthening Land Administration, File No.28 in 2006;
● Real Right Law of the People’s Republic of China, coming into force on October 1, 2007;
● Regulations of the People’s Republic of China on the Disclosure of Government Information, coming into force on May 1, 2008;

3.1.2 Laws and policies of the Hubei provincial government and its relevant departments
● Guiding Opinions on Improving Compensation System for Land Acquisition issued by the Ministry of Land and Resources (November 3, 2004);
● Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants (March 2, 2010);
● Notice of the Ministry of Land and Resources on Further Strengthening Management on Land Acquisition (June 26, 2010);
● Notice of the Hubei Provincial Government on Issuing the Unified Annual Output Value and Comprehensive Price of Requisitioned Land in Hubei (March 13, 2014);
● Letter from the Hubei Provincial Land and Resources Department on Issuing Land
Acquisition Compensation and Resettlement Multipliers, Correction Factors, and Crop Compensation Standard (March 17, 2014);
● Guiding Opinions of the Hubei Provincial Government on Participation for Land-Requisitioned Farmers in the Basic Endowment Insurance Program (November 27, 2014);
● Rules for the Implementation of Endowment Insurance Compensation for Land-Requisitioned Farmers in Hubei (February 26, 2015)

3.1.3 Laws and policies of the Wuhan municipal government and its relevant departments
● Methods of Compensation and Resettlement Concerning the Requisition of Collectively Owned Land in Wuhan (February 1, 2004)
● Opinions of Wuhan Municipal General Office and the General Office of Wuhan Municipal Committee of the Communist Party of China on Accelerating Land Acquisition and Demolitions for Major Projects in Wuhan (June 8, 2009)
● Measures of Participation for Land-Requisitioned Farmers in the Basic Endowment Insurance Program (October 26, 2014)

3.1.4 World Bank policies on involuntary resettlement
● World Bank operational policy OP4.12 Involuntary Resettlement and appendixes, coming into force on January 1, 2002;

3.2 Resettlement methods for this subproject
Under national and local laws and regulations as well as the relevant policies of the World Bank, considering land acquisition and demolitions in Shekou Sub-district (Nanhu Village Interchange Subproject is also located here) in recent years, the PMO has developed resettlement policies for this subproject after consulting with affected population. Once this Resettlement Action Plan is approved by the World Bank, it will be implemented.

3.2.1 Policies on expropriating collectively owned land
● Compensation for the expropriation of collectively-owned land for this project shall follow the unified annual output value standard as stipulated in the Notice of the
The requisitioned collectively-owned land shall be compensated based on the unified annual output value with the total compensation payment being 21 times the annual output value. The adjustment coefficient of the compensation payment for requisitioned vegetable plots shall be 1.1 times the annual output value. Therefore, this subproject’s compensation standard for expropriation of collectively owned land is as follows: 51,975 Yuan per mu for vegetable plots; 47,250 Yuan per mu for construction land.

Compensation funds for expropriated collectively owned land will be directly appropriated through a specialized account to the accounts of the organizations whose land has been expropriated. The use of compensation funds for expropriated village land shall be supervised and audited by a higher authority. The compensation funds should first ensure the social insurance payment for all affected villagers. The use of compensation funds for public welfare will be determined through consultation by Villager Congress.

Where land attachments are expropriated, compensation will be directly made to their owners based on actual losses.

Where vegetable plots are collectively owned, compensation for green crops will be made to their owners based on actual losses.

All farmers whose land is requisitioned for this project will participate in the program of basic endowment insurance for the urban working group or in the program of basic endowment insurance for urban and rural residents. Huangpi District will provide a one-off lump sum compensation payment for endowment insurance to these farmers and transfer the payment to the personal endowment insurance account of farmers whose land is requisitioned. The compensation payment shall be 3 times the annual per capita net income of Wuhan’s rural residents in the previous year.

For people over 60 (including 60) years old when their land is being requisitioned, a one-off lump sum compensation payment for endowment insurance shall be made; for people who are under 60 (between 59 and 16) years old when their land is being requisitioned, compensation payment shall be 1% (of the aggregate compensation payment) less as their age is one year younger. Compensation payment for endowment insurance will be transferred to the personal accounts of people whose land is requisitioned.
Males who are between 16 and 59 years old when their land is being requisitioned and females who are between 16 and 54 years old when their land is being requisitioned shall, according to current national policies, participate in the program of basic endowment insurance for the urban working group or in the program of basic endowment insurance for urban and rural residents, and shall pay for their endowment insurance as required. Of these males and females, those who are employed after land is requisitioned shall participate in the program of basic endowment insurance for the urban working group.

Males who are 60 or older and not insured when their land is being requisitioned and females who are 55 or older and not insured when their land is being requisitioned shall be covered by the basic endowment insurance for urban and rural residents.

Hubei resources and labor and employment security agencies shall build a database of information about age, knowledge, and skills of the residents whose land has been expropriated for supporting their employment. Through the database, these agencies can provide free occupational guidance, job information, vocational training, agency service for labor security affairs, and other types of “one-stop services” for the residents whose land has been requisitioned. For residents whose land has been expropriated and within three years after expropriation, females between the ages of 16 to 45 and males between the ages of 16 to 50 will receive one instance of vocational training including certification of vocational skills, two instances of occupational guidance, and three employment recommendations for free.

3.2.2 Policies for demolishing structures on collectively owned land
As structures to be demolished for this project are all private homes, we take the following compensation measures for such structures:

1. We offer two compensation options concerning structure demolitions: resettlement housing and monetary compensation. Displaced households may take either option at their free will.

2. Where displaced households choose monetary compensation and the area of demolished structure is less than 50 m² per person in a family, the structure owner will be compensated at a rate of 3,000 Yuan/m². Regarding the part exceeding 50 m², compensation will be made at a rate of 450 Yuan/m² for brick-concrete structures, 350 Yuan/m² for brick-wood structures, and 176 Yuan/m² for simple structures.

3. Where displaced households choose resettlement housing, we will take the
following measures:
1) The owner of a demolished structure writes an application for resettlement housing; the application will be reviewed by Villager Committee; Villager Committee will submit the application to the sub-district office or the PMO for approval. Relevant organizations will then make resettlement housing available.
2) The floor area identified for demolished structures is subject to the confirmation of qualified survey organizations and relevant regulators.
3) We ensure 50 m² of area for resettlement housing per person per displaced household.
4) Where the area of a demolished structure is less than 50 m² per person, resettlement housing area of 50 m² per person will be made available, with the difference being paid by the displaced person at a price equal to the construction cost of resettlement housing.
5) Where the area of demolished structure exceeds the area of resettlement housing, monetary compensation will be adopted. Compensation will be made at a rate of 450 Yuan/m² for brick-concrete structures, 350 Yuan/m² for brick-wood structures, and 176 Yuan/m² for simple structures.
6) During resettlement housing allocation, where resettlement housing area exceeds the required area due to structure difference or because the exceeded area has been agreed by interested parties, the resettlement housing recipient should pay for the exceeded area at the resettlement housing construction cost if the exceeded area is no more than 15m²; this recipient should pay for the exceeded area at a market price of the resettlement housing if the exceeded area is 16 m² or more.
7) For the purpose of calculating resettlement area, one-child families are counted as if having an additional family member. The disabled who enjoy the preferential policy support of the Civil Affairs Department receive an additional area of 20m² for resettlement housing.
8) Priority should be given to vulnerable groups in selection of resettlement apartments. Considering these people are either elderly with no family, or handicapped, or being cared by no one, the lower floors of a building should be provided to them for their convenience. Generally, displaced persons and the structure demolition management office would sign a resettlement agreement. Based on the dates on which these agreements are signed, the location and floor to which displaced persons are assigned will be determined by drawing lot.
9) Regarding villagers who cannot afford to build a house (including villagers without homes), the village each resides in should make the smallest-sized resettlement apartments available to these villagers.

4. All displaced households will receive transition allowance and the compensation for relocation expenses. Compensation for relocation expenses will be paid in a one-off lump sum based on residence certificate, with each household receiving 500 Yuan. Transition allowance will be paid at a rate of 500 Yuan/household based on a transition period that begins on the day of moving out of homes to be demolished and ends on the day of moving in resettlement housing. A transition period is 24 months. In case the transition period exceeds 24 months, the transition allowance will be doubled.

5. The telephones, cable TVs, water meters, ammeters, and other installations in demolished structures will be compensated based on their number.
4 Resettlement compensation standards

Compensation standards included in the Resettlement Action Plan for land acquisition and structure demolitions for the Nanhu Interchange Subproject are formulated based on intensive investigation, study, resettlement practices in the Shekou sub-district in recent years, and consultation with the affected persons. Conforming to the relevant laws and regulations of the P.R.C, Hubei Province, and Wuhan Municipality (where this project is located) as well as World Bank policies, these compensation standards aim to rehabilitate and improve the livelihood of the affected population quickly after resettlement.

4.1 Compensation standards for expropriated collectively owned land

Compensation payments for expropriated collectively owned rural land shall include compensation payments for land, resettlement subsidies, and compensation payments for attachments and young crops on the requisitioned land.

1. Compensation payments for expropriated land

On March 13 of 2014, the People’s Government of Hubei Province issued *Notice of the Hubei Provincial Government on Issuing the Unified Annual Output Value and Comprehensive Price of Requisitioned Land in Hubei* (EZF No.12 (2014)). According to this document, new compensation standard for expropriated land include compensation payments for land and resettlement subsidies, excluding compensation payments for attachments and young crops on the requisitioned land. Under this document, Shekou sub-district where this project is located falls within Huangpi District Class I region. See table 4-1 for compensation standards for expropriated land.

**Table 4-1 Shekou sub-district unified annual output value stipulated by the Hubei Provincial Government**

<table>
<thead>
<tr>
<th>Class</th>
<th>Annual output value (Yuan)</th>
<th>Compensation multiples</th>
<th>Compensation standards for expropriated land (Yuan)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Compensation payments for expropriated land</td>
<td>Resettlement subsides</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>2250</td>
<td>21</td>
<td>10</td>
</tr>
</tbody>
</table>

In addition, according to *Letter from the Hubei Provincial Land and Resources Department on Issuing Land Acquisition Compensation and Resettlement Multipliers, Correction Factors, and Crop Compensation Standard*, when expropriating Shekou sub-district land, compensation correction factors for vegetable plots shall be 1.1.

According to the document of the Hubei Provincial Government and the notice of the Hubei Provincial Land and Resources Department, when farmland in the project area
is being expropriated, the farmland’s unified annual output value shall be calculated using a rate of 2,250 Yuan /mu; applying a correction factor, the annual output value for vegetable plots shall be 2,475 Yuan /mu. When the compensation price for expropriated vegetable plots per mu is calculated using a multiplier of 21, the price is determined to be 51,975 Yuan/mu.

2. Compensation payments for young crops

Compensation payments for young crops on expropriated collectively owned land for this project shall conform to the compensation standard for young crops on farmland that is stipulated by the Hubei Provincial Land and Resources Department, i.e. compensation for young crops on expropriated land shall be made at a rate of 2,475 Yuan.

3. Compensation standard for attachments on the expropriated land

According to *Notice on Compensation Standards for Young Crops, Fish Fry, Land Attachments, and Other Facilities on Expropriated Land* issued by Wuhan Municipal Price Bureau and Wuhan Municipal Land and Resources Administration Bureau, based on land acquisition and demolitions in Wuhan in recent years, we have developed the following compensation standards for attachments on collectively owned land expropriated for this project.

**Table 4-2 Compensation standards for land attachments**

<table>
<thead>
<tr>
<th>Title</th>
<th>Type of attachments</th>
<th>Compensation standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compensation for attachments</td>
<td>Grave</td>
<td>1200 Yuan per grave</td>
</tr>
<tr>
<td></td>
<td>Well</td>
<td>840 Yuan per well</td>
</tr>
<tr>
<td></td>
<td>Wall</td>
<td>36 Yuan /m²</td>
</tr>
<tr>
<td></td>
<td>Terrace</td>
<td>11 Yuan /m²</td>
</tr>
<tr>
<td></td>
<td>Gravel road</td>
<td>38 Yuan /m²</td>
</tr>
<tr>
<td></td>
<td>Toilet</td>
<td>50 Yuan /m²</td>
</tr>
<tr>
<td></td>
<td>Steel frame greenhouse</td>
<td>10 Yuan /m²</td>
</tr>
</tbody>
</table>

4.2 Compensation standards for demolished structures on collectively owned land

By reference to the experience and feasible practices accumulated in major projects in Shekou Subdistrict in recent years, such as the Hankoubei Super Market project and the light rail transit project, the compensation standard for structure demolition in this
project is defined as follows:

For the households who prefer monetary compensation rather than resettlement houses, the part of the recognized demolition area within the limit of 50 square meters per member shall be compensated at the rate of 3000 Yuan/m\(^2\); while the part exceeding the limit shall be compensated at the rate of 450 Yuan/m\(^2\) for brick-concrete structure, 350 Yuan/m\(^2\) for brick-wood structure and 176 Yuan/m\(^2\) for simple structure.

For the households who require resettlement houses, the part of demolition area within the limit of 50 square meters per member shall be replaced with a resettlement house at a replacement rate of 1:1; while the part exceeding the limit shall be compensated in cash at the rate of 450 Yuan/m\(^2\) for brick-concrete structure, 350 Yuan/m\(^2\) for brick-wood structure and 176 Yuan/m\(^2\) for simple structure.

Compensation standards for all kinds of facilities in demolished houses in this project are provided in Table 4-3.

### Table 4-3 Compensation standards for indoor facilities

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Rate (Yuan)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity meter</td>
<td>Yuan/set</td>
<td>70</td>
</tr>
<tr>
<td>Transfer of piped gas</td>
<td>Yuan/household</td>
<td>1800</td>
</tr>
<tr>
<td>Transfer of cable TV</td>
<td>Yuan/household</td>
<td>100</td>
</tr>
<tr>
<td>Water meter</td>
<td>Yuan/set</td>
<td>70</td>
</tr>
<tr>
<td>Broadband network</td>
<td>Yuan/household</td>
<td>1100</td>
</tr>
<tr>
<td>Fixed line telephone</td>
<td>Yuan/set</td>
<td>108</td>
</tr>
<tr>
<td>Air conditioner</td>
<td>Yuan/set</td>
<td>200</td>
</tr>
</tbody>
</table>

Special topic: house replacement price and compensation standard for structure demolition in Nanhu Village

To prove the rationality of compensation for structure demolition in Nanhu Village Interchange subproject, we take the self-built houses at Shuangqiao Village across one road from Nanhu Village as a reference to analyze the house replacement cost at the site of the project. Nanhu Village locates inside the third ring road and self-built houses have been prohibited for many years, so Shuangqiao Village is comparable.

Typical case: Mr. Zhang at Shuangqiao Village across one road from Nanhu Village

When the house was built: December 2014 to December 2015

House type: brick-concrete

House area: 411 square meters (two rooms and three storeys)

- Cement: 320 Yuan/ton (specification: pc325, including freight and unloading expense) * 50 tons = 16000 Yuan
- Sand and pebbles: 600 Yuan/vehicle (10 tons/vehicle including freight) * 15 vehicles = 9000 Yuan
- Rebar: 5000 Yuan/ton * 8 tons = 40000 Yuan (including freight and unloading expense)
- Timber: 2500 Yuan/m\(^3\) (including freight) * 2 m\(^3\) = 5000 Yuan
- Precast slab: 25 Yuan/m (including freight) * 410m = 10250 Yuan
- Aluminum alloy: 180 Yuan/m\(^2\) * 119m\(^2\) = 21420 Yuan.
- Red brick: 0.25 Yuan/piece (including freight and unloading expense) * 70,000 pieces = 17,500 Yuan
- Wires, electricity meter, closed-circuit television, broadband telephone wire: 9,000 Yuan
- Cost of labor: 70,000 Yuan for principal part, 10,000 Yuan for auxiliary part (including painting and tiling both inside and outside), total 90,000 Yuan.
Woodworkers: 15,000 Yuan, electric workers: 3000 Yuan.
Marble pillars and European-style pieces: 4200 Yuan, doors: 16,000 Yuan, floor tiles and external tiles: 28,000 Yuan, external wall painting material and emulsion paint: 23000 Yuan.
Human input of Mr. Wang’s family: 200 Yuan/day * 200 days = 40,000 Yuan.
Other expenses: 20,000 Yuan.
Total price: 307,200 Yuan, construction cost per square meter: 747 Yuan. If excluding all the costs of labor 169,200 Yuan, the cost of building materials is 411 Yuan per square meter.
Since 2012, Shekou area has been developing fast. Since it locates at urban-suburb fringe area, land requisition and structure demolition has been continuing. Some residents built all kinds of illegal structures for the purpose of getting more compensation. To curb the situation, Shekou Subdistrict Office adopted market-oriented measures and tamed the urge by soliciting public opinions. That is, the demolished house was replaced with a resettlement house at the standard of 50 square meters per family member. The exceeding area was compensated only with an amount equivalent to the cost of building materials. The effect of this practice was that: legal structures were provided with reasonable compensation and the living conditions and house property value were greatly improved; while the illegal structures only get the compensation for the cost of building materials, so building illegal structures is unprofitable. This effectively curbed the behavior of building illegal structures for the purpose of getting more compensation.
5 Implementation plan for resettlement and recovery
This subproject is to build a ramp connecting with Third Ring Road. The adverse impact of the project on the affected population is mainly house demolition, and the emphasis of resettlement of the affected population is on house-demolished households. For this purpose, the resettlement plan for house-demolished households is formulated by the PMO and the Requisition and Compensation Office of Shekou Subdistrict upon full consultation, with consideration of the existing construction projects of Shekou, such as street development and urban village reconstruction projects, to ensure that all the house-demolished households can live in peace and enjoy their work, their living condition can be improved, and their property can increase in value.

5.1 Objectives and principles of resettlement and recovery
5.1.1 Objectives of resettlement and recovery
According to World Bank policies on involuntary resettlement and requirements of relevant national laws and regulations, the general objective of the resettlement of Nanhu Village Interchange Subproject is as follows: the affected households in the demolition can get reasonable compensation and resettlement; they can live in peace and enjoy their work; their living condition can be improved, and their property can increase in value. The specific objectives are:
- The affected house-demolished households can get a compensation no less than the replacement cost;
- The living condition and environment of the house-demolished households can be somewhat improved comparing to that before the demolition;
- All kinds of affected attachments on land can be compensated as per the replacement cost price;
- Public buildings and professional facilities can be compensated as per the replacement price, and be recovered as original;
- The public facilities and environment of the affected community can be recovered to as before the demolition, and even be somewhat improved.

5.1.2 Principles of resettlement and recovery
- Public consultation and the transparency principle
Sufficient public consultation is required regarding issues such as compensation standard of houses and facilities, selection of resettlement location, arrangement of demolition and restoration, etc., and agreement shall be made through consultation.
The consultation with affected population shall be conducted through representative symposium, consultation meeting of affected community residents or villagers, etc. The information of compensation standard, impact of the project and resettlement will be made public through posting notices in the communities to be supervised by all the residents.

- **Compensating as per replacement cost**
  The compensation for all kinds of buildings and other properties shall be no less than the replacement cost. All compensation for individuals will be paid to the owners directly in its entirety. Any organizations or individuals are prohibited to retain or embezzle the compensation. Detainment, depreciation or tax collecting is not allowed for the compensation. The compensation of the owners must be calculated as per the public standards. All the properties in the original building belong to the owner. The value of the remaining materials after demolition shall not be reduced from the compensation.

- **Providing assistance and care to the vulnerable groups**
  Priority shall be given to vulnerable groups regarding the area of resettlement house, selection of resettlement house, information of transition house, etc., as well as employment opportunities created in the project implementation, and the arrangement of resettlement service sites.

### 5.2 Resettlement of the house-demolished households

During July, 2013 to December, 2015, during the project preparation stage, the PMO together with requisition agencies of Shekou Subdistrict and Nanhu Village conducted extensive public consultation in Nanhu Village. By drawing lessons from the land requisition and house demolition practices in previous projects such as the Hankoubei Super Market Project, and the Light Railway Extension Line Project in Shekou, the RAP of this project is formulated. The basic measures are:

1. House-demolished households can choose from two options, i.e. resettlement house and monetary compensation as the way of compensation.
2. In case of monetary compensation, for the part of the identified demolished area not beyond 50 m² per capita of the household, the compensation shall be 3000 Yuan per m². As for the part beyond 50 m² per capita of the household, the compensation shall be 450 Yuan per m² for brick and concrete structure, 350 Yuan per m² for brick and wood structure, and 176 Yuan per m² for simple structure.
3. In case of resettlement house, the basic measures are:
1) The householder of the house to be demolished prepares an application, and the Village Committee submit it upon review for approval of the Subdistrict Office or the project headquarters. Finally, the resettlement house will be provided uniformly.

2) The identified floor area and construction area of the house-demolished households shall be subject to the area confirmed by qualified survey agencies and competent departments.

3) For the house-demolished households, a resettlement house of 50 m² per capita will be provided.

4) If the area per capita of the house-demolished households is less than 50 m², a resettlement house of 50 m² per capita will be provided, and the price difference will be paid by the house-demolished households as per the construction cost price of the resettlement house.

5) For the part of demolished area beyond the area of the resettlement house, monetary compensation will be provided. The compensation price is 450 Yuan per m² for brick and concrete structure, 350 Yuan per m² for brick and wood structure, and 176 Yuan per m² for simple structure.

6) If the area of the resettlement house is beyond the standard area due to the house type and structure or upon consent of the household in the allocation process, for the exceeding area less than 15 m², the household shall pay the construction cost as per the cost price of the house at the time when the allocation is conducted; for the exceeding area above 16 m², the household shall pay for it as per the market price at the time when the allocation is conducted.

7) For single-child family, the area can be calculated at one more resettlement person. For people who enjoy privilege for the disabled according to identification of the Civil Administration Department, the resettlement area will be increased by 20 m².

8) Elderly persons without family, people who are disabled and have difficulties in action without person to take care of them, can be given priority to be resettled in lower-floor house. General residents will be ranked in the order of the time when they signed the agreement with the demolition party, and the resettlement house will be ranked in order and grouped according to the house type etc. Then the house-demolished people can determine the unit and floor of the resettlement house through lottery or drawing lot according to the principle of “people who signed first can choose first”.

9) For people who have not been capable to build a house (don’t have a house), a
A resettlement house with the minimum area will be provided by the village to resettle them.

4. All the house-demolished households will get compensation of relocation expense and transition allowance. The relocation expense is one-off compensation with 500 Yuan for each household, which will be subject to the household register certificate. The transition allowance will be calculated from the day of demolition and relocation to the day of moving into the resettlement house, which is 500 Yuan per household per month. The transition period is 24 months, when the time is beyond the period, the transition allowance will be doubled.

5. The telephone, cable TV, water meter, electricity meter and other facilities in the demolished house will be compensated as per the actual quantity and circumstance. As shown in public consultation and resettlement intention survey, because the replacement condition of the resettlement house is favorable, the resettlement site is in a good location, and the resettlement house has a big appreciation space, all the house-demolished households request to be resettled by the way of property replacement, and no household has been found to request monetary compensation up to now.

According to the uniform resettlement plan of the Shekou Subdistrict, the house-demolished residents of the project can choose to be resettled in two resettlement sites. One is the Changsong Resettlement Site which is 2000 m away from the current residential site in Nanhu Village. The other one is the Nanhu Resettlement Site which is 500 m away from the current residential site.

Changsong Resettlement Site is a large-scale one which is newly built by Shekou Subdistrict to adapt to local large-scale development. The overall planned land area is 14666.67m², the total construction area is 365962.66m², and the plot ratio is 2.8. It can provide 3268 resettlement houses, which can accommodate 10458 resettled people. At present, phase I of the community with an area of 230,000 m² has completed the construction, and the decoration and supporting facilities construction is being conducted. It’s expected to be delivered for use in June, 2016.
Picture 5-1 Changsong Community Resettlement Site, which will be delivered for use in June, 2016

Picture 5-2 The supporting kindergarten of the resettlement community has been mostly completed.
The middle school next to the resettlement site has been started for use. Next to Shekou Middle School, Changsong Resettlement Community is 1000 m away from the Hankoubei Super Market, and very close to origin station of the light railway. It is convenient in transportation and with all kinds of supporting public service facilities, such as market, hospital, etc. With standard design and higher quality of the buildings than general commercial houses, as well as better greening and intelligent management than general communities of the community, the living environment and condition will be significantly better than that before the demolition.

Besides Changsong Resettlement Site, the house-demolished residents can also choose Nanhu resettlement community, of which the construction is to be started. Nanhu resettlement community is located in Nanhu Xiaoyuan of Nanhu Village, Shekou Street, south of the Third Ring Road, and about 500 m from the demolition site of this project. The planned land of the resettlement site is 270 mu, and the proposed construction area is 700,000 m². It will be constructed by phase and batch. For the first batch, it’s planned to use land of 124 mu, for 90 mu of which, the the land use formalities has been completed. The construction area will be 325,000 m², and the construction area of residences will be 268645 m². The resettlement community will provide multiple house types for selection according to the design requirements and the specific requirements of the resettlement households, including house types of 60m², 80m², 100m², 120m², etc. It’s expected that the resettlement site can provide 2588 sets of resettlement house, which can accommodate 8282 people. Nanhu resettlement community is now in the stage of foundation construction. It’s expected that the first phase of the project will start in the first half year of 2016, and the
construction period will last for 24 months.

5.3 Reasonability and feasibility analysis of house demolition compensation and resettlement

The house demolition compensation and resettlement plan of the Nanhu Village Interchange Subproject is formulated through sufficient communication and consultation with the affected population according to national and local laws and regulations and the requirements of World Bank’s policy on involuntary resettlement. Effectively integrated with the practices of house demolition compensation and resettlement of several major projects of Shekou in recent years, the plan has sufficient reasonability and high feasibility.

Firstly, the resettlement house construction plan and resettlement policy is widely known in the affected area of the project. With high coherence and comparability with that of other projects, the plan and policy of the project is fully understood and supported by the house-demolished residents. Thus, there is no major obstacle for the successful implementation of the project.

Secondly, through monetary compensation and resettlement house, the affected population can not only enjoy better living condition, but also own property with significantly higher value.

Thirdly, the resettlement house of Changsong Community can be delivered for use in 2016. The Nanhu resettlement community needs a period of transition, but the period won’t be beyond 24 months. It’s informed in the field of Nanhu Village that, the house area of each household is generally large, and the renting price during transition period is about 4000-5000 Yuan per household per year. Thus, the transition subsidy of 500 Yuan per month is enough for each household to pay for the transition allowance.

To explain the house demolition resettlement and compensation policy mentioned above in detail, we well take Mr. Chen’s family in Nanhu Village for example.

For Mr. Chen’s family, the demolished house is of an area of 323 m$^2$ with brick-concrete structure, and there are 5 family members in total. According to the resettlement policy, Mr. Chen can obtain a resettlement house with an area for 6 persons (including reward of 1 person’s area for only-one-child family), which is 300 m$^2$ in total.

If Mr. Chen chooses monetary compensation alternatively, Mr. Chen’s family can get
a compensation of 910,850 Yuan, and the calculation is as follows:
The compensation for the resettlement area of 300 m$^2$ at 3000 Yuan per m$^2$ is: $300 \times 3000 = 900000$ (Yuan).
The compensation for the area beyond the resettlement area is: $23 \times 450 = 10350$ Yuan
Demolition expense: 500 Yuan
In addition, the reward and decoration expense will be paid according to the evaluation and actual situation at the time of demolition. It’s expected that, the total amount of the compensation is nearly 950,000 Yuan. The house replacement price in Nanhu Village where Mr. Chen lives is less than 1000 Yuan per m$^2$. Namely, if Mr. Chen chooses monetary compensation, he can get a compensation of about 950,000 Yuan, which is 196% higher than the replacement cost of the current house, 320,000 Yuan.
If Mr. Chen’s family choose resettlement house, Mr. Chen can still get compensation for decoration, transition, relocation, reward, etc.
Mr. Chen’s family can choose 3-4 sets of houses at their will with areas from 60 m$^2$ to 120 m$^2$. For example, they can choose 3 sets of house, with area of 80m$^2$, 100m$^2$, and 120m$^2$. They can also choose 4 sets of house with area of 60m$^2$, 60m$^2$, 80m$^2$, 100m$^2$ respectively. They can choose different ways of combination at their will.
The resettlement house is of complete property right with property ownership certificate and land certificate. They can use it for living on their own, or exchange it in the market. The resettlement houses are located where the Hanhoubei Super Market is located. The house renting is popular. With two houses rented, the income of Mr. Chen’s family will increase by about 4000 Yuan per month.
Calculating as per the price of real estate market in Shekou at present, 5000 Yuan per m$^2$, the value of the property is about 1,500,000 Yuan, which is 4.6 times of the replacement cost of the current house, and beyond the monetary compensation, 950,000 Yuan. This example can explain why all residents choose resettlement house rather than monetary compensation.
A basic conclusion can be obtained from Mr. Chen’s case: for house-demolished residents in Nanhu Village Interchange project, if they choose monetary compensation, they can get compensation higher than replacement cost of the demolished house; if they choose resettlement house, they can get resettlement house without paying additionally, which is of better living condition and environment, and higher property
value.

5.4 Recovery of the affected peasants in land requisition
According to investigation, the expropriated collective-owned farmland in Nanhu Village Interchange project is 86 mu, including 47 mu of vegetable field. Others are non-farmland.

Based on field investigation, the vegetable field of 47 mu is the corner land remained after land requisition of the Third Ring Road 10 years ago. Some of it is used for planting vegetables by residents nearby, and some lies waste. In recent years, due to development of Hankoubei Super Market, and opening of the light rail, villagers of Nanhu Village rarely live on planting vegetables. Generally, as long as they will, they can find chance to engage in work or trade in Hankoubei Super Market nearby. The land requisition of small amount will hardly affect the living standard of the villagers.

According to the long-developed village regulation and non-governmental agreement of Nanhu Village, after the land requisition, the compensation for green crops and other land attachments will be provided directly to the owners, and the land compensation will be used by the collective, mainly in terms of paying for living allowance for villagers, dealing with social security for the villagers, and holding employment training for villagers.

Based on negotiation of the Villager’s Committee with the operators of the vegetable field and fish pools, the resettlement measures finally determined are as follows:

- Cover all the affected villagers in land requisition with social security.
- The compensation for green crops on the expropriated land is owned by the peasant household operating the land, and will be calculated as per the actual loss.
- The land compensation will be managed by the village collective. The use of the compensation shall be decided by Villagers’ Conference. It will be used mainly in public utilities, such as paying for living allowance for villagers, dealing with social security for the villagers, and holding employment training for villagers.

5.5 Resettlement and recovery of the affected vulnerable group
In the investigation of earlier period, no vulnerable household need special care is found. If any vulnerable household is found in future implementation, special assistance and care will be adopted. The main measures include:

- The disabled who enjoys the privilege identified by the civil affairs department will be provided a resettlement house with an additional area of 20 m².
- For disabled elderly person without family, low-floor resettlement house will be
arranged preferentially.

- For households that have no ability to build a house (including households without house), the village will provide them resettlement house of the smallest house type.
- The village and the resettlement agency is responsible for organizing people to assist the relocation of the vulnerable families; if transition is needed, they will help to arrange the transition house.

5.6 Schedule of the resettlement and recovery

The demolition of this project will start in February of 2016, and is expected to complete in July, 2016. The schedule of all the resettlement activities is as shown in table 5-1.

Table 5-1 Schedule of the resettlement activities

<table>
<thead>
<tr>
<th>Content</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Determine the resettlement agency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Re-check of the resettlement data</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investigation of the resettlement intention</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Negotiating the resettlement plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Formulating resettlement action plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Negotiating the resettlement plan again</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve the resettlement plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval of the resettlement plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Start the implementation of the resettlement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal monitoring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>External monitoring</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6 Resettlement fund Budget and Management

6.1 Constitution of resettlement fund

Resettlement fund of this project mainly consists of the following parts: compensation for land acquisition, house demolition and all kinds of attachments; other expenses related to resettlement; administrative expenses and unforeseeable expenses in resettlement.

1. Compensation for land acquisition

Compensation for land acquisition consists of land compensation and all kinds of payable taxes, including compensation for land acquisition, land use fee for newly-added construction land, taxes for occupying farmland, management fee for land requisition, and other kinds of taxes and dues, etc.

2. Compensation for house demolition

Compensation for house demolition includes:

(1) Compensation for demolition of private house

The compensation will be calculated according to the area of demolished house of rural and urban private households and the compensation standard.

(2) Relocation expense, transition allowance.

(3) Reward for households which complete relocation on time.

3. Compensation for all kinds of attachments and public facilities

The compensation for attachments and public facilities on land of private households, shall be calculated as per the actual quantity as investigated and the compensation standard.

4. Other relevant expenses of resettlement

Other expenses related to resettlement mainly refer to the expenses occurred in the course of preparation and implementation of the resettlement, such as expenses of external monitoring agency for monitoring and evaluating the land requisition and house demolition, expenses for hiring professional agencies to measure and evaluate the objects to be demolished, agency fees for demolition agencies, expenses for clearing the demolished buildings, etc. These expenses will be determined as per the charging criteria of the industry and similar projects.

5. Administration Fees of Resettlement

The administrative fees for resettlement are calculated as per 5 percent of the direct resettlement fund. They mainly include all kinds of expenses used for organizations strengthening, organization and coordination, internal monitoring, business and
foreign affairs reception, job training, progress reward to the project implementation organization for land requisition and demolition, information collection and release, pre-preparation, office building purchasing, temporary office building renting, personnel salary, welfare, and social assurance, purchasing and using of transportation tools, vehicle maintenance, business communication and daily management, etc. related to land requisition and demolition work.

6. Unforeseen expenses

The unforeseen expenses include unforeseen expenses for material and unforeseen expenses for price (not including the expenses incurred by temporary engineering design change), and the above two are calculated as per 10% of the basic expenses.

6.2 Resettlement fund budget

According to the compensation standard of all kinds of affected items and the statistical quantity, the total amount for resettlement of Nanhu Village Interchange Subproject is 319,909,082.65 Yuan. The detailed budgets are as shown in Table 6-1.

**Table 6-1 The resettlement fund budget of Wuhan Urban Transport Project**

<table>
<thead>
<tr>
<th>No.</th>
<th>Items</th>
<th>Unit</th>
<th>Quantity</th>
<th>Compensation standard</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Basic expenses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Expenses for land requisition</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Compensation for collective-owned land requisition</td>
<td>mu</td>
<td>86.05</td>
<td></td>
<td>7172576.08</td>
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<tr>
<td></td>
<td>Vegetable field</td>
<td>mu</td>
<td>47.02</td>
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<tr>
<td></td>
<td>Construction land</td>
<td>mu</td>
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<td></td>
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<td>Other land</td>
<td>mu</td>
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<td>659233.75</td>
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<tr>
<td></td>
<td>Land use fee for newly-added construction land</td>
<td>m²</td>
<td>57367.74</td>
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<td>2294709.60</td>
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<td></td>
<td>Reclamation fee of farmland</td>
<td>mu</td>
<td>47.02</td>
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<td>705300.00</td>
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<tr>
<td></td>
<td>Farmland occupancy tax</td>
<td>m²</td>
<td>31346.8234</td>
<td></td>
<td>313468.23</td>
</tr>
<tr>
<td></td>
<td>Management fee of land requisition</td>
<td></td>
<td></td>
<td></td>
<td>114761.22</td>
</tr>
<tr>
<td></td>
<td>(1.6% of the expenses for land requisition)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Compensation for house demolition</td>
<td>Yuan</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>Renovation</td>
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<td>79800</td>
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<td></td>
<td>hbi</td>
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<td>42168.5</td>
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<tr>
<td></td>
<td>Relocation expense</td>
<td>household</td>
<td>399</td>
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<tr>
<td></td>
<td>Transition allowance</td>
<td>m²</td>
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<td>4788000.00</td>
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<td>II</td>
<td>Relevant expenses</td>
<td></td>
<td></td>
<td></td>
<td>8660821.00</td>
</tr>
</tbody>
</table>
6.3 Subject and flow of resettlement fund

6.3.1 Subject of resettlement fund

The resettlement fund of this project will be allocated to different subjects according to the ownership of different affected items. You can refer to Table 6-2 for details. In order to ensure the compensation funds can be granted to affected persons and organizations on time and in full, we should not only give full play to the role of independent monitoring organizations, external monitoring agency and national audit institutions, but also reduce intermediate links as much as possible and appropriate the compensation funds directly in simple and easy ways to both individuals and organizations.

Table 6-2 Source and flow of resettlement fund

<table>
<thead>
<tr>
<th>Subject</th>
<th>Expense category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village collective</td>
<td>Compensation for collective land, attachments, collective facilities, etc.</td>
</tr>
<tr>
<td>Household</td>
<td>Compensation for house demolition, attachments and green crops (for the household of which the green crops are expropriated), relocation expense, transition allowance, etc.</td>
</tr>
<tr>
<td>Others</td>
<td>All kinds of taxes and dues for land requisition, etc.</td>
</tr>
</tbody>
</table>

6.3.2 Source and flow of resettlement fund

The resettlement fund of Nanhu Village Interchange project is raised by the People’s Government of Huangpi District. The fund will be allocated through special account to compensation targets without any intermediate links to avoid being withheld and embezzled.

6.4 Appropriation, management and monitoring of resettlement fund

6.4.1 Appropriation of resettlement fund

The appropriation of resettlement fund will comply with the following principles:

- All costs involved in the land requisition and house demolition are counted into the total project budget. Compensation for land requisition and house demolition of the project will be reviewed by the implementation organization, and submitted to Land
Requisition and Compensation Office of Huangpi District for application for appropriation. The compensation funds will be paid directly by the Land Requisition and Compensation Office of Shekou Subdistrict through special accounts to affected organizations and people.

- All kinds of compensation fees for private families will be appropriated through special accounts to the affected households.
- Land compensation will be paid before land requisition.

6.4.2 Management and monitoring of resettlement fund

- The expenditure of the resettlement fund must be in strictly accordance with the national laws and regulations on land acquisition and relocation and the policies in the Resettlement Action Plan, and no less than the compensation standard and scope prescribed in the Resettlement Action Plan.
- Compensation funds for land, houses, attachments and relocation including moving of indoor facilities, moving expenses, transition allowances, and reward for relocating in advance etc., shall be approved by implementation organization of each project.
- The WUCUFIPMO will hire special consulting agencies to conduct internal inspection to the resettlement offices regarding the use of the resettlement fund.
- The finance and audit departments of the municipality are entitled to monitor and audit the use of special funds.
- The monitoring and audit of special funds by the municipal finance and audit departments shall be accepted as required.
- External monitoring agency of resettlement shall follow up to monitor the progress of appropriating the compensation funds to affected families during external monitoring.
7 Resettlement Organizations

7.1 Organization setting

The setting and assignment of responsibilities of this sub-project are the same as Wuhan Urban Transport Project (Phase II). The main organizations related to resettlement include:

- Wuhan Municipal Government’s Urban Construction Fund Management Office
- Wuhan Urban Construction Utilization of Foreign Investment Project Management Office (hereafter referred to as WUCUFIPMO)
- The Resettlement Division of WUCUFIPMO
- The Land Requisition and Compensation Office of Shekou Subdistrict
- The external monitoring agency of resettlement—Center for Involuntary Resettlement Research Wuhan University.

The organization network of resettlement is as shown in Figure 7-1.

![Diagram of Resettlement Organizations]

**Figure 7-1** The resettlement organizations of Wuhan Urban Transport Project.

7.2 Responsibilities of each organization

7.2.1 Wuhan Municipal Government’s Urban Construction Fund Management Office

- As the owner of the project, it shall be responsible for obtaining consent and reply of relevant authorities of the state, Hubei Province, and Wuhan Municipality regarding all kinds of plans and reports related to the project and resettlement.
· It shall be responsible for raising resettlement fund of the project.
· It shall be responsible for appropriation of resettlement fund.

7.2.2 Wuhan Urban Construction Utilization of Foreign Investment Project Management Office
· Entrust resettlement consulting agencies to undertake the earlier-stage preparation of resettlement.
· Apply land use planning permits and land use construction permits to relevant authorities.
· Organize relevant departments to formulate all kinds of policies of resettlement action plan.
· Coordinate the implementation progress of construction and resettlement action plan.
· Submit Resettlement Fund Plan to Wuhan Municipal Government’s Urban Construction Fund Management Office and supervise the payment of fund.
· Coordinate work of organizations related to resettlement.

7.2.3 Engineering Management Division of WUCUFIPMO
· Implement the earlier-stage preparation together with resettlement consulting agencies.
· Formulate all kinds of policies of resettlement action plan.
· Train the resettlement principals of all sub-projects.
· Report the implementation progress of resettlement.
· Communicate and coordinate with other departments during the resettlement.
· Review the resettlement fund plans of all sub-projects.
· Submit the resettlement fund plans to Wuhan Municipal Government’s Urban Construction Fund Management Office and WUCUFIPMO, and supervise the payment of the funds.
· Guide and supervise the implementation of resettlement of all sub-projects.
· Be responsible for management of the materials and files of resettlement.
· Be responsible for internal monitoring of the resettlement.
· Be responsible for business reception of resettlement experts of World Bank during preparation and implementation stage.
· Deal with the complaints and grievance of displaced persons during the resettlement.
· Be responsible for communication with external monitoring agency during resettlement.
7.2.4 The Land Requisition and Compensation Office of Shekou Subdistrict

- Be responsible for organizing the detailed investigation of resettlement of the project.
- Be responsible for detailed work of the implementation of resettlement of the project.
- Be responsible for formulating and submitting the resettlement fund plan.
- Be responsible for following up and supervising the resettlement fund to be appropriated to specific targets.
- Be responsible for dealing with the complaints and grievance of displaced persons during resettlement.
- Be responsible for cooperating the work of external monitoring agency.
- Be responsible for collecting and organizing all the materials needed by internal monitoring report.
- Be responsible for submitting resettlement files of the project to Project Management Department of WUCUFIPMO.
- Be responsible for reception of resettlement experts’ inspection of World Bank with Project Management Department of WUCUFIPMO.

7.2.5 External monitoring agency

It will be responsible for external monitoring of resettlement during planning and implementation of resettlement, and providing progress report and supervision report of resettlement to Resettlement Office of the project and World Bank. Its responsibilities are introduced in detail in the chapter of External Monitoring.
8 Public consultation and appeal of complaints
To lay a solid foundation for resettlement of Nanhu Village Interchange Subproject, safeguard the legal interests of the displaced persons and the house-demolished organizations, and reduce complaints and disputes, this project paid close attention to participation and consultation of displaced persons. The resettlement action plan was formulated based on sufficient consultation with the affected persons and information disclosure. Meanwhile, simple and operable procedures for the affected persons to express their complaints and grievance during the implementation of the project have been established, which provides an institutional guarantee for safeguarding the interests of affected persons.

8.1 Activities of public consultation conducted
Since August, 2013, the PMO and Requisition and Compensation Office of Shekou Subdistrict have organized design organization, consulting organization, and affected persons in Nanhu Village for information disclosure and consultation regarding major issues involved in planning stage of resettlement. The disclosure and consultation activities up to now are as shown in Table 8-1.

Table 8-1 Major activities about information disclosure and consultation of resettlement

<table>
<thead>
<tr>
<th>No.</th>
<th>Time</th>
<th>Content of disclosure and consultation</th>
<th>Participator</th>
<th>Organizer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2013 8</td>
<td>Optimization of the plan design</td>
<td>Designing institute, Project Management Department of WUCUFIPMO, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>2</td>
<td>2013 9</td>
<td>Quantity of land acquisition and house demolition</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>3</td>
<td>2013-2014</td>
<td>Compensation standard for land acquisition</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>4</td>
<td>2014-2015 6</td>
<td>Compensation standard for house</td>
<td>WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>5</td>
<td>2015 6-8</td>
<td>Resettlement modes and intention</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population, Wuhan University</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>6</td>
<td>2015 8-10</td>
<td>Resettlement policy</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
<tr>
<td>7</td>
<td>2015 9-12</td>
<td>Consultation of resettlement location</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, Representatives of the village collective and affected population.</td>
<td>Project Management Department of WUCUFIPMO</td>
</tr>
</tbody>
</table>
8.2 Feedback to public consultation

Project Management Department of WUCUFIPMO and Requisition and Compensation Office of Shekou Subdistrict have organized and summarized the opinions and suggestions raised by affected persons in all kinds of public consultation activities since August, 2013. These opinions and suggestions have been taken into account and absorbed when the Resettlement Action Plan and specific resettlement policies are formulated. The feedback to major opinions in public consultation up to now is as shown in Table 8-2.

**Table 8-2 Opinions of public consultation of World Bank Financed Wuhan Urban Transport Project and the feedback**

<table>
<thead>
<tr>
<th>No.</th>
<th>Questions and suggestions</th>
<th>Improvement measures upon absorbing the opinions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Some residents reported that there are many self-built structures there. If all the structures are compensated, it’s unfair to the residents observing laws and disciplines.</td>
<td>It’s decided through negotiation that, the replacement area of resettlement house will be calculated as per the number of registered population, and the area beyond resettlement area will only be compensated with material costs.</td>
</tr>
<tr>
<td>2</td>
<td>Wish to have several resettlement sites for selection.</td>
<td>Shekou Subdistrict provides Changsong Resettlement Community and Nanhu Resettlement Community for selection.</td>
</tr>
<tr>
<td>3</td>
<td>Some residents have bought houses in Wuhan or other cities. For them, is it possible to choose monetary compensation?</td>
<td>For households abandoned resettlement house, monetary compensation will be provided at 3000 Yuan per m(^2) of the replacement area they deserve. If the demolished area is beyond the replacement area, the additional part will be compensated as per the cost price of building material.</td>
</tr>
<tr>
<td>4</td>
<td>Worry about the construction quality of the resettlement house.</td>
<td>Establish a quality control system for construction of resettlement house, organize affected persons to make an inspection tour regularly for the construction of resettlement house, and open a hot line of quality supervision.</td>
</tr>
<tr>
<td>5</td>
<td>Worry about that the house selection process is unfair.</td>
<td>Elderly persons without family, people who are disabled and have difficulties in action without person to take care of them, can be given priority to be resettled in lower-floor house. General residents will be ranked in the order of the time when they signed the agreement with the demolition party, and the resettlement house will be ranked in order and grouped according to the house type etc. Then the house-demolished people can determine the unit and floor of the resettlement house through lottery or drawing lot according to the principle of “people who signed first can choose first”.</td>
</tr>
<tr>
<td>6</td>
<td>The construction of resettlement house is not in time, causing long-term transition.</td>
<td>Introduce the construction progress and plan of Changsong Community and Nanhu Resettlement Community to the affected persons. It’s provided that, if the transition is beyond 24 months, the transition allowance will be doubled.</td>
</tr>
<tr>
<td>7</td>
<td>It’s hard to express their opinions during resettlement.</td>
<td>Establish a channel for reflecting grievance and complaints, and distribute relevant materials to each affected household.</td>
</tr>
</tbody>
</table>

8.3 Plan of consultation with affected persons in the next stage

With the progression of the preparation and implementation of the project, Project
Management Department of WUCUFIPMO and Requisition and Compensation Office of Shekou Subdistrict will conduct further consultative activities, which include:

- Affected persons’s opinions about the project design.

Before construction, the PMO will inform the affected persons through multiple ways about the project design and specific impacts. When the construction starts, Project Management Department of WUCUFIPMO will make an on-the-spot survey. For section of the project on which people have great complaints, Project Management Department of WUCUFIPMO will organize design department to modify the design on the premise of meeting the engineer and technical standard.

- Compensation for house-demolished households and the schedule of payments.

- Avoid impact on production and life of residents of the part of Nanhu Village without demolition.

- Construction of resettlement house, and transition of house-demolished households.

- Other concerns of the affected persons.

The schedule of further negotiation with the affected persons is as shown in Table 8-3. According to arrangement of Project Management Department of WUCUFIPMO, Shekou Subdistrict and Nanhu Village can hold consultation meeting timelessly with affected persons, and report the circumstance of the meeting to Project Management Office. Except participating in negotiation activities organized by Project Management Department of WUCUFIPMO, the monitoring department will also conduct consultation with the affected persons independently, collect their complaints and suggestions and provide monitoring information to all levels of requisition and demolition departments.

Table 8-3 Schedule of Consultation with the affected persons

<table>
<thead>
<tr>
<th>Consultation content</th>
<th>Time arrangement</th>
<th>Participating organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opinions on the project design</td>
<td>December, 2015</td>
<td>Project Management Department of WUCUFIPMO, design department, Requisition and Compensation Office of Shekou Subdistrict, External monitoring agency</td>
</tr>
<tr>
<td>Resettlement mode and specific implementation plan</td>
<td>January to February, 2016</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, External monitoring agency</td>
</tr>
<tr>
<td>Construction of resettlement house and transition</td>
<td>February to March, 2016</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, External monitoring agency</td>
</tr>
<tr>
<td>Problems appeared in implementation process of the project</td>
<td>Throughout the whole process of the project</td>
<td>Project Management Department of WUCUFIPMO, Requisition and Compensation Office of Shekou Subdistrict, External monitoring agency</td>
</tr>
</tbody>
</table>
### 8.4 Disclosure of policies and the Resettlement Information Booklet

To make the affected persons understand the policies and implementation details about the resettlement of this project fully and timely, and to make the resettlement work really open, fair and transparent, resettlement organizations at all levels will take the following measures to guarantee the publicity of the policies on resettlement:

- Disclose the information of affecting situation, compensation standard, resettlement measures, and appealing channel of complaints in public places of Nanhu Village;
- Distribute *Resettlement Information Booklet* to each affected family.

The *Resettlement Information Booklet* will introduce the impact on each affected family, the resettlement policies and compensation standard applying to this project, the implementation process of the project, the procedure to deal with the grievance and complaints of the affected population.

### 8.5 Means of collecting grievances and complaints

1. Report of local resettlement office on complaints of the affected persons, the progress, measures, existing problems, etc.
2. The builder’s diary faxed by the construction organization to the owner every day, and the circumstance of affected persons to affect the construction will be the focus.
3. Problems of coordination in requisition and demolition discovered in inspection tour of the owner in construction field.
4. Relevant information reported by external monitoring agency.
5. The letter and visit of the affected persons.
6. Report of work station which is an agency of the owner.
7. Relevant special problems indicated by audit and discipline inspection departments in inspection.
8. The expenditure information of requisition and demolition fund collected from the detailed statements of fund appropriation of the bank of deposit.
9. Special investigation of internal monitoring.

### 8.6 Procedure to deal with complaints and grievance

**Stage 1**

The affected persons can put forward oral or written grievance to the Village
Committee or Requisition and Compensation Office of Shekou Subdistrict. In case of oral grievance, the Village Committee or Requisition and Compensation Office of Shekou Subdistrict must make a written record, and reply explicitly in two weeks. If the problem involved is big and instruction from the resettlement office of higher level is needed, the Village Committee or Requisition and Compensation Office of Shekou Subdistrict must endeavor to obtain a reply from higher-level resettlement department in two weeks.

Stage 2
If the complainant is dissatisfied upon the reply of Stage 1, the complainant can appeal to Project Management Department of WUCUFIPMO in one month after the reply of Stage 1 is received. Project Management Department of WUCUFIPMO will make a decision on how to deal with the appeal in 3 weeks.

Stage 3
If the affected object is still dissatisfied upon receiving the reply of Project Management Department of WUCUFIPMO, the affected object can appeal to the civil court within 15 days after receiving the reply of Stage 2.

8.7 Record and follow-up of complaints and grievance
During resettlement, Nanhu Village and Requisition and Compensation Office of Shekou Subdistrict shall record and manage the materials of complaints and resolving results, and report to Project Management Department of WUCUFIPMO every month in writing. Project Management Department of WUCUFIPMO will review the records of complaints disposal regularly.

For purpose of recording the disposal information of complaints and relevant problems of the affected persons completely, Project Management Department of WUCUFIPMO has formulated a registration form for complaints disposal of the affected persons, as shown in Table 8-4.

<table>
<thead>
<tr>
<th>Receiving organization</th>
<th>Time:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of the complainant</td>
<td>Complaint content</td>
<td>Required solution</td>
</tr>
</tbody>
</table>

Table 8-4 Registration form for complaints disposal of the affected persons
Note:
1. Recorder shall record the complaints and requirements of the complainant faithfully.
2. The process of appeal shall not be disturbed or interfered by anything.
3. The complainant shall be informed of the proposed solution within the specified time.

The resettlement division of each subproject of Project Management Department of WUCUFIPMO and Requisition and Compensation Office of Shekou Subdistrict will be responsible for collecting and receiving grievance and complaints of the affected persons. The name, the office address, and the telephone of the principals are as shown in Table 8-5.

**Table 8-5 Information of agencies and personnel receiving complaints of the affected persons**

<table>
<thead>
<tr>
<th>Resettlement agency</th>
<th>Contact</th>
<th>Address</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resettlement Office of the Project</td>
<td>Zhao Weimin</td>
<td>No. 40 of Changqing Road, Wuhan Municipality</td>
<td>65653537</td>
</tr>
<tr>
<td>Requisition and Compensation Office of Shekou Subdistrict</td>
<td>Qiu Changchun</td>
<td>Shekou Subdistrict Office, Huangpi District</td>
<td>61862001</td>
</tr>
</tbody>
</table>
9 Resettlement monitoring
As other subprojects of Wuhan Urban Transport Project (Phase II), Nanhu Interchange Subproject also establishes internal monitoring and external monitoring system of resettlement.

9.1 Internal monitoring
Internal monitoring is continuously conducted by the WUCUFIPMO to internally monitor the implementation of the resettlement action plan through a top-down management system, aiming to master the progress of resettlement comprehensively, timely and accurately, to find out and solve problems and to provide basis for decision making for the successful implementation of resettlement work.

The purpose of internal monitoring is to standardize and guide the internal monitoring work of the organizations related to the resettlement activities, including the owner and resettlement organizations of World Bank financed project, to make sure that the resettlement work is carried out in strict accordance with the Resettlement Action Plan, and monitoring and evaluation activities are conducted orderly, standardly and efficiently, so that related parties can be informed promptly of the status of resettlement as well as find out and correct the problems existing in the resettlement.

The internal monitoring content mainly includes:

- Organizational structure: setting and responsibility division of the resettlement implementation organizations and associated agencies, staffing and capacity building of resettlement organizations;
- Resettlement policies and compensation standard;
- Implementation progress of land requisition and house demolition and resettlement;
- Resettlement budget and the implementation;
- House rebuilding and life arrangement of the displaced persons: the resettlement mode of rural displaced persons, the form of house rebuilding, water and power supply, road opening and ground leveling of homestead, payment of compensation fund, supporting of public facilities (water, power, road, commercial network and centers, etc.), relocation, etc.;
- Complaints and grievance, public consultation, information disclosure and external monitoring: channels, procedures and responsible agencies for complaints; major issues and the disposal of complaints; major activities, content and form, and the impact of public consultation; Resettlement Information Booklet and information disclosure; external monitoring agency, its activities and the effect;
● Disposal of relevant issues in Aide-Memoire of WB Investigation Mission;
● Existing issues and the solution.

The internal monitoring will be continuously conducted. In them, comprehensive monitoring will be conducted for at least once a quarter; during key periods such as relocation of the displaced persons, the frequency will be increased.

The internal monitoring report will be submitted by the owner, WUCUFIPMO, to World Bank at once semiannually.

9.2 External monitoring

The external monitoring agency of resettlement of Wuhan Urban Transport Project (Phase II), Center for Involuntary Resettlement Research Wuhan University, will include the monitoring of land requisition and house demolition of Nanhu Village Interchange into the monitoring plan of resettlement of the project.

Personnel of external monitoring agency must meet the following requirements:
1) Personnel engaged in external monitoring shall have participated in similar work, have abundant experience of social and economic investigation, understand the policies and requirements of World Bank on involuntary resettlement, and master national and local laws and regulations on resettlement.
2) Personnel engaged in external monitoring shall have the ability to undertake social investigation independently, shall have high communication skill, and shall bear hard work.
3) A certain proportion of female external monitoring personnel shall be included in external monitoring.

The following measures will be taken for resettlement monitoring by external monitoring agency:
(1) On the basis of resettlement research, external monitoring agency will create a database of the information of affected population and conduct regular household interviews. External monitoring agency will make full use of the data of social and economic research and the resettlement information management system built by Project Management Office to practice dynamic management of the basic information of relocated households, and to keep track of the resettlement information. According to information shown in the database, external monitoring agency will go to the houses of the affected residents to conduct face-to-face interviews, to learn the progress of resettlement work, to listen to their grumble, complaints and suggestions, as well as to propagandize relevant policies of the state, requirements of World Bank.
and information of the project construction.

External monitoring agency will conduct household interviews independently and will not be accompanied by officials of local resettlement organizations or local administrators after receiving the list of affected population and relevant information from the grass-roots organizations. When the external monitoring agency conducts household interviews, the interviewers will be relatively fixed, that is, one interviewer will conduct interviews in one affected area for many times. Thus it will be easier to build mutual trust between the interviewer and the affected population and will be helpful for performing the work.

(2) External monitoring agency will organize the affected population to hold forums occasionally in the area where affected population is concentrated. In the area where affected population is concentrated, external monitoring agency will hold forums to listen to the opinions of affected population on significant issues of project impact. The forum could be formal or informal; the external monitoring agency may or may not invite personnel of grass-roots resettlement organizations, depending on the specific circumstance at the time.

(3) Field Survey. Personnel of external monitoring agency will visit the resettlement sites regularly or occasionally to observe the resettlement status on-site.

(4) Case research. External monitoring agency will focus on the analysis of a few outstanding cases that may exist in the process of resettlement to analyze the cause and find out solutions and propose reference opinions.

(5) Questionnaire. External monitoring agency will carry out a sample survey on recovery of production and living of the displaced persons and their opinions on resettlement, analyze the results timely, and solve the existing problems to provide reference for the resettlement work of the next year.

This subproject mainly involves demolition of rural houses. For this type of affected population, the external monitoring agency will focus the monitoring on:

- Whether the compensation price for houses and other attachments on land is set in compliance with the replacement cost;
- Whether the compensation is appropriated in full and on time;
- Whether the homestead selection of the newly-built house is determined through consultation;
- Whether the timing of relocation is reasonable;
- Whether the transition allowance and relocation expense are paid;
• Whether physical compensation is discounted;
• Whether the water, electric power, heating, road and the other facilities are complete in the new resettlement site and who is in charge of the supply of such facilities;
• Whether it is convenient to go to hospitals, schools and other places from the new settlement site.
• Whether the staff composition of resettlement organizations at all levels could meet the demands of resettlement;
• Whether the resettlement organizations at all levels are equipped with necessary work conditions;
• Whether the quality of the resettlement organization personnel could meet the requirements of resettlement;
• Training of the resettlement organization personnel;
• Management of internal work data of the resettlement organizations.
• The preferential policies the vulnerable groups enjoy in the resettlement;
• Whether the affected urban poor people can afford the new house.

External monitoring agency prepares the external monitoring report based on the data obtained from observation and survey. The purpose of the report is to objectively feedback the progress of resettlement and the existing problems to World Bank and the owner, and to assess the social and economic effects of resettlement, to propose constructive opinions and suggestions, and to improve and refine the resettlement work.

The period for reporting to World Bank and the owner by external monitoring agency is as follows:
• Before July 31 of each year, external monitoring agency shall submit a midyear monitoring report of the resettlement status in the first half year to World Bank and the owner.
• Before January 31 of each year, external monitoring agency shall submit a yearly monitoring report to World Bank and the owner.
• Half a year after the completion of all resettlement work, external monitoring agency shall submit a comprehensive report of the post-resettlement status evaluation.

The contents of regular monitoring report shall at least contain the following issues: 1) the monitoring objects of the report; 2) the progress of resettlement; 3) the main monitoring results; 4) the main problems existing; 5) basic assessment opinions and suggestions of external monitoring agency.