

**RP64**  
Volume 2

**China Liao River Basin Project  
by World Bank Loan**

**Resettlement Action Plan**  
**for**  
**Shenyang Wastewater Treatment Project**  
**(Draft)**

**Shenyang Urban Construction Project Office**  
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**ATTACHMENT: RESETTLEMENT ACTION PLAN OF SHENYANG URBAN IMPROVEMENT SUB-PROJECT**

**ATTACHED MAP: LOCATION OF SHENYANG URBAN WASTEWATER TREATMENT PLAN**

## 1 PROJECT INTRODUCTION

### 1.1 General Introduction

Shenyang Wastewater Treatment Project is an important component of Liao River Basin Urban Environmental Project (including other cities of Yingkou, Panjin, Jinzhou). After the completion, the environment of Shenyang and Hun River Basin will be improved. This project comprises of the construction of Shenyang West Wastewater Treatment Plant (Shenyang West WWTP), and upgrading of the urban drainage network..

Shenyang West WWTP is located within Xiaoyu village, Zhaijia town of Yuhong District. The area of 57 ha. (855 Mu) and will be acquired all at one time. The capacity of the plant is 800,000 t/d (secondary treatment), and will be constructed in two phases, i.e. 400,00 t/d for phase one to be completed by the year 2005 and 400,00 t/d for phase two to be completed by the year 2010. The interception system of Shenyang West WWTP comprises of the three branches of Hun River west interception system, the Xi River interception system and Zhangshi west drainage system. The total length of the interceptors is 12 km. A new storm water pumping station will be built. The temporary land acquisition for the interception is about 22.92 ha. The construction and upgrading of urban drainage system will be centralized within Chongshan area (16,873 m in total length), Wu'ai area (3,360 m in total length). The total length is 76,146 m. Two new pumping stations will be built and the two existing ones will be upgraded.

### 1.2 Area Affected by and Benefit from the Project

The area affected by Shenyang West WWTP is around the suburbs of the city; the area affected directly by the construction and upgrading of drainage system is the urban area.

The beneficial area is the Hun River basin with total area of 12,980 km<sup>2</sup>. Since the reform and opening door policy of China, the development of economy, increment of population, city construction are developing rapidly. The discharge of wastewater is increasing annually. A large amount of domestic and industrial wastewater are discharged directly into Hun River without any treatment, that make the contamination of the river more seriously. The discharge makes the pollutants in the supplement sources of groundwater exceeding the standard, which are threatening the health of residents and the production of enterprises within the downstream areas of the Hun River. After the completion of Shenyang West WWTP, 400,000 t/d wastewater will be treated, which will reduce the pollution loads on the river course and rehabilitate the biological environment of the Hun River water system. It will also reduce the pollution of groundwater and improve people's living condition around the Hun River basin. The pollution of Bohai Bay will be reduced and the biological environment of Bohai Bay can be improved. It is good for the development of onshore aquaculture. In general, the construction of WWTP will optimized the urban drainage network, develop economy of Shenyang City.

### 1.3 The Social & Economic Background of the Project Area

Shenyang, the capital of Liaoning Province, located in the south of the northeast part of China, is the center of politics, economy, culture and information of the whole province and the biggest hub of communication and industrial city in the northeast part of China.

Liaoning Province is a highly urbanized province. Shenyang is located in the hinterland of Loadong Peninsula Development Zone. With Shenyang being as the center of region, within the diameter of 150km radius, Shenyang, Anshan, Fushun, Benxi, Dandong, Yingkou, Liaoyang and Tieling form the middle-part economic circle and city group of Liaoning Province. The unique location of Shenyang shows that she has large developing potential and advantage. At the same time, beside self development, Shenyang also takes the responsibility of promoting the development of Liaoning Province and the northeast part of China.

There is one county-level city, nine urban districts and three counties under the jurisdiction of Shenyang. The jurisdiction area is 12,980 km<sup>2</sup> with total population of 6.8 million (4.76 million in urban). The build-up area is 185 km<sup>2</sup> with a population of 3.48 million. There are 5,000 industrial enterprises in the city, among which 330

are large-scale enterprises.

Shenyang is the old industrial base constructed in the first five-year-plan period. In the past, the development principles of the city were “ producing first, then comes living ”, “ polluting first, then comes the harness ” and “ production first, management latter”. This unreasonable development concept caused lots of serious problems on urban biological environment.

Since the reform, Shenyang has become the biggest economic central city. Automobile, machinery, electronic information, environmental protection and chemical pharmacy are prominent industries. Shenyang Taoxian International Airport provides more than 40 domestic scheduled flights and several international scheduled flights. Shenyang is the biggest railway hub in the northeast part of China. The highways in Shenyang radiate in all directions. The highway between Shenyang and Beijing has been put in use in September, 2000. This highway shortens the distance between Shenyang and Beijing, the capital of China, even the distance between Shenyang and the world. In 1999, GDP of Shenyang was 101.31 billion RMB yuan.

Shenyang is located on the north bank of the Hun River. The Hun River was called “Shen Water” in history and “Yang” was given as a name to a place on the north bank of a river. Shenyang, a famous historical city in China, is a good place for tourism. There are many famous historic sites, museums and memorial halls in Shenyang, such as Qing Imperial Palace, Fu and Zao tombs, “ 18<sup>th</sup>, September” Historical Museum, “the Zhang’s Residence” (the residence of late warlord Zhang Zuolin and his son Zhang Xueliang), School of Teenager Zhou Enlai, and Steam Locomotive Museum and so on.

There are several famous markets in Shenyang such as Wu’ai Garment Wholesale Market, Nan’er Food Wholesale Market, Nanta China Shoes City, Jiulu Furniture Market in Tiexi district and so on.

#### **1.4 Project Approval**

Proposal of the Shenyang Wastewater Treatment Project is getting approvals according to normal procedures.

#### **1.5 Design Process**

- Process Concept selection was held in April 2000 by Shenyang Urban and Rural Construction Commission and Shenyang Project Office. There are 16 firms presented, including 8 from local and 8 from international.
- Proposal of Shenyang Wastewater Treatment Project was prepared by Shenyang PMO in May 2000 and submitted to the Shenyang Planning Commission.
- Notice on the Preparation for Shenyang Wastewater Treatment Plant was issued by Shenyang Planning Commission in May 2000.
- The feasibility study report was completed by Shenyang Municipal Engineering Design and Research Institute in August 2000.
- The open bidding for the proposed process was held in September 2000 by Shenyang Project Office. There are 10 firms purchased the bidding document. 6 bids were submitted, including 3 from local and 3 from international.

#### **1.6 Ownership and Organization of the Project**

This project is an urban infrastructure construction project, invested by Shenyang Government. The construction funds will compose of the local counterpart funds and the Bank loan. Total investment will be 1,410 million yuan. The phase one project will need 870 million yuan, including 428 million yuan of local counterpart fund, and 53.25 million USD of the loan from the World Bank (equal to 442 million RMB yuan ). Shenyang Government will be responsible for the payment of the loan and interest.

Shenyang Project Office is responsible for the overall coordination of this project. Shenyang Urban Wastewater

Treatment Co, Ltd., as the owner, is in charge of the construction of wastewater plant and interception system, and the construction and improvement of urban sewers network.

## 2 PROJECT IMPACT

The project financed by the World Bank consist of four compens, Sheyang Western Wastewater Treatment Plant, Wastewater interception system, Shenyasng urban drainage system upgrading and construction and upgrading of pumping station.

### 2.1 The General Situation of Components

#### 2.1.1 Shenyang Western Wastewater Treatment Plant

Approved by Shenyang Urban Planning Bureau, Shenyang Western Wastewater Treatment Plant will be located in Xiaoyu village of Zhaijia Town of Yuhong district. The land scope occupied by the project is south bank of Xi river in north, interface of Yangshi commune and Zhaijia Town in east, dam of Hun river in south, 1,200m from boundary of Yangshi commune in west. Totally 57 hectare of land occupied by the Plant is owned by Xiaoyu village.

#### 2.1.2 Wastewater Interception System

The counterpart wastewater interception system of Sheyang Western Wastewater Treatment Plant is 12 km long totally. Table 2-1 show the details of counterpart wastewater interception system.

**Table 2-1 Counterpart wastewater Interception System**

Item	Affected area	Type	Length (m)	Diameter of pipe (m)	Construction width (m)
Interception system in western part of Hun river	Xi River catchment	Wastewater	7,100	2×2.4×2.4	15
Interception system in Xi river	Xi River catchment	Wastewater and storm water	1,300	3×2.8×2.4	15
Interception system in Huaxiang	Xi River catchment	Wastewater and storm water	800	1.2	15
Improvement of phase one Zhangshi construction project (including the equipment of pumping station)	Xi River catchment	Wastewater	200	1.7	15
Phase two Zhangshi construction project	Xi River catchment	Wastewater	850	1.5	15
Influent culvert of the Plant	Influent and effluent system	Wastewater	1,690	4×3.0×2.2	15
Total			11,940		

#### 2.1.3 Urban Drainage System

Wastewater collection system of the project will be formed by upgrading of existing drainage system (under Class one and two roads) and construction of new sewers. Through survey there is no demolish are involved in urban drainage system construction, but traffic will be affected. Table 2-2 shows the details.

**Table 2-2 Shenyang Urban Drainage System**

Item	Affected Area	Type	Length of pipe (m)	The diameter (m)
From east Chongshan road to west Chongshan Road	Chongshan area	Wastewater	1,240	1.0

		Wastewater	6,923	1.2
		Wastewater	1,400	1.5
		Wastewater	1,950	1.8
		Wastewater	5,360	2.6×2.0
Wuai Street	Wuai area	Wastewater and storm water	1,200	3.2×2.4
Nanta Street	Wuai area	Wastewater	2,160	1.8×1.5
Total			76,146	

The impacts caused by urban drainage system construction are showed as follows: Chongshan roads is 60 m wide now. The construction is proposed to be undertaken at non-motorized lane. The soil dug out will be delivered out timely. Pedestrian path will be reserved for rounding units.

Wuai street is 30 m wide now. Construction will be undertaken in the middle part of the street. The soil dug out will be delivered out timely. Pedestrian path will be reserved for rounding units.

Nanta street is 30 m wide now. Construction will be undertaken in the middle part of the street. The soil dug out will be delivered out timely. Pedestrian path will be reserved for rounding units.

#### 2.1.4 Pumping Station

Two pumping stations will be newly built and two existing pumping stations will be upgraded in the project. Details are indicated in the Table 2-3.

**Table 2-3 The Construction and Upgrading of Pumping Station**

Item	Location	Type	Flow (m <sup>3</sup> /s)	Occupied land area (hectare)
Pumping station of east Chongshan road (upgrading)	Urban area	Wastewater	2.5	0.30
Pumping station of west Chongshan road (upgrading)	Urban area	Wastewater	8.5	0.36
Beisan pumping station (new construction)	Urban area	Wastewater and storm water	Wastewater 1.56 Storm water 7.60	0.30
Beisan pumping station (new construction)	Urban area	Wastewater and storm water	11.0	0.36
Total			1.32	

The construction and upgrading of pumping station is showed as follows:

As for Pumping station of east Chongshan road, only equipment will be upgraded, so no land requisition and demolition are involved.

As for Pumping station of west Chongshan road, upgrading will be undertaken at existing site so no land requisition and demolition are involved.

Beisan pumping station to be newly built will occupy 3,010m<sup>2</sup> land. On the basis of existing 1,029 m<sup>2</sup> site, 1,981 m<sup>2</sup> extra area need to be used.

Wuai pumping station to be newly built will occupy 3,600 m<sup>2</sup> land of Qingnian nursery of Shenyang Urban



Greening Management Division.

## **2.2 Project Impact**

### **2.2.1 Permanent Land Requisition**

The permanent land requisition for the Plant and pumping stations is showed in the Table 2-4.

**Table 2-4 Permanent land requisition**

Item	Property right	Collective land (ha)				State-owned land (hectare)	Sub-total of land requisition (hectare)	Number of people losing land
		Vegetable land	Fishing pound	Nursery	Construction land			
WWTP	Xiaoyu village	39.81	0.73	9.8	6.66		57	249
Beisan pumping station	Xiaobei storage					0.1029	0.1029	
Wuai pumping station	Qingnian nursery					0.36	0.36	

Note: Beisan pumping station is a new one to be built with total land acquisition area of about 3,010m<sup>2</sup>. On the basis of existing 1,029 m<sup>2</sup> site, 1,981 m<sup>2</sup> land of Xiaobei Storage will be used.

### 2.2.2 Temporary Land use

Lands used temporarily by counterpart interception system, urban drainage system and culvert of newly built pumping station are indicated in the Table 2-5 (collective land) and Table 2-6 (State-owned land).

**Table 2-5 Temporarily use of collective land (unit: hectare)**

Item	Name of commune	Name of village	Vegetable land
Interception system in western part of Hu river	Yangshi commune of Yuhong district	Nanliguan village	6.3
		Xiashatuo	3.9
		Ganguantun	1.5
		Yuliangpu	2.25
Interception system in Xi River		Guanguantun	3.9
Effluent/influent culvert of the Plant		Yuliangpu	5.07
Total			22.92

**Table 2-6 Temporarily use of state-owned land (unit: hectare)**

Item	Location	State-owned land
Interception system in western part of Hu river	Yuhong district	7.35
Huaxiang Interception system	Tiexi district	1.2
Improving phase one Zhangshi construction project	Zhangshi Development Zone	0.3
Phase two Zhangshi construction project	Zhangshi Development Zone	1.3
From east Chongshan Road to west Chfongshan Road	Chfongshan area	24.5
Wuai Street	Wuai area	1.8
Nata Street	Wuai area	3.2
Total		39.65

**2.2.3 Residents Affected by the Project**

The residents will be affected only by the construction of counterpart interception system and new pumping stations. Table 2-7 presents the details.

**Table 2-7 Residents Affected by the project**

Item	District	Commune	Village	Affected households	Affected populations	Area of brick/wood houses (m <sup>2</sup> )	Ownership of the house
Interception system in western part of Hu river	Yuhong district	Yangshi commune	Nanliguan village	65	230	3830	Private
Huaxiang Interception system	Tiexi district			5	17	300	Public
Beisan pumping station	Dadong distict			2	6	90	Public
Total				72	253	4220	

**2.2.4 Entities Affected by the Project**

Construction of counterpart interception system and pumping stations in the project will affect entities. Table 2-8 presents the details.

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**Table 2-8 Entities Affected by the project**

Entities	Affecting degree	Employee number		House area (m <sup>2</sup> )			Profits (Yuan)	Tax (Yuan)	Attachments	Remark
		Total	Affected	Brick/concrete	Brick/wood	Simple				
Shenyang sanitary vehicle refit factory	Partly	20	5	480		50	0	0	750m <sup>2</sup> land, 80 m enclosure wall	Production has terminated
Shenyang Water supply Plant	Partly	30	3	140		40	0	0	3 power pole	Public beneficial unit
Tiexi asphalt & Concrete processing Plant	Partly	32	6	280	32		0	40	60m enclosure wall, 15 trees, 9 power pole	Half year of Production cycle
Shenyang Hefa Furniture manufacture Plant	partly	40	10	513		150	0	0	60m enclosure wall	Newly built (private), not in production
Liaohe feedstuff branch Plant	Partly						0	0	50m enclosure wall	Production has terminated
Yuhong Waterproof material Plant	Partly	15	5	150					70m enclosure wall	Production has terminated
Private pig-raising farm	Partly	3	3			200	22,000	8,000	50m enclosure wall	
No.2 Construction Material Plant of Yangshi commune	Partly	76	25				20,000	15,000	240m <sup>2</sup> Brick-kiln and 4,500m <sup>2</sup> adobe area	
Wangji Furniture Plant	Partly	18	3	405		3,000	34,000			
Storage of No.19 Construction company of Shenyang	Partly	7	6		400		0	0		
Grape garden	Partly	6	6				20,000		7,500m <sup>2</sup> , 15,000 trees(4-5 year ripe period)	
Shenyang chick-raising pilot Plant	Partly	121	10			1800		Deficit		
Northeast Old Goods Market	Partly	1300	36	1,728m <sup>2</sup> (steel structure of green house)			250,000	100,000		
Petroleum gas Station of	Partly	7	0		300		0	0	2 sphere gas	Used by the

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Shenyang No.1 Machine Tool Plant									holder and horizontal gas holder	plant
Antiseptic Workshop of Shenyang chemical Plant	partly	15	15	Frames	800m <sup>2</sup> (frame-structure)		5,000	15,000		Used by the plant
Enterprise of Luguan street office of Tiexi district	partly	49	43	810			100,000	180,000	10 m enclosure wall	
Huanxing chemical pilot Plant of Shenyang	partly	45	31	9,400			5,000	15,000		
Xiaobei storage	partly	185	10	120	180		Deficit		1,029 m <sup>2</sup> land, 47 m enclosure wall (more than 2 m high)	
Qingnian nursery of Shenyang	partly		0						1,200 cypress tree(2 year ripe period) 12,000 privet tree (3 years ripe period)	
Sub-total		1969	217	12,178 including 2,528 m <sup>2</sup> frame-structure	852	2,600				

### 2.2.5 Ground attachments affected by the project

Attachments mainly on 9.33 hectare of Jingshen nursery which is being operated by Chen Shaopeng and 1.5 hectare of land contracted by Da Shuqing will be affected by the project

**Table 2-9 ground attachments of Xiaoyu Village affected by Shenyang Western Wastewater Treatment Plant**

Item	Unit	Quantity	Remark
Manual well	Set	6	With motor
Electric motor well 4"	Set	9	
Electric motor well 6"	Set	1	
Electric motor well	500 mm	2	
Mechanical and electric motor well	Set	13	
Concrete power pole	Piece	13	8 m
Concrete power pole	Piece	13	6 m
Electric wire	M	1750	Aluminum naked wire
Transformer	Set/KVA	1/200	1,200
Transformer	Set/KVA	1/50	
Wooden Power Pole	Piece	16	
Concrete grape stand	Piece	491	Including iron wires
Brick/concrete guarding house	M <sup>2</sup>	192.2	Covered
Brick/concrete guarding house	M <sup>2</sup>	268	Uncovered
Grape	Piece	1,552	4/5/6 year old with pole and wires
Grape	Piece	300	2 year old with pole and wires
A kind of seedling name Beida	Piece	8,000	
A kind of seedling name Zigen	Piece	450	
Culvert	m	180	

**Table 2-10 Impact to the Jingshen Tree Nursery by the W.W.T Plant**

Item	Unit	Quantity	Remark
Transformer	Set/KVA	1/30	
Transformer	Set/KVA	1/20	
Enclosure wall	M	718.6	More than 1.7 m high
Fishing pond	Hectare	11	2 fishing ponds
Pear tree	Piece	1,500	
Plum tree	Piece	150	
Iron gate	Set	3	
Water pool	M <sup>2</sup>	12	
Brick/wood house	M <sup>2</sup>	115.2	
Brick/concrete house	M <sup>2</sup>	674.4	
Iron board house	M <sup>2</sup>	33.6	
House covered by asphalt felt	M <sup>2</sup>	16.45	
House covered by asbestos shingle	M <sup>2</sup>	9	
Toilet	M <sup>2</sup>	10	
Greenhouse	M <sup>2</sup>	468	
Cellar	M <sup>2</sup>	40	
Elm and Poplar seedling	Piece	1,100	
Cherry seedling	Piece	300	
Plastic film	Ton	3	
Privet sapling	Piece	130	
Cypress tree	Piece	25	

**Table 2-11 Ground attachments of Da Shuqing affected by the W.W.T Plant**

Item	Unit	Quantity	Remark
Iron gate	Set	2	
Enclosure wall	M	324.4	
Bamboo fence	M	110	
House made from asphalt felt	M <sup>2</sup>	66	Covered
House made from asphalt felt	M <sup>2</sup>	234	Uncovered
Manual well	Set	1	
Lighting wire	m	700	

### 2.3 Impact analysis

The proposed Plant will occupy 57 hectare of land of Xiaoyu village of Zhaijia Town of Yuhong District. The village has 821 households totally with 2,950 populations among them male 1,510 accounting for 51%, female 1,440, 49 %. The village has 262.7 hectare of cultivated lands. The average income of one person is 4,804 Yuan in a year, most of which come from agricultural activities. 249 people will be directly affected by the project including 127 male, 122 female with 14 people below schooling age, 35 people obtained maximum primary education and 200 people obtained above junior high school education. Table 2-12 presents the details of the impact analysis.

**Table 2-12 Project Impact Analysis**

Village	Prior to the project		Vegetable land acquired(hectare)	Impact degree (%)	Population affected
	Population	Cultivated land (hectare)			
Xiaoyu village	2,950	262.7	57	22	249

Table 2-12 indicates that the land acquired by the plant occupy 22 % of total cultivated land in Xiaoyu village. The impact is not great. Depending their ideas, the affected people can re-obtain a plot of land for agriculture production by distributing the contingency lands to these affected people in Xiaoyu village, or they can be arranged to work in factories. After affected people are resettled by such way, their living level won't drop down.

The project will use 22.92 hectare of collective lands temporarily with 390 people directly affected. Cultivation on these lands will be affected within 2-4 month. When the construction finished, cultivation will be continued. So, social and economic impact caused by the project is small. Table 2-13 presents the details of the temporary impact analysis of the project.

**Table 2-13 Temporary impact of the project**

District	Commune	Village	Prior to the project		Vegetable land (hectare)	Impact degree (%)	Impacted population
			Population	Cultivated land (hectare)			
Yuhong District	Yangshi commune	Nanliguan	1,526	60.2	6.30	40.5	160
		Xiashatuo	2,000	73.3	3.90	5	105
		Ganguantun	2,422	90.5	5.40	6	40
		Yuliangpu	1,390	29.3	7.32	25	85
Total			7,338	253.3	22.92		390

For impact caused by dust, noise and living garbage produced during the construction period measures will be taken to relieve it.

### **3 TARGET OF RESETTLEMENT AND REHECTAREBILITATION**

- Optimizing the project design to reduce the scope affected by land requisition and house demolition of the project as possible and to minimize the involuntary resettlement.
- All involuntary displacement and resettlement will be implemented as an integral part of the project. Person or entities affected by the project should be given sufficient compensation and should be provided the opportunities to benefit from the project.
- Compensation should be paid before implementation of house demolition and displacement.
- Entities affected by the project should be given the loss compensation for production and business interruption. And employees should be relocated appropriately to make them to recover production and business as soon as possible.
- Participation of PAPs will be encouraged during the preparation of the RAP and their comments and suggestions on relocation and resettlement issues will be fully respected and considered.
- Efforts should be taken to improve PAPs' livelihoods and living to a relative higher level before the project, or at least to restore them, in real terms, to pre-displacement levels.



## 4 SOCIAL ECONOMIC SURVEY

### 4.1 Process of Social Economic Survey

The socioeconomic survey is conducted with a aim of learning the objectives, quantity and quality affected by the project, and providing the basic information to identify the loss compensation, socioeconomic assessment, justification of the project scale, socio-economic impact study in the project area, preparing the resettlement and relocation plan, estimating resettlement cost, managing the resettlement implementation, monitoring and evaluating.

In May 2000 the Shenyang Urban Wastewater Treatment Ltd. Company undertook the site investigation for inventory affected by land requisition and house demolish of the project. The Company primarily initially learn about the type of land, house and ground attachment affected by the project and worked out a primary resettlement action plan.

In order to prepare the feasibility study of the project, the Company and concerned departments undertook inventory survey within affecting scope of the project in August 2000.

The Company investigate the houses, land and ground attachments to be affected by the project during 6 September to 6 October 2000. At the same time, public opinions on resettlement were investigated and collected and 53 households in Xiaoyu village of Zhaijia town of Yuhong district were sampled and investigated. Before the investigation, the company organized special technical training. Area of the houses to be dismantled was measured. Number of person, demolition area of the affected shops, entities as well as people affected by demolition were all investigated. Before starting the project construction, further surveys and measuring on house demolition and land requisition will be made as re-identification.

### 4.2 Administration Model of Xiaoyu Village

The scope of land acquisition is Xiaoyu village in Zhaijia town. There are 2,950 people and 262.7 hectare of cultivated land in Xiaoyu village. Agriculture is the main production activity of the village. The second and tertiary industries are being developed in the village. In 1999, the average net revenue per person is 4,804 Yuan. In 1998, Administration Committee of Xiaoyu village was established including one director, one vice-director and 5 members. The Committee is responsible for the routine management of the village. Big decision shall be made by discussion of villager representative meeting.

### 4.3 Minority people in Xiaoyu Village

There are 260 Man nationality people in Xiaoyu village, accounting for 9 % of total population and 41 Man nationality people affected by the project, accounting for 16 % of the total directly affected people.

Man nationality, which has more than 1,000 years of history, is one of minorities in China. In 1616, "Da Jin" dynasty was established in Xinbin town of Fushu city and its capital city was moved to Sheyang in 1625. In 1636, Huantaiji became the empire and established "Qing" dynasty. The capital of Qing dynasty was moved to Beijing in 1644. Since then, Qing dynasty ruled China until 1911.

Man nationality has its own language and words. The main religion is Shaman. Since communication with Han nationality for a long time, Man nationality gradually custom to use Chinese. And their habits and customs have become similar with that of Han nationality people. The following is a record of interview with Mr. Zhang Jihai, a Man nationality person:

"My nationality is Man and my wife's nationality is Han. There are four people in my family. We have two children. The elder one is 14 years old and is studying in Ningguan Junior Middle School; the younger one is 8 years old and is studying in Chaojia Primary School. Now Man nationality have been assimilated by Han nationality entirely. And they are treated as same as Han nationality both on politics and economics.

The social and economic survey shows that living habits and customs of Man nationality are the same as Han nationality.

#### 4.4 The Land Contractor Cheng Chaopeng

Mr. Cheng Chaopeng (party B) signed the land contract with Xiaoyu Agriculture, Industrial & Commercial Joint Co.( party A) in Zhajia town. The contract regulates that: the contract period is that from 1<sup>st</sup>, January, 2000 to 30<sup>th</sup>, December, 2004; the contract area is 9.33ha. The annual rent is  $13.52 \times 100 + 97.94 \times 155 + 28.54 \times 130 = 2,0243$  Y. Rule and obligation of the two parties in the contract are as following:

Main rights and obligation of Party A: If the land acquired by the Government, Party A will take back the land, and the contract shall be terminated. The compensation of the land acquisition will be paid to Party A. The compensation of the ground attachment etc. will be paid to Party B. If it is not in the cultivation season, Party A will pay 100 Yuan/mu (1,500 Yuan/hectare to Party B.

Main rights and obligation of Party B: a) Contract land based on law regulation. b) Keep the original type and status of collective land. c) Comply with country's uniform planning. d) The contract cost between 2001 to 20004 will be paid once.

#### 4.5 Land Contractor Dai Shuqing

Dai Qingshu (party A) has signed a land contract with Xiaoyu Agricultural, Industrial and Commercial Company (party A) in Zhajia town. The contract regulates that: the contract period is that from 20<sup>th</sup>, April,2000 to 20<sup>th</sup>,April, 2000. The area of contracted land is 1.5hectare. The sum of rent is 28,000RMB. Dai Shuqing has paid the money once in April, 2000. The contract rules: if the parent authority acquires the land and money of compensation is involved, it will be determined based on the two parties'discussion.

#### 4.6 Resident house affected

Totally 65 households and 230 rural people of Nanliguan village of Yangshi commune of Yuhong District will be affected by the project. 3,830 m<sup>2</sup> rural houses owned by local people (brick/wood structure) will be demolished.

7 households and 23 people in turban area will be affected. 390 m<sup>2</sup> public houses which not be involved in house reform (brick/wood structure) will be demolished.

#### 4.7 Entities affected

Totally, there are 19 entities will be partly affected. Some are impacted only for the fence or wall. Most of these entities are located in the suburbs, and some in the rural area. There are enough extra land of re-construction in the surroundings of these entities. Some of these are under a bad operating, and some are forced to interrupt due to the heavy loss.

#### 4.8 Typical interview

Wide-ranging interviews and discussions are made between staff members and people associated in order to get further information about the people affected and compile practical resettlement plan. The selection of interviews is following:

##### 4.8.1 Interview I: Manager Mr. Zhao yue, Xiaoyu, Village United Co. of Agriculture, Industry and Commerce

People in Xiaoyu village all agreed with the project because this can bring much improvement in the water quality of Xi River near the village and their living environment. Currently, the water quality of Xi River is so contaminant that the ducks would die when getting into the river. The morbidity of cancer is high. The construction of road surrounding the plant will make the transportation convenient and be helpful to local development of secondary and tertiary industry. Some farmers will lose some land due to the acquisition. From long-term consideration, how to resettle those people appropriately is concerned by the village in accordance with the national policy which is agreed by the farmers.

##### 4.8.2 Interview II: Farmer Mr. Zhang Shicai

There are 3 persons in his family and they have 5.71 mu cultivated land, which is mainly used to plant vegetables. Annual income is about more than 10,000 Y/y. He has learned that the plant would be constructed in Xiaoyu village, and agreed with the project firmly although my cultivated land might be acquired. Because the pollution of Xi River is too heavily, the water is dark and has an extreme odor smell. This situation has being kept for several decades. I wish my family will get the rational compensation according to the

concerned policies.

## 5 LEGAL FRAMEWORK

### 5.1 Eminent domain and compensation features

Based on the prescription of *Land Administration Law of PRC*,

**Article 2:**

Collectively-owned land could be acquired for public interests in compliance with concerned laws.

**Article 44:**

Formalities for examination and approval should be performed when agricultural land will be diverted for construction use.

In the road, pipeline engineering, and large infrastructure construction projects approved by the government of provincial, autonomous region, and municipalities directly under central government, as well as construction projects approved by the State Council, agricultural land's diversion for construction use should be approved by the State Council.

Within urban, village and small-town land utilization scope, identified in the land utilization master planning, agricultural land's diversion for construction use should be orderly approved, according to annual utilization planning, by the authority which has previously approved land utilization master planning. Within the agricultural land scope, function diversion of which has already been approved, specific construction project could be approved by municipal or county level government.

**Article 57:**

Temporary acquisition on state-owned or collectively-owned land by construction and geologic survey should be approved by the land administration authorities under government above county level. Before its submission for approval, temporary land acquisition within urban planning area should firstly be agreed by urban master planning authorities. Land user should, based on the land property, sign contract with concerned land administration authorities, collective economic organizations in small villages or villagers' committee, and pay the land acquisition compensation according to contractual agreement.

Temporary land user should, according to the terms agreed in the temporary land use contract, make use of the specific land, and should not build permanent structures on that land.

Temporary land acquisition should generally not exceed 2 years.

**Article 58:**

Under following situations, state-owned land tenancy could be drawn back with approval from the government that previously approved the land acquisition, or the government that has the approval right. These situations include: (1) alternative land use for public interests; (2) land function modification for urban upgrading within the urban master planning scope.

Concerned regulations on *Urban House Demolition Administration Rules in Shenyang* include:

**Article 17:**

The demolisher should provide compensation to all affected people, including house-keepers and authorized manager of state-owned houses and their dependencies, concerned with demolished houses and their dependencies.

**Article 25:**

The demolisher should reallocate users of the demolished houses in accordance with this Order. Transition period should be clarified in the agreement if reallocation should not be completed in one time.

### 5.2 Legal and administrative procedures

*Land Administration Law of PRC* prescribes that:

**Article 46:**

Local government above county level will make the proclamation and organize implementation for state land acquisition after its legal approval. Land owners and users should, taking along their certificate of land property, handle their registration for land acquisition compensation at local land administration authorities within the time limit in the proclamation.

**5.3 Compensation prescription**

Land Administration Law of PRC prescribes that:

**Article 47:**

Compensation should be provided according to the original purpose of the acquired land.

Compensation costs for agricultural land acquisition include: land compensation, reallocation allowance and compensation for surface structures and crops. Land compensation should be 6 to 10 times of average annual output of the previous 3 years before land acquisition. Reallocation allowance should be calculated based on the peasant population to be reallocated.

Compensation standard of acquisition on other types of land should be developed in reference of that on agricultural land acquisition by concerned government of provincial, autonomous regions and municipalities directly under central government.

Compensation standard for surface structures and crops should be developed by concerned government of provincial, autonomous regions and municipalities directly under central government.

If land compensation and reallocation allowance, stipulated in **Article 2**, still could not restore the original living standard of the peasants to be reallocated, reallocation allowance could be complemented with the approval from concerned government of provincial, autonomous regions and municipalities directly under central government. However, totaling of land compensation and reallocation allowance should not exceed 30 times of average annual output of the previous 3 years before land acquisition.

Under specific situation, the State Council may, in consideration of social and economic development progress, raise the land compensation and reallocation allowance standard for agricultural land acquisition.

**Article 48:**

After compensation option for land acquisition is confirmed, local government should make public announcement, and give audience to concerned collective economic organizations in the villages as well as the affected peasants.

**Article 49:**

Concerned collective economic organizations in the villages should announce to the members income and expenses conditions of the compensation costs for the acquired land, and at the same time accept their supervision.

Defalcation and appropriation of the land compensation costs and other concerned costs should be strictly forbidden.

Concerned regulations in Shenyang Urban Domestic House Demolition Administration Orders include:

**Article 17:**

The demolisher should provide compensation to all affected people, including house-keepers and authorized manager of state-owned houses and their dependencies, concerned with demolished houses and their dependencies.

**Article 25:**

The demolisher should reallocate users of the demolished houses in accordance with this Order. Transition period should be clarified in the agreement if reallocation should not be completed in one time.

#### 5.4 Legal responsibilities of concerned organization

*Land Administration Law of PRC* prescribes that:

**Article 66:**

Land administration authorities under government above county level should perform monitoring and inspections on the activities against laws and regulations for land administration. The monitoring and inspection agencies should be familiar with laws and regulations of land administration, and justly execute concerned laws.

**Article 70:**

Illegal activities should be punished through administrative measures during the course of monitoring and inspections, by land administration authorities under government above county level. For the punishment execution beyond their right, they should submit administrative punishment proposal to supervisory department under the government with the same or superior levels, which will in turn perform their legal disposal procedures.

**Article 79:**

Defalcation and appropriation of the land compensation costs and other concerned costs, which could be defined as a crime, should be brought to justice. Activities below crime level should be legally given administrative disposal.

#### 5.5 Concerned policies from the World Bank

Policy objectives in OP 4.30 of the World Bank.

The objective of the Bank's resettlement policy is to ensure that the population displaced by a project receives benefits from it.

- (1) Involuntary resettlement should be avoided or minimized where possible.
- (2) Where displacement is unavoidable, resettlement plans should be developed. Displaced persons should be:
  - Compensated for their losses at full replacement cost prior to the actual move.
  - Assisted with the move and supported during the transition period in the resettlement site.
  - Assisted in their efforts to improve their former living standard, income earning capacity, and production levels, or at least to restore them. Particular attention should be paid to the needs of the poorest group to be resettled.
- (3) Community participation in the planning and implementation resettlement should be encouraged. Appropriate patterns of social organization should be established, and existing social and cultural institutions of resettlers and their hosts should be supported and used to the greatest extent possible.
- (4) Resettlers should be integrated socially and environmentally into host communities so that adverse impacts on host communities are minimized. The best way of achieving this integration is for resettlement to be planned in areas benefiting from the project and through consultation with the future hosts.
- (5) Land, housing, infrastructure, and other compensation should be provided to the adversely affected population, indigenous groups, ethnic minorities, and pastoralists who may have usufruct or customary rights to the land or other resources taken from the project. The absence of legal title to land by such groups should not be a bar to compensation.

#### 5.6 Resettlement policies for the proposed project

The resettlement policies for the proposed project are developed according to concerned regulations from the World Bank, national, Liaoning Provincial as well as Shenyang municipal orders.

## 6 ORGANIZATIONS

### 6.1 Relevant organizations on resettlement action

Relevant Organizations responsible for planning, management, implementation and monitoring in the resettlement action include:

- Liaoning Urban Construction and Renewal Project Office(LUCRPO)
- Shenyang Urban Environmental Project Leading Group(SUEPLG)
- Shenyang Urban Construction Project Management Office(SUCPMO)
- Shenyang Urban Wastewater Treatment Ltd. Company(SUWTC)
- Shenyang Municipal Urban Planning Bureau(SUPB)
- Shenyang Municipal Land Administrative Bureau(SLAB)
- People's Government of Zhectareijia Town (PGZT)
- House Demolition Mangement Office of Yuhong District (HDMOYuhong)
- Land Administrative Bureau of Yuhong District (LABYuhong)
- Administrative Committee of Xiaoyu Village of Zhectareijia Town of Yuhong District (Xiaoyu AD)
- China Shenyang Urban Engineering Design Institute(CSUEDI)
- Resettler Research and Monitoring Center of Hehectarei University (RRMC)

Vice-mayor of Shenyang city who is mainly in chectarerge of urban construction is appointed as the director of Shenyang Urban Environmental Project Leading Group; And vice-secretary of Shenyang city and the director of Shenyang Construction Committee undertake as vice-directors of it; Its members include leaders of Planning Committee, Financial Bureau, Construction Committee, Urban Planning Bureau, Environmental Protection Bureau, Land Administrative Bureau, Hydraulic Facilities Management Bureau, Urban Construction Bureau. The leading group set a subordinate unit of Shenyang Urban Construction Project Management Office.

Shenyang Urban Construction Project Management Office will be responsible for organization, coordination and supervision and checking of land requisition, house demolition and resettlement of the project, and also is responsible for the preparation and implementation of Resettlement Action Plan. Shenyang Land Administration Bureau will be responsible for the requisition of rural collective land. China Shenyang Urban Engineering Design Institute will be responsible for the feasibility study and design of the project. The resettler research and Monitoring center of Hehectarei University will be responsible for the external monitoring of resettlement action independently.

### 6.2 Responsibility

#### 6.2.1 Liaoning Urban Construction and Renewal Project Office

- To help and guide the preparation of resettlement action plan report and the implementation of land requisition and resettlement
- To supervise and check the progress of land requisition and resettlement
- To keep the liaison between the project city and the World Bank
- To review the internal supervision report on resettlement and submit it to the World Bank

#### 6.2.2 Shenyang Urban Construction Project Management Office [project management organization]

- To make and carry out the resettlement policy
- To organize and coordinate the preparation of resettlement action plan report
- To disburse the compensation funds and supervise its using
- To guide, coordinate, supervise the process and progress of land acquisition and resettlement action.
- To carry out internal supervision and identify the external supervision organization, and coordinate and support the external monitoring action of the project
- To review and check the supervision report
- To prepare the progress report and submit it to Liaoning Urban Construction and Renewal Project Office
- To coordinate and hectarendle the issues and contradiction occur in implementation of the resettlement action plan

**6.2.3 Shenyang Urban Wastewater Treatment Ltd. Company**

- To invite and entrust the design institute to identify the affected scope by the project
- To organize and implement the socioeconomic survey
- To submit the application of land use and planning certificate and land construction certificate to Shenyang Municipal Urban Planning Bureau and Shenyang Municipal Land Administrative Bureau
- To implement the resettlement action plan according to the project construction schedule
- To disburse the compensation and resettlement funds according to agreement
- To arrange and implement internal supervision

**6.2.4 Shenyang Municipal Land Administration Bureau**

- To carry out the concerned policy and regulations on construction land management of our country
- To participate the preparation of resettlement action plan and review it
- To issue the land use certificate
- To guide, coordinate and supervise the resettlement action
- To coordinate and hectarendle the issues and contradiction occur in the land requisition and transferring
- To go through the formality on land requisition

**6.2.5 People's Government of Zhectareijia Town**

- To participate the socioeconomic survey
- To participate the preparation of resettlement action plan
- To supervise and check resettlement and income recovery action made by Administration Committee of Xiaoyu Village
- To reflect the comments and suggestions of PAPs to the higher department

**6.2.6 Land Administrative Bureau of Yuhong District**

- To issue the public announcement and implement registration of affected objectives by the project
- To organize the public participation and consultation activities
- To consult with affected village and prepare the resettlement plan and disclose it

**6.2.7 Shenyang Municipal Urban Planning Bureau**

- To examine the land requisition scope of the project
- To issue land use and planning certificate

**6.2.8 House Demolition Mangement Office of Yuhong District**

- To survey on people and entities to be affected by house demolition of the project
- To implement compensation and resettlement for house demolition of the project

**6.2.9 Administrative Committee of Xiaoyu Village**

- To participate the socioeconomic survey and the preparation of resettlement plan
- To participate the compilation of resettlement plan report
- To organize the public consultation and propagate the policies on land requisition and demolition
- To responsible for reallocation of lands of Xiaoyu after land requisition
- To organize production development and income recovery activities after land requisition
- To reflect the comments and suggestions of PAPs to the higher department

**6.2.10 China Shenyang Urban Engineering Design Institute (design organization)**

- To reduce the project impacts by optimizing the engineering design
- To identify the requisitioned land scope and demolition scope
- To assist the preparation of resettlement action plan
- To provide technological consultation to Shenyang Urban Construction Project Management Office on data survey and hectarendle

**6.2.11 Resettler Research and Monitoring Center of Hehectarei University (independent external supervision organization)**

It will, as an independent external monitoring and evaluation organization, monitor and check all aspects of the implementation of resettlement action plan and submit the external monitoring report to the project office and the World Bank for review



### **6.3 Staffing**

The resettlement organizations allocate high quality staff on various concerned specialties, among which 50 full time staffs who have good technology and experience. The maximum working staff can be up to 90 in peak time. A smooth information flowing channel is set up which can play an important role in implementation of resettlement action. And resettlement implementation organizations are equipped with good transportation and communication tools. Survey, design and supervision organizations have strong capacity and technology on computer operation. The land requisition and demolition implementation organizations and monitoring organizations of the project both have rich experiences on land requisition, house demolition and resettlement.

The staffing of concerned resettlement implementation organization are showed in table 6-1.

**Table 6-1 Staffing of concerned resettlement implementation organizations**

Organizations	Average working staff (person)	Working staff in peak time (person)	Qualification of the working staff	Operational starting point
Shenyang project leading group	3	11	Officials	June 2000
Shenyang urban construction project office	5	10	Engineering, technological, and economic management staffs	June 2000
Shenyang urban wastewater treatment ltd. Company	10	15	Engineering and technological staffs	June 2000
Shenyang land administration bureau	5	10	Public servant and economic management staffs	June 2000
Shenyang urban planning bureau	2	2	Public servant	June 2000
Land administration bureau of Yuhong District	5	8	Public servant	September 2000
Hous demolition management office of Yuhong district	5	5	Public servant	September 2000
Administration committee of Xiaoyu village	5	5	• Cadre	September 2000
Shenyang urban engineering design institute	4	12	Engineering technological staffs	August 2000
Resettler research and monitoring center[independent supervision organization]	6	12	Professor, master and doctor	
<b>Total</b>	<b>38</b>	<b>64</b>		

## 6.4 Organization structure

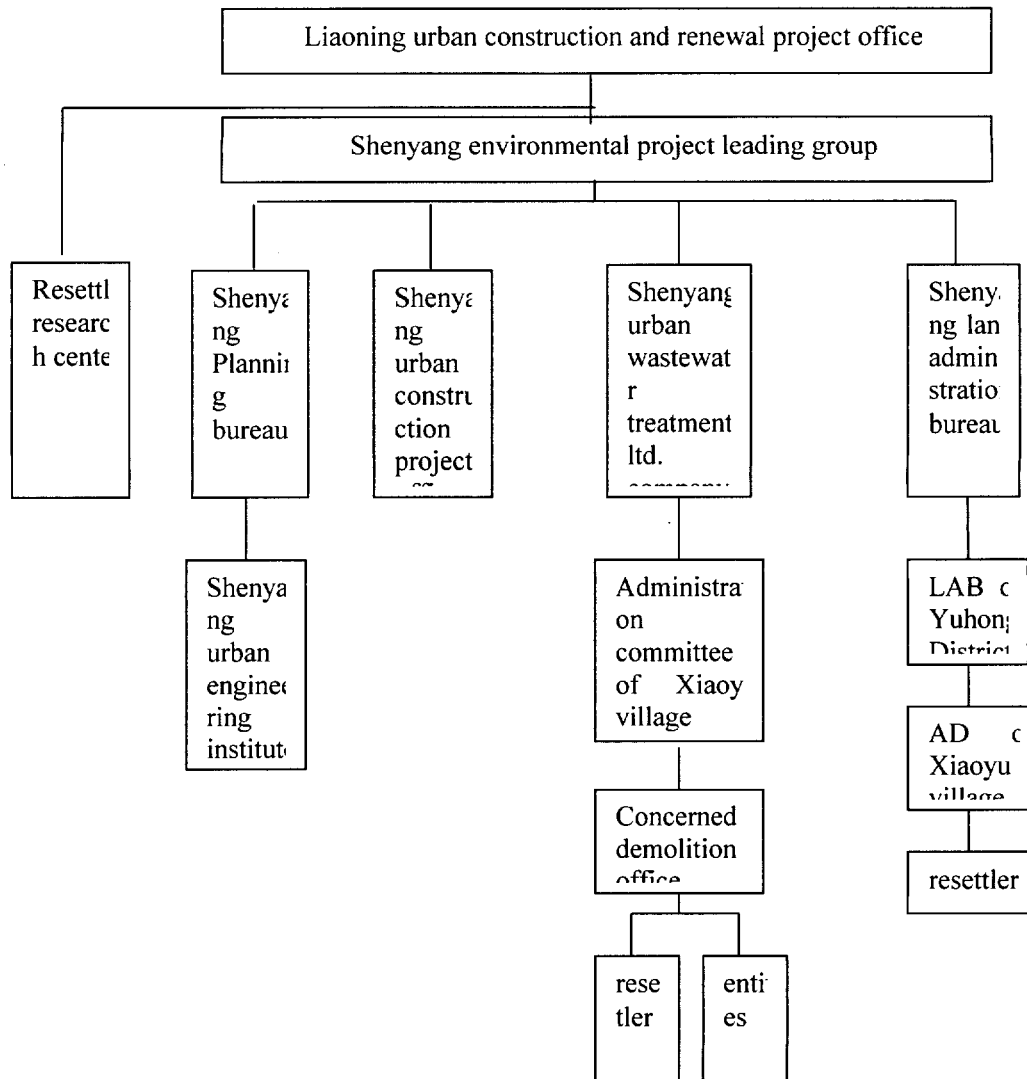


Figure 6-2 Organization structure of resettlement for Shenyang proposed project

## 6.5 Measures for institutional strengthening

- 14 set of personal computers equipped for Shenyang urban project management office and working funds are guaranteed.
- Information management system was set up for resettlement and demolition to enhance information management and feedback during the work and to assure the smooth connection.
- Reporting and internal monitoring will be enhanced in order to find and solve any problems timely.
- Independent monitoring and evaluation of the project will be strengthened, Independent monitoring and evaluation organization will present any occurred issues and suggest necessary solutions to concerned authorities.

## 6.6 Implementation

### 6.6.1 Identifying scope of land requisition/demolition

Based on drawings of proposed red-line scope of land requisition and engineering layout, project implementation organizations conduct inventory survey affected by the project within red-line scope.

### **6.6.2 Investigation for inventory affected by land requisition and house demolition**

Working staffs of Shenyang Urban Wastewater Treatment Ltd. Company and Shenyang Land Administration Bureau will jointly investigate and record carefully the land, housing, ground attachments, structures and equipment affected by land requisition and house demolition of the project. Ownership of affected properties within the red-line scope will be identified firstly, and then requirement on land acquisition and demolition of the proposed project will be introduced to the owner and user of these properties. The survey will be conducted under the participation of the owner and user of affected properties.

### **6.6.3 Planning for land requisition and resettlement**

Shenyang Urban Construction Project Management Office will be in charge of preparing plan of land requisition and resettlement as well as related budgets according to the survey results and concerned policies and regulations, and submit it to the higher level authority for review and approve.

### **6.6.4 Review and approval of resettlement action plan**

Shenyang LAB and Shenyang Urban Wastewater Treatment Ltd. Company will send Land Requisition Notification to each concerned unit and institutions who is involved in this work. They will also issue a Land Acquisition & Demolition announcement.

### **6.6.5 Declaration of tree cutting**

Shenyang Urban Wastewater Treatment Ltd. Company shall be responsible for providing quantities of the trees to be cut to the Shenyang Forestry Bureau, Park & Garden Division as well as City Greening Office, and make an application to these management authorities for cutting. When it is approved, City Greening Office will be responsible for the implementation of cutting trees. Compensation for trees cutting shall be given based on the investigated quantities of trees.

### **6.6.6 Agreement of compensation and resettlement**

Based on the resettlement policy, regulation and proposed plan, Shenyang Urban Wastewater Treatment Ltd. Company will negotiate and sign a agreement of land use of Shenyang Western Wastewater Treatment Project with Shenyang Land Administration Bureau.

### **6.6.7 Detailed step for housing demolition and resettlement**

- (1) Investigate and archive the housing and auxiliary structure within the proposed demolition area.
- (2) Shenyang Urban Wastewater Treatment Ltd. Company sign a lump-sum contract of house demolition implementation with House Demolition Management Office of Yuhong District.
- (3) House Demolition Management Office of Yuhong District sign a demolition compensation agreement with individual and entities affected by demolition of the project.
- (4) After being given the compensation, individual and entities affected by demolition of the project will be responsible for rehabilitation and reconstruction themselves.

### **6.6.8 Detailed step for land requisition and resettlement**

- (1) Under the leadership and coordination of Shenyang Environmental Project Leading Group, Shenyang Urban Wastewater Treatment Ltd. Company will sign a lump sum contract of land requisition of the project with Shenyang Land Administration Bureau.
- (2) Shenyang Urban Wastewater Treatment Ltd. Company and Shenyang Land Administration Bureau will survey and record the lands, auxiliary structures on ground within the proposed land requisition scope (inside the red-line).
- (3) Shenyang Land Administration Bureau will negotiate and sign the compensation agreement for land requisition with Xiaoyu village.
- (4) Shenyang Land Administration Bureau will pay the compensation for land requisition according to the signed agreement.
- (5) Xiaoyu village will be responsible for lands reallocation within the whole village or develop the planting in green house.

### **6.6.9 Land use certificate**

As all necessary information are prepared, Shenyang LAB can issue an official approval and land use certificate for the project.

#### **6.6.10 Summarization and record-keeping**

After the land requisition/demolition finished, a report summarizing the work should be prepared and kept in archives.

## 7 COMPENSATION QUALIFICATION AND POLICY

### 7.1 Compensation qualification

All the people affected by the project may will be given the rational compensation and help.

- The peasants of Xiaoyu village affected by land requisition of the project
- Owner of ground attachments temporarily affected by sewers construction of the project
- Entities temporarily affected by sewers construction of the project
- Individual temporarily affected by sewers construction of the project

### 7.2 Compensation policy

Compensation for collective land requisition of the project is identified as follows□

- Land compensation and labor resettlement subsidy for the collective vegetable lands of Xiaoyu village will be identified as 18 times of average annual output value of the last three years in the acquired vegetable land. Compensation for nursery land, fish pond and construction land to be occupied by the project will be identified based on above mentioned standard.
- Compensation for young crops will be identified as 1 time of average annual output value.
- Compensation for ground attachment affected by the project will be identified based on market price or replacement cost.
- New vegetable land construction fee chectarerged by municipal and district government is exempted for the project.

#### 7.2.1 Principle

The resettlement and compensation policy for the project is made based upon the concerned policies prescribed by the People's Republic of China, Liaoning Provincial People's Government, Shenyang Municipal Government and the World Bank as follows□

- The compensation standard for properties affected by the project will be identified based upon replacement cost
- The compensation will be paid before properties and land are occupied
- Shenyang Urban Wastewater Treatment Ltd. Company will negotiate on compensation standard and resettlement with the owners of properties affected by the project.
- Compensation for house demolition will be identified according to the construction area and replacement cost of the houses to be dismantled.
- Assistance, training and employment opportunity will be provided for resettlement of agricultural labor on land to be occupied by the project to ensure their living level not lower thectaren before the project.
- Compensation for young crops, trees, attachments on ground will be identified according to market price.
- Illegal structures are also compensated appropriately according to replacement cost.
- All people affected by the project will be given rational compensation.
- To ensure people who lost their land due to the project won't be umemployed.
- Infrastructures affected by the project will be compensated and reconstructed.

#### 7.2.2 Compensation policy for all kinds of PAPs

A. Administration committee of Xiaoyu village:

- Get land compensation and labor resettlement subsidies.
- To restore income level of PAPs by using land compensation and labor resettlement subsidies.

B. Collective land contractor:

- By land reallocation in the whole village they can re-obtain lands for agricultural production.
- Compensation for young crops which is identified as one time of average annual output will be paid to them.

• People affected by the project

- Get house demolition compensation according to replacement cost
- Get a plot for house reconstruction without any cost
- Get compensation for house moving
- Build house by themselves according to plan

C. Entities affected by the project

- Get house demolition compensation according to replacement cost

- Rehectarehabilitation and reconstruction will be responsible for by themselves, if new construction land is needed Shenyang Land Administration Bureau will arrange for it.
  - Get compensation for transportation and installation of materials and equipment.
  - Get compensation for production interruption and employees' salary
- D. Owner of the ground attachments
- Compensation will be given to the owner of affected ground attachments based on market price.

## 8 COMPENSATION STANDARD

### 8.1 Collectively-owned land acquisition

Compensation standard for collectively-owned land acquisition is developed according to the *Land Administration Law of the People's Republic of China* with the reference of the profits from the acquired land. Table 8-1 shows the average annual output for the previous 3 years.

**Table 8-1 Average annual output of the acquired vegetable land of Xiaoyu Village in the previous 3 years**

Unit: RMB yuan/hectare

Year	1998	1999	2000	Average
Output	44,000	46,000	45,000	45,000

Land acquisition for the proposed wastewater treatment plant belongs to Xiaoyu Village, Zhaijia Town in Yuhong District of Shenyang City. At present, the village has a population of 2,950, and agricultural land of 262.7 ha (0.089 ha/per capita.). So, the land price is rather high. According to the *Land Administration Law of the People's Republic of China*, the Xiaoyu villager committee, Drainage Co. and Shenyang land administration bureau have reached an agreement that land compensation multiples shall be 10, that of resettlement subsidy shall be 8 and the total compensation multiples shall be 18.

According to the *Liaoning Implementation Measures on Agricultural Land Acquisition Tax*, agricultural land acquisition tax on the proposed project will be 7 yuan /m<sup>2</sup>. According to Liaoning Land Administration Regulation, land reclamation cost shall be 10 yuan /m<sup>2</sup>, young crops compensation cost shall be calculated based on the annual output, land utilization fee 20 yuan/m<sup>2</sup>, administration fee 4% of the land acquisition cost. Table 8-2 shows the compensation standard.

**Table 8-2 Compensation standard for land acquisition**

Unit: RMB yuan/hectare

Types	Compensation and reallocation allowance	Land reclamation	Land utilization costs	Agricultural land acquisition tax	Crops compensation	Administratio n fee	Total
Compensation	810,000	100,000	200,000	70,000	45,000	49,000	1,274,000
Receiver	Affected villages and agencies	Land administrati on agency	Land administrati on agency	Land administrati on agency	Contracting villager	Land administrati on agency	

The Xiaoyu Village Committee and Drainage Co. have reached an identification that : for fish pounds, nurseries, construction land within the acquired area by the treatment plant, the compensation standard will be as same as that of the vegetable land compensation, that is 1.274 million Y per ha.

### 8.2 State-owned land

State-owned land acquired by the project is mainly concerned with the land requisition of pumping stations.

Construction of Wu'ai pumping station will acquire land of Qingnian Nursery. Present user of that land is Shenyang Greening Administration Bureau, which has obtained the land tenure for free. After project land acquisition, Shenyang Greening Administration Bureau will move Qingnian nursery into other nurseries under its administration.

Beisan pumping station will acquire the land of Xiaobei No.2 Storage, Shenyang Storage and Transportation Company, which has obtained the land tenure for free. After project land acquisition, Shenyang Storage and Transportation Company will get another land with the same area according to the master plan. The project implementation agency will pay the land transfer fee.

According to the "Notice on Shenyang Urban State-owned Land Categories and the Utilization Right Transfer



Price Standard" issued by Shenyang Land Administration Bureau and Shenyang Price Bureau, the land transfer price will be: 938 yuan/m<sup>2</sup> for Wu'ai pumping station, and 317 yuan/m<sup>2</sup> for Beisan pumping station.

### 8.3 Temporary land use

Land to be used temporarily by the project is mainly vegetable land. According to the relevant regulations on the temporary land use of Shenyang city, compensation for young crops shall be paid (temporary land use by interceptors shall be compensated according to the number of growing in half a year, while annual output of vegetable land will be assumed as 45,000 RMB yuan/hectare. Land recovering costs shall be 1.7 times of the annual output, Administration fees shall be 4% of young crops compensation and land recovering costs. Table 8-4 shows compensation standard for temporary land acquisition.

**Table 8-4 Compensation standard for temporary land acquisition of collective-owned land**

Unit: RMB yuan/hectare

Type	Young crops compensation	Land recovering costs	Administration fee	Total
Vegetable land	22,500	76,500	3,960	102,9600
Receiver	Contract farmers	Villagers' committee	Land administration department	

### 8.4 Resettlement compensations on enterprises and residences

Housing compensation standard of enterprises and village residence shall be identified according to replacement costs. Compensation standard has been identified based on *Shenyang Housing Standard Replacement Costs*, developed by Shenyang Urban and Rural Construction Commission, Shenyang Real Estate Administration Bureau, Shenyang Price Bureau and Construction Bank Shenyang Branch. Displacement subsidy and transition costs shall be paid in compliance with "Housing Demolition Measures for Shenyang Slum Residential Area Reconstruction" Order No.17 issued by Shenyang People's Government. Table 8-5 shows the details.

**Table 8-5 Relocation compensation standard for enterprises and residences**

Affect types	Affected people	Relocation compensation policy	Compensation standard
Village residence	Land property owner	Bricks and wood house	360 yuan/m <sup>2</sup>
		Move subsidy	100 yuan/family
		Transition costs	10 yuan/m <sup>2</sup>
Urban residence	Land user	(1) directly purchase the apartment for the private property ownership according to housing reform policy	
		(2) alternative options between monetary and physical compensation	
		(3) physical compensation:	
		Unit price of the resettlement apartment to cover the original house area	400 yuan/ m <sup>2</sup>
		Unit price for additional areas	520 yuan/ m <sup>2</sup>
		Those who are unable to purchase new apartment could rent the apartment	
		(4) monetary resettlement	
		Average price of common commercial apartment × building areas of the demolished house	2000 yuan/ m <sup>2</sup> (Average price of common commercial apartment)
		(5) temporary resettlement subsidy	100 yuan/family
		(6) resettlement compensation when move to other places	
	Further than 2km	2000 yuan/family	

		Further than 5km	4000 yuan/family
		Over 5km, compensation per 1km distance increase	1000 yuan/family
Enterprises	Enterprise	Frame structure	762 yuan/ m <sup>2</sup>
		Brick and concrete	455 yuan/ m <sup>2</sup>
		Brick and wood	360 yuan/ m <sup>2</sup>
		Simple	230 yuan/ m <sup>2</sup>
		Simple warehouse	100 yuan/ m <sup>2</sup>
		Enclosing walls	120 yuan/m
		Equipment movement and installation compensation	To be negotiated
		Staff salary compensation when producing stopped	Salary compensation: 350 yuan/capita during the construction period; Profit compensation: to be negotiated according to demolition amount, affected extent and profit in the previous year.
		House demolition compensation (brick and concrete)	10 yuan/ m <sup>2</sup>

Note: Salary compensation rate is determined according to payable income 350 yuan/capita in Shenyang city and twons. Compensation period is determined according to the production interruption period.

### 8.5 Compensation standard for Auxiliary structure

Compensation standard for ground attachment has been identified based on the relevant regulations of Shenyang People's government and market price. Details are given in Table 8-6.

**Table 8-6 Compensation standard for ground attachment**

No.	Name	Unit	Price (yuan)	Remarks
1	Pre-cast slab houses (m <sup>2</sup> )	M <sup>2</sup>	430	external terrazzo
2	Iron Sheet houses (m <sup>2</sup> )	M <sup>2</sup>	300	
3	Asphalt felt house with brick roof (m <sup>2</sup> )	M <sup>2</sup>	240	
4	Asphalt felt house without brick roof (m <sup>2</sup> )	M <sup>2</sup>	200	
5	Bricks and wood house (m <sup>2</sup> )	M <sup>2</sup>	300	
6	Asbestos shingle houses (m <sup>2</sup> )	M <sup>2</sup>	150	Side room
7	Simple keeper room (m <sup>2</sup> )	M <sup>2</sup>	170	With cover
8	keeper room (m <sup>2</sup> )	M <sup>2</sup>	100	Without cover
9	Water closet (m <sup>2</sup> )	M <sup>2</sup>	240	
10	Conservatory (m <sup>2</sup> )	M <sup>2</sup>	40	
11	Cellar (m)	M <sup>2</sup>	300	
12	Culvert (m)	M	18,000	
13	Bounding wall (m)	M	120	Higher than 1.7m
14	Bounding wall (m)	M	100	Lower than 1.7m
15	Steel Gate	leaf	500	
16	Wire netting gate	leaf	500	
17	Bamboo fence (m)	M	30	
18	Brick kiln (m <sup>2</sup> )	M <sup>2</sup>	1,100	
19	Substation (m <sup>2</sup> )	M <sup>2</sup>	1,100	
20	Vaulted iron shell (m <sup>2</sup> )	M <sup>2</sup>	200	
21	High voltage ball tank	set	15,000	
22	High voltage horizontal tank	set	20,000	30M <sup>2</sup> /set(move)
23	Water tanks (m <sup>2</sup> )	M <sup>2</sup>	200	

24	Culvert (m)	M	100	
25	Concrete telegraph pole	piece	800	8m
26	Concrete telegraph pole	Piece	600	6m
27	Wood telegraph pole	Piece	100	
28	High voltage telegraph pole	Piece	1,000	Higher than 10m
29	50 <sup>2</sup> wire (m)	M	7	(Al) naked wire
30	20-30 <sup>2</sup> wire (m)	M	5	
31	Lighting wire (m)	M	7	
32	Transformer	KVA	1200	With subsidy
33	Manual operated wells		800	With pump
34	Wells with lifting pumps 4''		4,000	
35	Wells with lifting pumps 6''		6,000	
36	Wells with lifting pumps	500 <sub>MM</sub>	45,000	
37	Wells with lifting pumps		4,5000	
38	Grapes	tree	35	4/5/6 years old, columns and wires included
39	Grapes	tree	10	2 years old, columns and wires included
40	Grapes	tree	30	2 years old, columns and wires included
41	Pear trees	Tree	30	2 years old
42	Apple trees	Tree	30	2 years old
43	Plum trees	Tree	45	3 years old
44	Chinese toon	Tree	25	
45	Cherry sapling	Tree	15	
46	Poplar and elm (migration)	Tree	2,000	φ 250MM
47	Sapling	10 <sup>4</sup> trees	10,000	
48	Sapling	10 <sup>4</sup> trees	20,000	
49	Sapling		5	
50	Scion root sapling		1	
51	Espalier		8	
52	Concrete columns supporting the grapes	Piece	13	
53	Inorganic film	Ton	9,000	
54	Pumps	Set	2,000	
55	Fish pound	Hectare	60,000	

## 9 RESETTLEMENT AND REHABILITATION

### 9.1 Rehabilitation plan for people of Xiaoyu village affected by permanent land requisition

The affected people by permanent land acquisition of the proposed project are Group 1 villagers of the Xiaoyu village, with 720 persons in total. After the land acquisition, there will be 33 ha. agricultural land left. Now, there are 40 ha. reserved land in the Xiaoyu Village.

Rehabilitation plan of Xiaoyu village is that: the 40 ha. reserved land will be re-allocated to the 249 persons, who are directly affected by the land acquisition. After the re-allocation, land occupation will be 0.16 ha. per capita, which is lower than the 0.23 ha. per capita before the project (0.07 hectare reduced); However, the following measures will be undertaken by Xiaoyu Village in order to avoid living standard decrease of the affected people,:

- (1) The land compensation costs and resettlement subsidy should be fully used on the 40 ha. reserved land to develop greenhouses. The vegetables and fruits, such as cucumber, eggplant, broccoli, and peach trees, etc. with high economic benefits will be produced in greenhouses. The resellers have had experiences in planting in the greenhouse before. Training may be needed when necessary.
- (2) The land compensation costs will be used to development industries with other agencies, to provide job opportunities for the affected villagers. The industries include:
  - Beijing Liubiju Pickles Plant branch, with land occupation of 1.3 ha. 300 persons will be recruited. Land tenure has already been confirmed.
  - Shenyang Huilong Electrical Appliances Co. Ltd, with land occupation of 1ha. 130 persons will be recruited. Land tenure has already been confirmed.
  - Shenyang Weiming Decoration Materials Co. Ltd, with land occupation of 0.3ha. 200 persons will be recruited. Land tenure has already been confirmed.
- (3) The affected peasants of Xiaoyu Village have 2 options to choose. If they want to form, Xiaoyu Village will allocate certain agricultural land for them. At the same time, employment opportunities will also be provided for those who want to have a job. Relative training will also be offered. With the carrying out of these measures, living standard of Xiaoyu Village will not be decreased.

### 9.2 Rehabilitation plan for people affected by temporary land use

Construction of the sewers upgrading will have temporary impact on the peasants near the sewer areas. The construction period is estimated of 2 to 4 months; As the construction completion, the land compensation for the temporary land occupation will be used to restore the land function. The direct affected peasants shall be compensated in the construction period. Table 8-4 shows the compensation standards.

### 9.3 Compensation on Jingshen Nursery (land contractor: Chen Shaopeng)

According to the land contracting agreement between Chen Shaopeng and Xiaoyu Village Commercial and Trade Company, with the validity of the contract of land acquisition by Western Treatment Plant, agreement of Chen will be automatically terminated. Chen needs not to continue being charged with contracting costs. Compensation costs for ground attachments within his contracted land will be paid to Chen. If land acquisition occurs in non-planting season, Xiaoyu Village Commercial and Trade Company will compensate Chen with 100 RMB yuan per mu (1500 RMB yuan/ha).

Chen is a private proprietor, with several companies. Staffs working in the Nursery will continue to work in his other companies after land acquisition. Their living standard will not be decreased.

### 9.4 Compensation on land contractor Dai Shuqing

According to the land contract agreement between Dai Shuqing and Xiaoyu Village Commercial and Trade Company, when superior department acquires the land, compensation issues shall be negotiated mutually between the two parties. With the validity of the contract for the land acquisition by Western Treatment Plant, land contract agreement of Dai Shuqing will be automatically terminated. Dai has already handed in 280,000

RMB yuan for the land contract fee. In Dai's agreement, land contracting period is 30 years and she has already used 2 and a half years. Xiaoyu Village will return the remaining contract fee to Dai Shuqing (land contract fee=280,000yuan ×land used period /contract period). Compensation for the ground attachments within her contracted land will be paid to Dai. Dai is a private proprietor, with several companies. The termination of her contract will not decrease her living standard.

### 9.5 Resettlement of the affected village residents

The project affected village residents will be resettled by self demolition and self construction. Nanliguan Village of Yangshi Commune will allocate 9,100 m<sup>2</sup> land to the affected 65 families, according to the standard of 140 m<sup>2</sup> each family. The affected villagers will make use of house compensation and resettlement subsidy to build their houses.

### 9.6 Resettlement of the affected urban residents

There are 2 options for the resettlement of the affected urban residents:

- (1) Physical resettlement. According to the regulations of Shenyang People's Government, all the 7 affected families will be resettled with apartments of Type One. The affected families will purchase new apartments at the price of 400 yuan/m<sup>2</sup> for their original area recover and at 520 yuan /m<sup>2</sup> for additional area, with entire house property ownership. The resettlers with no ability to purchase new apartment will negotiate with the Drainage Co. to for apartment renting issues.
- (2) Monetary resettlement: Monetary resettlement will be based on the building areas of the demolished houses. Unit price will take the average price of common marketable housing. The resettlers will be paid with cash. For those who are unable to purchase the new apartment and are going to rent the apartment, the compensation will be deducted by 15% for house property ownership compensation costs.

### 9.7 Resettlement of affected enterprises

Shenyang Qingnian Nursery and Xiobei No.2 storage house of Shenyang Preservation and Transportation Company will suffer from permanent land occupation due to pumping station construction. However, the other 17 affected enterprises will only have temporary inconvenience brought by the construction of interceptors. These 17 enterprises distribute along the 12km interceptor and they can be rehabilitated in the surrounding area. According to the agreement reached with the affected enterprises, the enterprises will make use of their compensation to restore their production in nearby area. As the construction of the interceptor will be conducted section by section, construction will be conducted first and demolition after, and the normal operation of the industries will not be affected. When production is stopped in the construction period, certain compensation will be provided to cover staff salary and industry profit losses. Table 9-1 shows the compensation and rehabilitation options on the affected enterprises.

**Table 9-1 Compensation and Rehabilitation Options on the Affected Enterprises**

No.	Name of the Affected Enterprises	Resettlement Land Use (m <sup>2</sup> )	Compensation Costs (RMB yuan)	Rehabilitation Options
1	Shenyang Environmental and Sanitary vehicles Reform Plant	750	252,800	Resettled itself
2	Shenyang Water Plant (water source)	560	83,600	Resettled itself
3	Asphalt and concrete manufacture, Tiexi District	630	16,700	Resettled itself
4	Shenyang Hefa Furniture Plant	1326	295,000	Resettled itself
5	Branch of Liaohe Feedstuff Plant	--	6,000	Resettled itself
6	Yuhong District Water-proof Materials Manufacture	300	88,700	Resettled itself
7	Private Pig Farm	400	48,300	Moved to Xishatuozi Village

				(local)
8	Yangshi County No. 2 Construction Materials Plant	--	351,000	Resettled itself
9	Wangji Furniture Plant	900	213,000	Resettled itself
10	Warehouse of No. 19 Construction Company	800	16,000	Resettled itself
11	Grape garden	--	537,600	Site restoration
12	Shenyang Pilot Hennerly (permanent acquisition of state-owned land)	4900	819,300	Resettled itself
13	Northeastern Second-hand market	3500	1,585,000	Resettled itself
14	Liquid gas station of No.1 Machine Tool Plant	1600	158,000	Site restoration
15	Antisepsis workshop of Shenyang Chemical Machinery Plant	1600	651,000	Site restoration
16	Enterprises under sub-district office of Luguan Street, Tiexi District	1200	600,000	Site restoration
17	Shenyang Xinghuan Chemical Experiment Plant	12000	4,446,000	Resettled itself
18	Xiaobei No. 2 Storage, Shenyang Storage and Transportation Company (permanent acquisition of state-owned land)	3000	357,000	Resettled itself
19	Shenyang Qingnian Nursery (permanent acquisition of state-owned land)	3600	1,156,000	Resettled itself
	Total		11,830,000	

## 10 ENVIRONMENTAL PROTECTION

Environmental protection will be paid more attention during land requisition and house demolition and sewers construction of the project.

### 10.1 The environment around Xiaoyu village

After PAPs get compensation and resettled, their productive and living level will improve to a certain extent. Administration committee of Xiaoyu village will improve infrastructure and beautify residential environment by using the compensation.

### 10.2 Clean up of dismantled houses

All kinds of garbage produced by structures demolition will be cleaned up and dumped to the place appointed by Shenyang Urban Appearance Administration Department.

### 10.3 Policy eliminating environment impacts caused by sewers construction

- Sewers are mainly installed along the dam of Hu river which hectareve a small environmental impacts and no large traffic impacts.
- Measures relieving dust: Air borne dust in dry weather condition due to excavated soil stockpiled on the side of road will affect the surrounding entities and people. In order to relieve the impacts during construction period, water will be sprayed on excavated soil in fine or windy day to avoid dust raising. The waste soil will be disposed appropriately in time and over-loading during delivery to outside will be avoided. The construction site and hectareuling route will be cleaned up timely.
- Noise controlling: Construction noise produced by excavation, vehicle bugle, engine, concrete mixing and road roller will affect the surrounding residence. To relieve these noise impacts construction is forbidden within 200 m distance from residential areas during 11 o'clock at night to 6 o'clock in the morning. In addition equipment with low noise will be adopted as possible. In case of urgent construction at night affecting the surrounding residence noise-relieving measures should be taken and the noise intensity should be controlled within 40~60 dB, at the same time noise isolator around construction site will be installed to ensure the acoustic environment in residential areas.
- Solid waste disposal in construction site: The owner and construction unit of the project should contact with the local sanitary department to clean up solid waste timely and ensure the cleaning at construction site.

## 11 PUBLIC PARTICIPATION AND CONSULTATION

### 11.1 Strategy of public participation

Public participation and consultation will be paid much more attention. And comments and suggestions of PAPs were collected extensively and considered during the process of resettlement planning and implementation so the appropriate arrangements for resettlement are in place which meet PAP needs and desires wherever possible, and which protects the legal rights of affected entities and individuals. Complaints and grievance of PAP are to be avoided and reduced as possible through implementation of consultation processes.

In the feasibility study stage of project the project management office made many times survey on opinions and comments of municipal and each district government, people's congress, political consultation congress, public communities, PAPs for sewer route, location and plan of WWTP and land requisition and resettlement. The survey results are analyzed and put into the report. Table 11-1 shows the general information on public participation and consultation of Shenyang project.

Public participation and consultation will be encouraged and strengthened by using the following ways in the future:

(1) PAPs will participate in the process of demolition and resettlement.

The administration committee of Xiaoyu village and representatives of PAPs will participate in the process of survey of affected houses and ground attachments, compensation standard determination, negotiation and implementation of compensation/resettlement agreements to ensure the full consideration of PAP's interests and comments and to guarantee the fair, reasonable and transparency of resettlement and demolition.

(2) Holding consultation meeting

Discussion meeting with people, village cadre and women representative accounting for more than 30% affected by land requisition and demolition attended will be held 6 month prior to land requisition. In the meeting general information such as resettlement policy and resettlers' rights will be announced and opinions and comments of PAP will be collected.

(3) Holding mobilization meeting

Mobilization meeting will be held 3 month prior to implementation of land requisition and demolition so that concerned information on policy and regulations, compensation standard and resettlement plan are disclosed and are known by PAPs as early as possible.

(4) Using public media will propagate policies concerning land requisition and demolition.

(5) Issuing public announcement of land requisition

Yuhong District People's Government will issue the public announcement of land requisition. Firstly the announcement will be sent to people's government of town level and village, and then the leaders of village will be responsible for distribution to each household and people at the same time the announcement will be pasted on the bulletin board of the village for information disclosure.

(6) Resettlement plan and land reallocation plan will be negotiated and identified democratically in Xiaoyu village under the guide and help of Shenyang Land Administration Bureau and People's Government of Yuhong District.

(7) The Resettlement Action Report reviewed and approved by the World Bank will be kept in Shenyang Urban Wastewater Treatment Ltd. Company and Shenyang Urban Construction Project Management Office for the report available to be read by anyone who is interested in the project.

(8) After the resettlement plan report is approved by the World Bank, Shenyang Urban Construction Project Management Office will summarize and prepare a resettlement manual which will be handed out to each PAP.



**Table 11-1 Public participation information**

Date	Site	Attending people	Topic	Conclusion
12 September 2000	Government of Zhectareijia	Part of PAPs and working staffs of project office, wastewater company, land administration bureau and town government	Inquire the opinion and comments of PAP on environmental impacts of WWTP construction, at the same time publish public announcement of land requisition	It is think thectaret the construction of WWTP will produce a certain adverse impacts on surrounding environment but it can improve the overall environment of the city largely. All people expressed to support the project.
17 September 2000	Xiaoyu village	Concerned staffs of land administration bureau, project office and wastewater company	Opinions of villagers on land requisition were inquired at the same time survey table was distributed. Land requisition was negotiated with administration committee of Xiaoyu village	Get a initial agreement
25 September 2000	Xiaoyu village	Part of PAPs and working staffs of project office, wastewater company and village administration committee	Opinions and comments of villagers were inquired and the survey table was collected.	It is think thectaret the project construction benefits state and collective and also favorable to people's health. All people expressed their supports to the project
9 October 2000	Xiaoyu village	Part of PAPs and working staffs of project office, wastewater company	Survey on villager's living level	There are no minority people within impact scope and villagers lived richly.
18-19 October 2000	Xiaoyu village	Part of PAPs and working staffs of project office, wastewater company, town government and village administration committee	Negotiation on compensation and resettlement plan for land requisition and affected facilities on ground	All organizations expressed their willing to participate and assist the implementation of land requisition and identification of compensation and resettlement plan.
15 September 2000	Publish "public participation advertisement" in local newspaper	All citizen in the whole city	Inquire public opinion and comments on project construction	Letters and calls are received from part of citizen. They support the project but hope to take measures to reduce adverse impact.

### 11.2 Public opinion survey

From 12 September to 19 October 2000 Shenyang Urban Construction Project Management Office and Shenyang Urban Wastewater Treatment Ltd. Company carried out a survey of socioeconomic condition, public opinions. 53 households affected by or benefit from the project were solicited on their opinions of resettlement. The results of opinion poll show: 90% of sampling households think thectaret urban wastewater hectarearm seriously people's living and working; 60% of sampling households are aware of the project, and

85% agree and support the project; 65% of sampling households are aware of or partially understand the policies on land requisition, house demolition, resettlement and compensation; 85% of the sampling households think the project will benefit the state; 80% think the project will benefit the collective; 60% think the project benefit to individuals; 90% know they can appeal to concerned department when their rights are infringed. Table 11-2 shows the details of the survey.

Table 11-2 Results of public opinions and comments survey

Questions	Answers	Households	Results %				
			(1)	(2)	(3)	(4)	(5)
A	B	C	D	E	F	G	H
Do you know the project will begin to construct?	(1)Yes (2)Know a little about (3)No	53	60	40	0	0	0
Do you agree and support the project?	(1)Yes (2)No (3)Indifference	53	85	10	5	0	0
Who will benefit from the project?(multiple choices)	a) State (1)Yes (2)No	53	85	15	0	0	0
	b) Collective (1)Yes (2)No	53	80	20	0	0	0
	c) Individuals (1)Yes (2)No	53	60	40	0	0	0
Do you know which potential hazard will be made by urban wastewater?	(1)Economic loss (2)Deterioration of living environment (3)Do harm to residents' health (4) Affect investment environment (5)Smear the images of Shenyang city	53	80	90	80	70	65
To what degree does the urban wastewater affect your work and life?	(1)No impacts (2)Not seriously (3)Rather seriously (4)Seriously	53	5	15	50	30	0
Which benefit do you think you can get from the project?	(1)Improve living environment (2)Improve working environment (3)Provide employment opportunity (4)Benefit health of body and mind	53	80	60	40	50	0
Which adverse impacts do you think the project make on you?	(1)No adverse impacts (2)Affect traffic conditions (3)Economic loss caused by house demolition (4)Possible income decreasing caused by land requisition (5)Other adverse impacts	53	80	10	20	15	0
Do you know the policies on land requisition, demolition and resettlement compensation?	(1)Yes (2)Know a little about (3)No	53	30	35	35	0	0
Do you know the way you can appeal when your rights are infringed?	(1)Yes (2)No	53	90	10	0	0	0

## **12 INTEGRATION WITH HOST COMMUNITIES AND POPULATION**

The people affected by house demolition of the project all live in suburb area of Shenyang city. They have the same or similar living and production custom, social and cultural background with people living in urban area of Shenyang. After resettlement their social relationships will not be broken so there are no obstacle on integration of resettlers with host communities and populations.

### 13 GRIEVANCES AND APPEALS

Special attention will be paid to the participation of individuals and entities affected by the project, Transparent and efficient grievance redressing procedure is established for the project as follows:

- Stage I

If people or entities affected by the project are not satisfied with the RAP and implementation of RAP, they can appeal to concerned departments orally or in writing. And concerned department should settle the grievance within 2 weeks.

- Stage II

If people or entities affected by the project are not satisfied with the solution of stage I, they can then appeal to Shenyang Urban Construction Project Management Office. Shenyang Urban Construction Project Management Office should make a decision on complaint within 2 weeks.

- Stage III

If people or entities affected by the project are still dissatisfied with the solution of stage II, they can appeal to Shenyang House Demolition Management Office (the organization in charge of supervision and arbitration of house demolition) Shenyang Land Administration Bureau (the organization in charge of supervision and arbitration of land requisition) and submit the dispute for arbitration. The arbitration organization will make arbitration on the complaint within 10 days.

- Stage IV

If people or entities affected by the project are still dissatisfied with the arbitration, they can appeal to the people's court in accordance with the administration procedure law of PRC after receiving the decision of the arbitration organization. The people or entities affected by the project can make an appeal on any issues of resettlement.

The PAPs will be informed of the grievance redressing procedures above mentioned through meetings and other ways to ensure that they are clear about their rights of grievance and appeals and their own rights can be protected.

## 14 IMPLEMENTATION SCHEDULE OF RESETTLEMENT ACTIVITIES

### 14.1 Coordination of resettlement implementation and project construction

According to the project construction schedule, the construction of Shenyang Western Wastewater Treatment Plant is to begin in April 2001 and will be completed in October 2003. The schedule of land requisition, house demolition and resettlement should be determined according to schedule of project construction schedule.

The basic principles to ensure the progress of land requisition, house demolition and resettlement fit to the project construction progress is showed as follows:

- The schedule of land requisition of the project will be determined according to the schedule of sewers construction and treatment plant construction respectively.
- Sufficient time should be left for land requisition and resettlement before the beginning of project construction.
- Land requisition and house demolition should be completed one month before land use of project. The Joint schedules of project construction and land requisition are showed in table 14-1.

**Table 14-1 Joint Schedule of project construction and land requisition**

Project item	Date of construction		Date of land requisition and demolition		Date of resettlement	
	Begin	Finish	Begin	Finish	Begin	Finish
Shenyang Western WWTP	2001.4	2003.10	2000.12	2001.3	2001.2	2001.3
Sewer and pumping stations construction	2001.4	2002.12	2001.12	2002.3		

### 14.2 The schedule of resettlement activities

Table 14-2 and table 14-3 shows the detailed schedule of land acquisition, demolition and resettlement.

**Table 14-2 Schedule of resettlement activities**

Activities	Shenyang Western Wastewater Treatment Plant
To identify the scope of land requisition and house demolition	September 2000
To check the survey results of tangible materials affected by the project	September 2000
Holding mobilization meeting and announcing relevant policies	October 2000
Issuing land requisition and demolition notice	October 2000
To negotiate and sign the agreement of compensation and resettlement	November 2000~March 2001
Payment of compensation cost	January 2001~May 2001
Old house or facilities dismantle	January 2001~July 2001



## 15 COST AND BUDGET FOR COMPENSATION

### 15.1 Cost

All cost incurred in land requisition, demolition and resettlement will be included in the overall budget of the project. Calculated at the price in September 2000, the total cost of land requisition, demolition and resettlement of the project is RMB 1,096.7 million Yuan.

#### 15.1.1 Basic cost

Basic cost include compensation for permanent land requisition, temporary land use, residential house demolition, demolition and reconstruction of entities and ground attachments. Compensation of ground attachments affected by the wastewater treatment plant are showed in table 15-1, 15-2 and 15-3.

#### 15.1.2 Management fee

3 percent of basic cost should be used as project management fee which will be used for the cost of activities relating to land requisition, demolition and resettlement such as equipment procurement, transportation, meeting, communication, trip and hectarendling official business.

#### 15.1.3 Contingencies fee

10% of basic cost will be used as contingency cost which comprise of material contingency and price contingency. The material contingency fee is prepared to pay the additional costs resulted from the chectarenges in project design and affected tangible materials during the implementation of RAP. The price contingency is prepared with mainly considering the inflation and chectarenges in price during the implementation of RAP. The estimation of contingency cost mentioned above is based on the price in September 2000.

#### 15.1.4 Survey and design cost

2% of basic cost is used as cost of survey and design.

#### 15.1.5 Monitoring and evaluation costs

1% of basic cost is spent as monitoring and evaluation costs.

Table 15-4 shows the total budget and cost for land requisition, demolition and resettlement of the project.

**Table15-1 Compensation for Ground Attachment in Xiaoyu Village affected by Shenyang Western Wastewater Treatment Plant**

N o.	Name	Unit	Quantity	Remark	Compensation Standard(Yuan)	Total (Yuan)
1	Manual well	set	6	With motor pump	800	4,800
2	Electric motor well 4"	set	9		4,000	36,000
3	Electric motor well 6"	Set	1		6,000	6,000
4	Electric motor well	500MM	2		45,000	90,000
5	Mechanical and electric motor well	Set	13		45,000	585,000
6	Concrete power pole	Piece	13	8 meter high	800	10,400
7	Concrete power pole	Piece	13	6 meter high	600	7,800
8	Electric wire	m	1,750	(aluminum) naked wires	7	12,300



9	Transformer	Set/KV A	1/200		1,200	1,200
10	Transformer	Set/KV A	1/50		1,200	1,200
11	Wooden Power Pole	Piece	16		100	1,600
12	Concrete grape stand	Piece	491	Including iron wires	13	6,400
13	Brick/concrete guarding house	M <sup>2</sup>	192.2	Covered	170	32,700
14	Brick/concrete guarding house	M <sup>2</sup>	268	Uncovered	100	26,800
15	Grape	Plant	1,552	4/5/6 years old, including poles and lines	35	54,300
16	Grape	Plant	300	2 years old, including poles and lines	10	3,000
17	A kind of seedling name Beida	Piece	8,000		5	40,000
18	A kind of seedling name Zigen	Piece	450		1	450
19	Culvert	M	180			18,000
	Total					<b>938,500</b>

**Table15-2 Compensation for Ground Attachment in Jingshen Nursery affected by Shenyang Western Wastewater Treatment Plant**

No.	Name	Unit	Quantity	remark	Compensation standard(Yuan)	Total (Yuan)
1	Transformer	Set/KV A	1/30		1,200	1,200
2	Transformer	Set/KV A	1/20		1,200	1,200
3	Enclosure wall	M	718.6	More thectaren 1.7m high	120	86,200
4	Fishing pond	Hectare	0.73	Two fishing ponds	60,000	44,000
5	Pear tree	Piece	1,500	Two years of ripe period	30	45,000
6	Plum tree	Piece	150	Three years of ripe period	45	6,800
7	Iron gate	Set	3		500	1,500
8	Water pool	M <sup>2</sup>	12		200	2,400
9	Brick/wood house	M <sup>2</sup>	115.2		300	34,600
10	Brick/concrete house	M <sup>2</sup>	674.4		430	290,000
11	Iron board house	M <sup>2</sup>	33.6		300	10,100
12	House covered by asphalt felt	M <sup>2</sup>	16.45		240	3,900
13	House covered by asbestos shingle	M <sup>2</sup>	9		150	1,400
14	Toilet	M <sup>2</sup>	10		240	2,400
15	Greenhouse	M <sup>2</sup>	468		40	18,700
16	Cellar	M <sup>2</sup>	40		300	12,000

17	Elm and Poplar seedling	Piece	1,100	Diameter of 250mm, Transferable	2,000	2,200,000
18	Cherry seedling	Piece	300	Transferable	15	4,500
19	Plastic film	Ton	3		9,000	27,000
20	Privet sapling	Piece	1,300,000		10,000	1,300,000
21	Cypress tree	Piece	250,000		20,000	500,000
	Total					<b>4,592,800</b>

**Table 15-3 Compensation Cost of Ground Attachment belonging to the owner Dai Shuqing affected by Shenyang Western Wastewater Treatment Plant**

No.	Name	unit	quantity	Compensation standard (Yuan)	Total(Yuan)
1	Iron gate	Set	2	500	1,000
2	Enclosure wall	M	324.4	100	32,400
3	Bamboo fence	M	110	30	3,300
4	House covered by asphalt felt	M <sup>2</sup>	66	240	15,800
5	House covered by asbestos shingle	M <sup>2</sup>	234	200	46,800
6	Manual well	Set	1	800	800
7	Wire for lighting	M	700	7	4,900
	Total				<b>105,100</b>

**Table 15-4 Cost for land requisition and demolition activities**

Item	Unit	Quantity	Unit price (Yuan)	Total cost [Yuan]	
1. Permanent land requisition				72,620,000	
	Vegetable land	Hectare	39.81	1,274,000	50,720,000
	Nursery	Hectare	9.8	1,274,000	12,490,000
	Construction land	Hectare	6.66	1,274,000	8,480,000
	Fishing pond	Hectare	0.73	1,274,000	930,000
2. Temporary land use					
	Vegetable land	Hectare	22.92	102,960	2,359,800
3. Residential house demolition in rural area					
	Brick/wood	M <sup>2</sup>	3,830	360	1,378,000
	Displacement subsidy	Household	65	100	6,500
	Transition subsidy	M <sup>2</sup>	3,830	10	38,300
4. Residential house demolition in urban area					
	Resettled house area	M <sup>2</sup>	315	2,000	630,000
	Displacement subsidy	Household	7	100	700

	Subsidy for resettlement at other place	Household		7	5,000	35,000
	Compensation	Household		7	100	700
5. Jingshen nursery						4,592,800
6. Da Shuqing						105,100
7. Ground attachment of Xiaoyu village						938,500
8. Entities affected by the project						11,830,000
Sub-total of basic cost						94,540,000
9. Management fee	3% of basic cost					2,836,000
10. Survey and design fee	2% of basic cost					1,891,000
11. Monitoring evaluation fee	1% of basic cost					945,400
12. Contingency	10% of basic cost					9,454,000
Total						109,670,000

### 15.2 Yearly expenditure plan

Table 15-5 shows the yearly expenditure plan according to the implementation schedule of land requisition and house demolition.

**Table 15-5 Expenditure plan for land requisition and house demolition**

Unit: RMB Yuan

Year	2000	2001	2002	2003	Total
Amount	22,480,000	32,020,000	49,670,000	5,500,000	109,670,000
Percentage	20.5	29.2	45.3	5	100

### 15.3 Fund source

The fund for project land requisition and demolition will all come from municipal finance.

### 15.4 Fund flowing

#### 15.4.1 Permanent land requisition

Shenyang Urban Wastewater Treatment Ltd. Company will entrust Shenyang Land Administration Bureau to implement the land requisition of the project. Shenyang Urban Wastewater Treatment Ltd. Company will pay the compensation for land requisition. Shenyang Land Administration Bureau will sign a compensation agreement of permanent land use with Xiaoyu village and pay the compensation according to the signed agreement. Xiaoyu village will hand over lands after being given the compensation. Wastewater Company will pay the cultivated land occupation tax, reclamation and administration cost to concerned departments. Compensation for ground attachments and young crops will be paid directly to land contractors. The compensation fund of permanent collective land requisition will be owned by Xiaoyu Village, but is managed by Land Administration Bureau of Yuhong District.

#### 15.4.2 Temporary land use

Shenyang Urban Wastewater Treatment Ltd. Company will entrust Land Administration Bureau of Yuhong District to sign a compensation agreement of temporary land use with associated village, individual and entities. And Shenyang Urban Wastewater Treatment Ltd. Company will pay the compensation for temporary land use according to the signed agreement.

#### 15.4.3 Demolition of House and ground attachments

Shenyang Urban Wastewater Treatment Ltd. Company will sign a lump-sum contract of

implementing house demolition of the project with concerned House Demolition Management Office and pay compensation according to the signed contract. Concerned House Demolition Management Office will sign a compensation agreement for house demolition with affected individual, entities and owner of affected properties and pay the compensation according to the signed agreement.

The fund flowing is shown in Figure15-1.

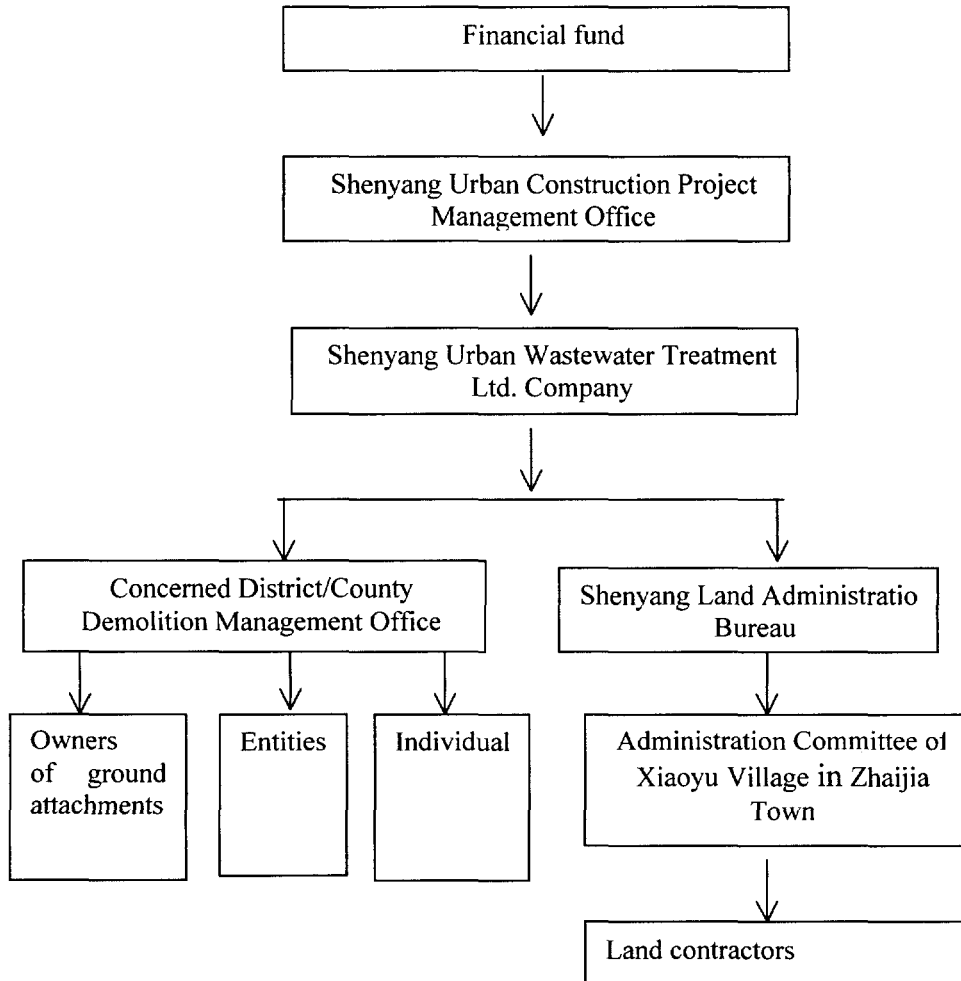


Figure 15-1 Compensation funds flowing

## 16 MONITORING AND EVALUATION

According to Operational Directive 4.30 of the World Bank, the implementation of land acquisition, house demolition and resettlement activities should be monitored regularly to ensure those action proceed in accordance with the provision in RAP and realize the resettlement objective. There are 2 kinds of monitoring mechanism for resettlement action which are internal monitoring and the external monitoring carried out by a independent institution.

The internal monitoring is carried out by LUCRPO, SUCPMO, SUWTLC, SLAB, LAB of Yuhong District and concerned House Demolition Management Office to ensure the schedule and principles in the RAP will be followed. The purpose of internal monitoring is to make the resettlement organizations fulfil their duties efficiently during the implementation of the RAP.

Independent monitoring organization is responsible for conducting independent monitoring and evaluation on activities of land requisition, demolition and resettlement regularly. Resettlement Research Center of Hehectarei

University is invited to undertake the independent monitoring of the project which covers the following contents:

- Operational efficiency of resettlement network;
- Progress and compensation of land requisition, demolition and rehabilitation and resettlement;
- Resettlement and restoration of demolished people and pig-raising farm of Shenyang Jiaxin Ltd Company;
- Investigation and analysis of living level of PAPs;

A independent organization is entrusted to monitor and evaluate externally the implementation of RAP from an overall and long-term point of view. Independent monitoring organization will follow the resettlement activities of the project closely to evaluate whether the goals of resettlement are achieved. The evaluation criteria include:

- To follow national laws and regulations relevant to land acquisition, demolition and resettlement;
- To comply with the principles of operational directive 4.30 on involuntary resettlement of the World Bank;
- To help PAPs to improve their living standard or at least to restore the level before the project.
- The independent monitoring organization should provide suggestions about the RAP implementation to concerned institute so as the problems incurred during the implementation of RAP can be resolved without delay.

### 16.1 Internal monitoring and evaluation

Shenyang Urban Construction Project Management Office and Shenyang Urban Wastewater Treatment Ltd. Company will develop an internal monitoring system to check the resettlement activities and will establish a basic database on resettlement activities which is used to compile the RAP and to monitor and evaluate the resettlement of people and entity affected by the project. And also the whole course of resettlement preparation and implementation will be monitored and evaluated internally.

#### 16.1.1 Implementation procedure

During the implementation of RAP, Shenyang Urban Construction Project Management Office, Shenyang Urban Wastewater Treatment Ltd. Company, Shenyang Land Administration Bureau, Land Administration Bureau of Yuhong District and concerned House Demolition Management Office will collect and record the information of people and entities affected by the project according to the samples provided by monitoring organizations. At the same time, they will report the current record timely to Shenyang Urban Construction Project Management Office so as to ensure continuous monitoring. Shenyang Urban Construction Project Management Office will check regularly the implementation of RAP and report the progress to higher authorities concerned.

In the internal monitoring system mentioned above, the unified information table should be made in order to realize the information flows continuously from concerned Land Administration Bureau and House Demolition Management Office to Shenyang Urban Environmental Project Leading Group. Project leading group, Shenyang Urban Construction Project Management Office, Shenyang Urban Wastewater Treatment Ltd. Company, Land Administration Bureau of Xuhong District and concerned House Demolition Management Office as the important components of internal monitoring system should carry out regular inspection and verification on the implementation of RAP.

#### **16.1.2 Tasks of monitoring**

- Payment of compensation to people and entities affected by the project;
- The schedule of the above monitored activities;
- Conformity with the policy and regulation of RAP;
- Community participation and consultation during the implementation of RAP;
- Staffing, training, working schedule and working efficiency of resettlement institutions;

#### **16.1.3 Internal monitoring and evaluation report**

Shenyang Urban Wastewater Treatment Ltd. Company will prepare and submit the progress report of resettlement implementation to Shenyang Urban Construction Project Management Office in every hectare of year. And then the report will be transferred to LUCRPO, finally the report will be sent to the World Bank for review.

### **16.2 Independent monitoring system**

Independent monitoring will be carried out based on the census data provided in the RAP and by resettlement implementation organization.

#### **16.2.1 Independent monitoring organization (IMO)**

Shenyang Urban Construction Project Management Office will invite Resettlement Research and Monitoring Center of Heilongjiang University (RRMCHU) to carry out the external monitoring and evaluation of the project. The independent monitoring team comprises of 8 resettlement specialists who have rich experiences on resettlement policy and social evaluation and management etc.

#### **16.2.2 Duties**

RRCOHU should follow, monitor and evaluate the implementation of RAP. And it should provide advice and suggestions on progress, quality and funds of resettlement and provide external monitoring and evaluation report to project office and the World Bank.

#### **16.2.3 Monitoring and evaluation procedure**

- (1) To compile the outline of independent monitoring and evaluation;
- (2) To develop monitoring and evaluation information system software;
- (3) To prepare and compile survey outline and questionnaire and recording card of Shenyang Jiaxin Ltd. Company;
- (4) To work out sampling survey plan
- (5) To carry out baseline survey to get the basic information of people and entities affected by the project;
- (6) To establish monitoring and evaluation information system;
- (7) To conduct monitoring and survey with
  - Socioeconomic survey;
  - Working capacity and efficiency of resettlement implementation organization;
  - Monitoring of sampling PAP on the compensation and resettlement quality;
  - Monitoring of affected entities on the compensation and resettlement quality;
  - Public consultation □ To take part in the consultation activities during RAP compilation and implementation and to monitor the quality of public consultation;
  - Appeal and grievance
  - Re-cultivation of temporarily used land
- (8) Collection of monitoring information and establishment of database;
- (9) Comparison and analysis;

- (10) To prepare monitoring and evaluation report once a year;  
In November 2001 to complete the baseline survey and the first monitoring and evaluation report;  
In November 2002 to complete the second monitoring and evaluation report;  
In November 2003 to complete the third monitoring and evaluation report;  
In November 2004 to conduct the post assessment of the project

### **16.3 Monitoring index**

- Socioeconomic index: per capita income, Gross Domestic Product, employment rate;
- Institutional index—staff, qualification, regulations and rules, equipment, working efficiency;
- Affected entities—availability of compensation funds, employment rate, income chectarenging rate, satisfaction degree on resettlement;
- Households losing land—availability of compensation funds, employment, income chectarenging rate;
- Infrastructure: availability of compensation funds, functional restoration;

### **16.4 Post assessment**

After the project finished post assessment of the project will be conducted based on the monitoring and evaluation to assess the successful experiences and lessons from the project. Shenyang Urban Construction Project Management Office will invite external independent monitoring institute to conduct the post assessment of the project. They will firstly compile an outline of post assessment work and establish a assessment index system, then make a socioeconomic survey and analysis. Secondly they will prepare a post assessment report on resettlement of Shenyang wastewater treatment project and present it to LUCRPO and the World Bank.

## 17 ENTITLEMENT MATRIX

type	Affected people	Compensation and resettlement policy	Standard
Permanent requisition of collective land	Xiaoyu village	<ul style="list-style-type: none"> <li>Get the land compensation;</li> <li>To restore income level of PAPs by using the land compensation and labor resettlement subsidy;</li> <li>To invest the land compensation and labor resettlement subsidy on production under agreement of 2/3 majority of all villagers;</li> </ul>	810,000 Yuan/hectare
	Land contractor	Get the compensation for young crops	45,000 Yuan/hectare
	Land Administration Departments	Reclamation cost	100,000 Yuan/hectare
		Payment for land use	200,000 Yuan/hectare
		Cultivated land occupation tax	70,000 Yuan/hectare
Temporary use of collective land	Village	Get the compensation for re-cultivation	76,500 Yuan/hectare
	Land contractor	Get the compensation for young crops	22,500 Yuan/hectare
		Management fee (will be paid to Land Administration Department)	3,960 Yuan/hectare
Private house in rural area	owner	Replacement cost of brick/wood house	360 Yuan/m <sup>2</sup>
		Get the displacement subsidy	100 Yuan/household
		Transmission subsidy	10Yuan/m <sup>2</sup>
Urban house	user	(1) Purchase the house according to the house reform policy by themselves	
		(2) Choose cash compensation and tangible compensation depending their own ideas	
		(3) Tangible resettlement	
		Resettled house area	45 m <sup>2</sup>
		Payment for dismantled area	400Yuan/ m <sup>2</sup>
		Payment for extra area beyond dismantled area	520Yuan/ m <sup>2</sup>
		Rent house in case of no affordability of purchasing house	
		(4) Cash compensation fund	
		Average price of common commercial house on demolition area × construction area of dismantled house	2,000 Yuan/ m <sup>2</sup> (average price of common commercial house on demolition area)
		(5) Temporary resettlement subsidy	
		(6) Subsidy for resettlement at other place	
		More than 2Km from resettled place	2,000Yuan/household



		More than 5Km from resettled place	4,000Yuan/ household
		In case of more than 5Km, each extra one Km	1000Yuan/ household
Entities	Owner	Frame-structure house	762Yuan/m <sup>2</sup>
		Brick/concrete house	455Yuan/m <sup>2</sup>
		Brick/wood house	360Yuan/m <sup>2</sup>
		Simple house	230Yuan/m <sup>2</sup>
		Simple storage	100Yuan/m <sup>2</sup>
		Enclosure walls	120Yuan/m
		Compensation for transportation and installation of equipment and materials	To be identified by negotiation
		Subsidy for production interruption and employees' salary	Salary subsidy 350Yuan/person/month based on construction period; Profits compensation to be identified based on the dismantled quantity and impact degree as well as comparison with the profits in the previous year
		Compensation for house displacement	10Yuan/m <sup>2</sup>
Ground Attachment	Owner		See Table8-5 compensation standard for ground attachments

## ATTACHMENT

## RESETTLEMENT ACTION PLAN FOR URBAN IMPROVEMENT SUB-PROJECTS OF SHENYANG

## 1 Basis of the Report

Urban Improvement sub-project comprises of renovation of Imperial Palace, East Cemetery, North Cemetery and construction of Leisure Square on Jingzi street. Among them only construction of Leisure Square on Jingzi street involve house demolition and land use. After the sub-project was listed into the Liao River Basin Project financed by the World Bank, implementation organization of the component conducted inventory survey within the impact scope of the component. At the same time public participation and consultation were arranged and conducted. Concerned stipulations on policy, organization, environmental protection, public participation and consultation, negotiation procedure, monitoring and supervision, and entitlement executed by the component are same with that of Shenyang Urban Wastewater Treatment Project. This report lists some particular for this component.

## 2 Brief introduction of the Project

Shenyang city is expanded and developed from a small Ancient Rectangle City. the Ancient Rectangle City of Shenyang include two 1.5 Km long streets going from east to west. On the two streets Zhong Street is the earliest commercial area of Shenyang city and now has become a commercial center of the city.

Since so many years of historical development the two ancient streets developed to be business street with a characteristic of long and narrow now. Average flow of the two streets is 1,000,000 population in a day. When weekends or holidays, flow can be up to 1,200,000-1,400,000 population in a day. People for sightseeing and shopping crowded on the two streets. The Leisure Square will be located at Qinggong market on Zhong Street which sits between the Imperial Palace and Zhong street with 6,000 m<sup>2</sup> land to be occupied.

## 3 Project Impact

Table 1 presents the impacts of the projec.

**Table 1** Impacts of the project

Category	Owner number affected	Population/employees	Area (m <sup>2</sup> )	Natural of affected houses	Profits	Tax
Residents	18	54	950	Public house (not involved in house reform)	Currency distribution	3000,000Y (inside the city)
Shenyang Nanbei Motorcycle Shop	1		172	Public house	RMB 340,000 Yuan	Ownership purchased
Boiler house of House Property management Bureau of Shenhe District	1		420	Public house	RMB 2,000,000 Yuan	Net-connection cost
Qinggong Market of Industrial & Commercial Bureau of Shenhe District	200		6,000	Public house	RMB 5,000,000 Yuan	Removing and re-settlement

#### 4 Compensation Policy

Compensation and resettlement policy for this project is determined according to concerned policies and regulations issued by Central Government, Liaoning Provincial Government, Shenyang People's Government and World Bank. The compensation and resettlement policy for the project is identified mainly based on the No.17 document issued by Shenyang People's Government in 1998. Details of the policy are showed as follows:

##### 4.1 Resettlement for residence affected by house demolition

There are two resettlement ways for residence affected by house demolition which are tangible resettlement and cash compensation. According to "Implementation Method of Shenyang House Demolition Administration Regulation" 3 types of resettled house can be provided for resettlers as follows:

- Living area is not lower than 23 m<sup>2</sup> including 2 living rooms, using area is not lower than 40 m<sup>2</sup>, construction area is not lower than 60 m<sup>2</sup>;
- Living area is not lower than 30 m<sup>2</sup> including 3 living rooms, using area is not lower than 50 m<sup>2</sup>, construction area is not lower than 70 m<sup>2</sup>;
- Living area is not lower than 38 m<sup>2</sup> including 3 living rooms, using area is not lower than 60 m<sup>2</sup>, construction area is not lower than 90 m<sup>2</sup>;

Detailed resettlement and compensation standard to be carried out for residential house demolition are showed in table 2.

**Table 2 Resettlement and compensation standard for residential house demolition**

Urban resident ial house	User	(1) Purchase resettled house according to house reform policy as its own property	
		(2) Choose tangible resettlement or cash compensation depending to its own ideas	
		(3) tangible resettlement:	
		Resettled house area	60, 70, 90m <sup>2</sup>
		Payment for dismantled area	400 Yuan/m <sup>2</sup>
		Payment for extra area	520 Yuan/m <sup>2</sup>
		In case no affordability of buying resettled house, renting house can be adopted	
		(4) Cash compensation	
		Average price of commercial house in local area × dismantled area	Average price of commercial house in local area is 2,000 Yuan/m <sup>2</sup>
		(5) Temporary resettlement subsidy	100 Yuan/household
		(6) Subsidy for resettlement in other place	2,000 Yuan/household
		More than 2 Km from resettled place	4,000 Yuan/household
		More than 5 Km from resettled place	1000 Yuan/household
In case of more than 5Km, each extra one Km			

##### 4.2 Entities affected by house demolition

Compensation will be identified for demolition of entities based on replacement cost. Production resettlement will be conducted by affected entities themselves but government will provide resettled place without any payment. Detailed resettlement policies are showed in table 3.

**Table 3 Resettlement and compensation standard for demolition of entities**

Entities	Owner	Frame-structure house	762 Yuan/m <sup>2</sup>
		Brick/concrete house	455 Yuan/m <sup>2</sup>
		Brick/wood house	360 Yuan/m <sup>2</sup>
		Simple house	230 Yuan/m <sup>2</sup>
		Simple storage	100 Yuan/m <sup>2</sup>
		Enclosure walls	120 Yuan/m
		Compensation for transportation and installation of equipment and materials	To be identified by negotiation
		Compensation for production interruption and employees' salary	Salary subsidy 350 Yuan/person.month based on construction period; Profits compensation to be identified based on dismantled quantity and impact degree as well as comparison with the profits in the previous year
		Compensation for house displacement	10 Yuan/m <sup>2</sup>

Note: compensation for salary is based on 350 Yuan/person.month of average income of Shenyang urban residence and actual impact period.

## 5 Resettlement

### 5.1 Residence affected by house demolition

3 types of resettled house will be provided for residence affected by house demolition.

**Table 4 Resettled house for residence affected by house demolition**

Resettled house type	60 m <sup>2</sup> construction area	70 m <sup>2</sup> construction area	90 m <sup>2</sup> construction area	Total
Household	5	12	1	18
Resettled area(m <sup>2</sup> )	300	840	90	1,230

If tangible resettlement are chosen, totally 28 affected household will be resettled in Wanghua community in Shenyang.

If cash compensation are chosen, affected household will be responsible for buying commercial house by themselves after being paid the cash compensation by owner of the project.

In case no affordability of buying house, affected household can obtain house by renting.

### 5.2 Entities affected by demolition

by negotiation between the owner of the project and affected entities, resettlement plan for entities demolition was identified as follows.

**Table 5 Resettlement Plan for Affected Entities**

Entities	Resettlement Measurement
Shenyang Nanbei Motorcycle Shop	Being resettled in Zhengyang street in Shenghe District
Boiler House of House Property Management Bureau of Shenhe District	The Boiler House will be demolished and won't be rebuilt. The owner of the project will link up the network with Shenyang Huitian Heating Company and construct a heating exchange station in order to supply heating for the affected entities and afford the construction cost
Qinggong Market of Industrial & Commercial Bureau of Shenhe District	Qinggong Market will be demolished and won't be rebuilt. The business people in the market will move to Wuai market. There are thousands of booths in Wuai market. The affected business people will be assisted on going through formality of booths renting. The affected business people will be given the compensation for business interruption and employees' salary.

### 5.3 Resettlement Analysis

After resettlement, the average living area of affected residence will be improved largely.

Employees of affected entities won't lose their jobs due to the project and their salaries won't drop down.

## 6 Budget

Table 6 presents the resettlement budget based on the resettlement action plan.

**Table 6 Resettlement Budget**

Unit: yuan

	Category	Unit	Quantity	Standard	Cost
Residents	The area of resettled house	M <sup>2</sup>	1,230	2,000	2,460,000
	Subsidy for house displacement	Household	18	100	1,800
	Compensation for resettlement in other place	Household	18	5,000	90,000
	Resettlement subsidy	Household	18	100	1,800
Entities	Shenyang Nanbei Motorcycle Shop	M <sup>2</sup>	172	455	78,300
	Boiler house of House Property Management Bureau of Shenhe District	M <sup>2</sup>	420	455	191,100
	Qinggong Market Industrial & Commercial Bureau of Shenhe District	M <sup>2</sup>	6,000	23	1,380,000
Sub-total of basic cost					4,203,000
Management cost	3% of basic cost				126,100
Survey and design cost	2% of basic cost				84,100
Monitoring and supervision cost	1% of basic cost				42,000
Contingency cost	10% of basic cost				420,300
Total					4,875,500

This project will be completed in one year.

## 6 Implementation schedule

Resettlement implementation schedule identified according to construction schedule of the project is showed in the table 7.

**Table 7 Implementation schedule of resettlement of the project**

Activities	Beginning	End
Identification of impact scope of the project	November 2000	November 2000
Survey and registration of tangible affected by the project	November 2000	January 2001
Holding mobilization meeting	December 2000	December 2000
Negotiation of resettlement policy and plan	January 2001	March 2001
Payment of compensation	March 2001	May 2001
Distribution of resettled house	March 2002	May 2002
Moving into resettled house	March 2002	May 2002
Production restoration of affected entities	May 2001	May 2001
Independent monitoring and supervision	December 2001	June 2002