

R e s e t t l e m e n t A c t i o n P l a n

Newly-built Harbin-Jiamusi Railway

The Third Railway Survey & Design Institute Group Co., Ltd

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Abstract

1. The Harbin-Jiamusi Railway is a double-track electric railway line extending as far as 343.344km. It is located in the mid-east region of Heilongjiang Province and situated in Harbin and Jiamusi at the south bank of the Songhua River. This research involves the main track of Harbin-Jiamusi Railway and relevant connecting lines for freight trains. The main track from Harbin Station to Jiamusi Station is 343.344km long. Binxi East and Chenggaozi connecting lines for freight trains, which are newly built by Harbin Hub, have a total length of 16.5km for upward and downward lines. This project will be implemented from early 2014 to mid 2018, with a total construction period of 4.5 years. Jiamusi Hub will reserve conditions for retaining Jiamusi-Tongjiang Line from Jiamusi Station to East Jiamusi Station, which will be constructed together with Jiamusi-Tongjiang Line.

2. The land acquisition affects residents in 5 urban resident groups, 108 villages, 4 sub-districts, 31 towns, 7 districts, 3 counties and 2 cities. The main track starts from Harbin Station and ends at Jiamusi Station of Jiamusi City, go through Bin County, Fangzheng County and Yilan County, with a total roadbed length of 179.435km, bridge length of 154.064km and tunnel length of 9.845km and a 47.74% of bridge and tunnel length.

3. The total area of permanent land acquisition is 23,393.6 mu, of which 1,031.1 mu is existing railway land and 22,362.5 mu is newly acquired land, including 14,238.2 mu cultivated land (paddy fields 1,329.7 mu, dry 12,908.4 mu) which accounts for 60.86% of the total land acquisition. All building demolition area along the main track reaches 382,442m², including 58,468m² of housing in the countryside (15.29% of the total demolition area), 197,070m² of factory buildings (51.53%) and 126,904 m² of housing in the urban area (33.18%). Altogether 14,342 people are affected, of whom 4,625 people (1,062 households) are in the rural areas. Among those affected in the rural areas, 3,494 people (844 households) are affected by land acquisition; 1,318 people (275 households) are affected by the demolition, 187 people (57 households) are affected by both. The project will impact a total of 39 factories and mines, which occupy a demolition area of 197,070m² and 4,550 people in them. And a total of 1,210 urban households, that is, 5,167 people, will also be resettled. Besides, due to noise and vibration, a total of 93,487m² demolition is involved for environmental protection, including 13,937m² rural house area (14.91%) and urban residential house 79,550m² (85.09%). Environmental protection demolition total affects 4,314 people of 1,002 households, including 335 people of 77 households in rural area and 3,979 of 925 households in urban area.

4. The impact of Land acquisition for the Harbin-Jiamusi Railway is not significant, because (1) railway is linear, and this character has determined that the project would have limited impact on the regions along the line; (2) the proportion of the total length of bridges and tunnels is over 47.74%, so the amount of land acquisition is greatly reduced; (3) existing railway stations at both ends will be retained and, the railway line which go through city will us the existing railway lines.

5. Demolition areas for the Harbin-Jiamusi Railway locate mainly at the two ends, that is, Harbin and Jiamusi, especially urban residents in the two cities. In rural areas, the line does not seriously impact any village. Among the 108 villages, no village loses their all land. There are 80 villages of which the cultivated land for acquisition accounts for less than 1% of the total; 22 of which the cultivated land for acquisition accounts for 1-3% of the total; 6 of which the cultivated land for acquisition accounts for 3-5% of the total; and only 2 of which the cultivated land for acquisition accounts for more than 5% of the total. Land acquisition and demolition mainly happen in the place where stations are located.

6. The China Railway Corporation delegates the preparation of the "Resettlement Action Plan" report to the Third Railway Survey and Design Institute Group Limited. This report covers the socio-economic survey, the resettlement impact survey, and resettlement action plan. The survey covers all the 108 villages and 5 urban resident groups, as well as factories and their affected infrastructures. All physical data provided in the Resettlement Action Plan are based on the present project design and field survey of the lines and other works. However, the above data is not necessarily the final precise data. As the detailed design further develops and the construction planning approaches, the data may change accordingly.

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7. The compilation of the Resettlement Action Plan and its future implementation is in strict compliance with the Chinese government's policy documents and the World Bank's operational policy OP4.12. The compensation of all resettlement actions will be given in strict accordance with the compensation standards in the RAP. Any change is impossible unless after the consent of and prior review by the World Bank. As for land acquisition, house demolition, resettlement and compensation, China has developed a legal framework and has formed a policy system, based on which, provinces and cities along the Harbin-Jiamusi Railway have made the relevant local laws and policies.

8. The main basis for compensation is the comprehensive land price of all areas concerned. The total budget of the resettlement project is 2,489,962,000 yuan, accounting for 7.35% of total investment. It should be emphasized that the China Railway Corporation has promised to set no up limit to the cost of land acquisition and resettlement, and will pay any reasonable reimbursement, in order to address the rising land acquisition and relocation compensation. The construction of the Harbin-Jiamusi Railway will last for many years, during which if the compensation standards in Heilongjiang Province increase, the compensation rates and packages of the project will change correspondingly. The Annex 1 offers the resettlement policy framework for the project.

9. As to the affected farmers, the following resettlement and living restoration measures will be taken to help restore and recover their production and livings. First, reserved land collectively owned by towns and villages will be allocated to the land-losing farmers; Secondly there is the option of non-agricultural resettlement. That is, to those households cannot compensate with land, such as those near the train station, monetary compensation as well as employment and skills training will be provided, so as to help them work in secondary and tertiary industries. Thirdly, provide social security. Any migrants, agricultural or non-agricultural, as long as they meet the applicable policy standards, will be entitled to social security.

10. Rural relocated households are comparatively scattered, so it is anticipated that most rural residents will be resettled near their original villages. Considering the local conditions, the new homestead will be located on the uncultivated land or slopes which are near the roads and the concentrated residential sites. To avoid occupying arable land, scatter housing will be constructed. In other words, affected residents will receive replacement compensation and free homestead provided by the Government. They will be able to build new houses by themselves and the remnant materials of their old houses will be at their disposal.

11. As for urban houses to be requisitioned will be assessed by a qualified real estate price evaluation organization according to house acquisition evaluation measures. The relocated residents were consulted on different options, i.e. monetary compensation and house equity exchange. For those who select monetary compensation, they will be compensated according to the evaluation price of the houses at a price that can be equal to buy a house with the same area in the same region. Besides, they will be reimbursed with relocation expense and transition fee. For those who select house property right exchange, the city and county governments will provide houses for property exchange and calculate and settle the value of the house for land acquisition as well as the price difference. The principle of "compensation first and relocation next" will be followed.

12. For enterprises land acquisition, an independent professional evaluation organization will evaluate it according to market price and determine the compensation rates. Affected factories and mines will be compensated based on the reconstruction cost of land, architecture, equipment and other auxiliary construction. The compensation will contain relocation expense (for enterprise and equipment relocation) and loss in income due to shut down or output reduction. Among the 39 affected factories and mines, there is only 1 military facility (a discarded underground tunnel) and the rest are all private enterprises and individually owned enterprises with a small scale. Their employees are all contract workers or temporary workers. Enterprises generally rent collectively owned land. Except the one military facility, the other 11 ones are only partially affected and their production and operation are not influenced. Thus monetary compensation will be adopted. For the remaining 27 enterprises which have to be totally demolished, governments at all levels will assist those affected enterprises to re-build and restore production, guide and help them to re-select a new business location, actively assist them with industrial transfer or upgrading and production optimization, encourage qualified enterprises to rebuild in industrial parks,

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guarantee rebuilding and the production and operation restoration of affected organizations and improve working opportunities for affected employees. For those which do not plan to rebuild, the resettlement department and the enterprises should give a public notice to the staff on the resettlement method 6 months in advance, so as to facilitate them to find new jobs, and should also provide free training and recommend new jobs. Affected staff will be compensated for shutdown/transition and will have the priority to get new jobs after the enterprise is relocated.

13. The project does not affect villages or towns containing ethnic minorities, and therefore they are not affected by the impact of land acquisition, demolition, and construction. As for a few scattered ethnic households, there are no significant differences between them and the local Han in the production style, living standards, and cultural practices. They can be provided with jobs during the construction period so as to increase their income and enable them to enjoy the equal rights with local Han. In such a way, their problems can be solved with those of Han. For the destitute, disabled, Wubaohu households (household enjoying the five guarantees; childless and infirm old persons who are guaranteed food, clothing, medical care, housing and burial expenses) and other vulnerable groups, local governments and village committees will pay special attention, and will provide special subsidies to restore their livings and production.

14. The China Railway Corporation¹, the Harbin-Jiamusi Railway Company, the provincial government and local, city and county resettlement offices will be responsible for the implementation and guidance of the township and village resettlement work. Currently, all local governments along the line have set up railway construction governing institutions, which are under the control of government leaders. Section heads will serve as members of the institutions, implementing railway construction and resettlement.

15. The project affected people have participated in the consultations and surveys and been informed of the potential impacts of the project. Participants include heads of families, village chiefs and village representatives, local government, vulnerable groups (including women and minorities). Information on resettlement activities has also been disseminated through newspapers, radio announcements and other public media, and village-level meetings. The resettlement manual will be distributed during the implementation of the RAP. The public, including those affected, will be fully informed of the resettlement action plans of local governments. The affected households will participate in the consultation of the implementation of resettlement activities, including detailed measurements, overpass positioning, new homestead site selection and appeal. During the period of implementing land acquisition and resettlement, the affected population and enterprises can appeal to the local authorities, government agencies, project owners, external monitoring agencies and courts on issues such as land requisition, housing demolition, compensation, resettlement and living restorations. In addition, the affected population will often have the opportunity, such as through public meetings, hearings, public consultations and field surveys, to discuss with representatives at all levels of the project on compensation, resettlement and living restoration issues.

16. Harbin-Jiamusi Railway Company, together with the local resettlement offices, will be responsible for the internal monitoring and supervision of compensation payment, housing reconstruction, land acquisition, living restoration and appeals. The China Railway Corporation will prepare monitoring reports every six months and will submit them to the World Bank till the end of the implementation of the RAP. Then, the China Railway Corporation will submit the after-resettlement evaluation report to the World Bank. In addition, the China Railway Corporation will entrust the external monitoring and evaluation to an independent monitoring agency. External monitoring includes: base data survey, auditing and confirming of the compensation payment, reviewing and evaluating the implementation of resettlement programs and relevant results, assessing appeal process and the feedbacks of the affected population, assessing the income recovery of the affected population, enquiring about the difficulties they face, and facilitating future resettlement work. External monitoring reports will be given to the China Railway Corporation and the World Bank every six months till the end of the implementation of the RAP. After that, the assessment report should be available to the China Railway Corporation and the World

¹ Subsequent to the preparation of this RAP, the Ministry of Railway has been restructured. All references to MOR in this document should be understood as MOR or its successor thereof.

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Bank within at least two years.

Chapter 1 Introduction

1.1 Project Description

1.1.1 Project Introduction

1. The newly built Harbin-Jiamusi Railway is located in the mid-east region of Heilongjiang Province and situated in Harbin and Jiamusi at the south bank of the Songhua River. This research involves the main track of Harbin-Jiamusi Railway and relevant connecting lines for freight trains. The main track from Harbin Station to Jiamusi Station is 343.344km long. Binxi East and Chenggaozi connecting lines for freight trains, which are newly built by Harbin Hub, have a total length of 16.5km for upward and downward lines. This project will be implemented from early 2014 to mid 2018, with a total construction period of 4.5 years. Jiamusi Hub will reserve conditions for retaining Jiamusi-Tongjiang Line of the line from Jiamusi Station to East Jiamusi Station, which will be implemented based on combination with Jiamusi-Tongjiang Line.

2. The main track of newly built Harbin-Jiamusi Railway starts from Harbin Station and ends at Jiamusi Station by Bin County, Fangzheng County and Yilan County. It has 179.435km long roadbed, 154.064km long bridges and 9.845km long tunnels and has a proportion of bridge and tunnel length at 47.74%. The whole line permanently acquires land of 23,393.6 mu, including 1,031.1 mu existing railway land and newly acquired 22,362.5 mu. For detailed line direction, see Annex 2. The whole line involves 382,442m² demolished architectures, impacts 1,318 people of 275 households in rural area and 5,167 of 1,210 households in urban area as well as 39 factories and mines. Besides, environmental protection demolition totally affects 4,314 people of 1,002 households, including 335 people of 77 households in rural area and 3,979 of 925 households in urban area.

3. The Harbin-Jiamusi Railway passes the following 2 prefecture-level cities and their subordinate 3 counties and 7 districts, namely Daowai District, Acheng District, Xiangfang District, Bin County, Fangzheng County and Yilan County of Harbin and Xiangyang District, Qianjin District, Dongfengqu and outskirts of Jiamusi.

4. The Harbin-Jiamusi Railway from Harbin Station to Jiamusi Station totally has 14 stations along the line. 12 are newly built, like Binxi North, Binxi East, Binzhou, Shengli, Shuanglonghu, Fangzheng, Demoli, Gaoleng, Dalianhe, Yilan, Hongkeli, and Pingantun stations. The rest 2 are existing stations like Harbin Station and Jiamusi Station. The project plans to have an investment budget of 33.891 billion yuan.

5. With construction of the line, an integrated transport system is established between Harbin and Jiamusi, with a clear division of responsibilities and rational function configuration, which greatly improves the transport service level of the corridor. Moreover, the line, as well as the Harbin-Dalian Railway Passenger Dedicated Line, Harbin-Qiqihar Railway Passenger Dedicated Line and Harbin-Mudanjiang Railway, constitutes a rapid passenger transport network and improves passenger and freight transport capacity of the “Three Vertical and Four Horizontal” Railway Line Network in Northeast China, which is of great significance to facilitating the trade between China and Russia and promoting the development of Northeast Asia. After the completion of the line, the function of rail-oriented development will be fully played to strengthen the integrated regional economic development.

1.1.2 Project Modification and Adjustment on Feasibility Study Report

6. In 2010, the feasibility report on Harbin-Jiamusi Railway was submitted at designed speed of 250km/h.

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Now, modification is made to this report at a speed of 200km/h according to the summary of meeting on the Department of Planning of the China Railway Corporation. The modification report is resubmitted to the National Development and Reform Commission for approval. The section line scheme and station setting of Harbin-Jiamusi Railway changes due to the adjustment of technical standards and function.

7. For the adjustment of functional positioning and the transportation demand of freight trains, more stations should be built. In this design, 4 stations are added, namely Shuanglonghu, Demoli, and Pingantun. Also, the effective length of arrival-departure track at stations is increased from 650m to 1,080m. An arrival-departure track for freight trains is also added. Some stations consider setting freight yards and the overall scale of stations are expanded.

8. The railway line scheme has been optimized based on the technical standard adjustment and station distribution demand. The total line is adjusted to be 343.344km long, 1.287km more than the original scheme. For details, see Table 1-1:

Table 1-1 Adjustment and Comparison of Main Project Quantities of Harbin-Jiamusi Railway Main Track

Item	Unit	Original	Current	Adjustment
Length of main track line	km	342.057	343.344	1.287
Length of main track bridge	km	173.051	154.064	-18.987
Length of main track tunnel	km	14.093	9.845	-4.248
Length of main track roadbed	km	154.913	179.435	24.522

For the scope of plane lateral adjustment for section line, see Table 1-2.

Table 1-2 Plane Lateral Adjustment for Harbin-Jiamusi Railway Main Track

Lateral Adjustment Scope	Line Length (km)	Proportion in Section Line (%)
0~30m	31.65	9.22
30~200m	35.4	10.31
200m and more	143.35	41.75

Influenced by the arrangement of Yilan Station, the lateral adjustment distance is up to 3.7km at most.

9. According to the transportation demand of freight trains, Harbin Hub adds a freight train connection line project. The connection line integrates with the track from Binxi East Station in the main track area to Binxi West Station of the existing Binxi local railway, and then goes to Harbin South Station by utilizing the existing line. A total of 16.5 km is newly built for upward and downward travel (single-line).

1.1.3 Project Adjustment Impact

10. Project modification has a great impact on land acquisition and demolition for the whole line. For details, see Table 1-3.

Table 1-3 Comparison of Project Impact

Item	Unit	Original	Current	Adjustment
Permanent land acquisition	mu	21244	22362.5	1119
Including: cultivated land	mu	13548	14238.2	690
total demolition area	m ²	478324	382442	17184
Including: rural houses	m ²	341100	74521	-266579
Including: factories	m ²	95380	197070	101690
Including: urban houses	m ²	41844	223917	182073
Number of affected people		12474	14342	1868
Including: affected people in rural area		4105	4625	520
Including: affected household in rural area		847	1062	572
Including: affected people in urban area		4672	5167	495
Including: affected household in urban area		973	1210	237
Including: affected enterprises		23	39	16
Including: affected enterprises area	m ²	95380	197070	101690
Including: people affected in enterprises		3697	4550	853

Note: not include 1031 mu land owned by railway management.

1.2 Preparation of the RAP

11. The RAP was prepared by the Third Railway Survey & Design Institute Group Co., Ltd. (hereinafter referred to as TSDI), commissioned by the FCTIC², China Railway Corporation.

12. According to the arrangement of the Department of Planning of the China Railway Corporation, the Third Railway Survey & Design Institute Group Co., Ltd. is also responsible for the preparation of the feasibility study report of the project.

13. The Third Railway Survey & Design Institute Group Co., Ltd. begun to prepare the RAP from June 2009, finished the social and economic surveys in October 2009 and submitted a draft of RAP in December 2009, with the latest update during May 2010--March 2011. Field investigation was carried out from May to September 2012. This report has been hereby modified and perfected.

² Subsequent to the preparation of this RAP, the Ministry of Railway has been restructured. All references to FCTIC in this document should be understood as FCTIC or its successor thereof.

1.3 Measures to Minimize Impacts of Construction and Resettlement

1.3.1 Project Planning and Design Stage

14. The project construction will involve land requisition, demolition and resettlement, and will inevitably affect the economic activities and living condition of local residents. To minimize the impact on the local socioeconomic situation, the project owner and the design institute took the following measures during the stage of planning and design:

A. Take into account the positive impact on socioeconomic situations during the selection of design plans and make it as the factor for improving the design plans. Main design plans as below:

■ **In-between---Songhua River South and North Plans.** In terms of service area and passenger flows, the Songhua River South Plan is quite similar to the Songhua River North Plan with the construction of Songhua River Bridge and navigation hydropower junctions along the line. In particular, the Songhua River South Plan is featured by not crossing the Songhua River and not going by important environmental sensitive areas. In addition, it has a higher economic development level and passenger transport demands along the line as designed by the scheme of Songhua River South, in conformity with government requirements on route direction, with less investment and construction difficulty and smaller interference on the intersection of existing lines. Therefore, the Songhua River South Plan is selected and recommended after technical and economic comparisons.

■ **Two endings—going through along the existing railway.** Existing stations are adopted in the project. The line goes roughly along the existing lines in urban areas so as to reduce land requisitions and minimize the impacts on environment.

B. Optimize the design, shorten construction time, and justify the time period for house demolition and construction work. Firstly conduct land acquisition and demolition for project with less impact and demolition, such as tunnel; and then conduct that for project with greater impact.

C. To minimize impact, the project and land acquisition and relocation will be carried out by stages.

1.3.2 Project Construction Stage

15. During the stage of project construction, the measures the contractors will take include:

A. Enhance the mechanisms and opportunities for public participation. Before the project construction takes place, provide notices in affected areas and resettlement areas, including the time period of the project construction and planned progress; to publicize policy requirements on compensation of land acquisition, demolition, relocation and resettlement, and to accept public supervision;

B. Measures to reduce dust. To keep the construction site clean and comfortable, and minimize the impact of the construction work on the environment. Water will be sprayed on the surface of every construction road in densely populated areas to avoid the raising of dust during days with continuous sunshine and wind. The contractors will make an in-time planning for the transportation route of earth and stone. Avoid overloading and take measures to prevent spilling during transporting earthwork;

C. Dispose of waste on the construction site. As the construction period is long and there will be many construction workers, the construction will produce a lot of waste, domestic or otherwise. The contractors and construction organizations will timely clean up all domestic waste in the construction site according to the requirements of the local Environmental and Health Department to ensure the cleanliness of the construction site and avoid breeding and spreading of infectious diseases;

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D. During the construction period, the contractors will prioritize the use of local construction materials. Provided technical conditions are allowed, the contractors will also place priority in using local transportation and labor to enable the affected people to benefit from the construction of the project.

E. Make a scientific planning and reasonable layout of spoil ground, living areas of the construction site, and pioneer road. Minimize the use of temporary land use and make full preparation for the reclamation of temporary land.

1.3.3 Implementation Stage

16. During the implementation implementation, the following measures will be taken to reduce resettlement risks:

- This RAP is especially prepared for the infrastructure project (railway) within the World Bank loan scope. It will be implemented in strict accordance with the phased principles.
- Collect more basic data and make further analysis of local social economy and future development; establish feasible resettlement measures based on the local situation and ensure that those people affected by the project will not degrade their living standard due to the project.
- Enforce internal and external monitoring, establish an effective and straightforward mechanism and channels for feedback and try to shorten the time period for handling information to ensure problems arising from construction may be resolved promptly;
- Review experiences and lessons of resettlement in the same region in order to minimize negative impacts of resettlement.

Chapter 2 Socio-economic Investigation

2.1 General Situation

17. This chapter describes the socio-economic characteristics of the population who may lose land or property due to the project. Information originates from field investigation and socio-economic investigation on site by TSDI during the feasibility study stage.

2.2 Field investigation of TSDI (2009 and 2012)

18. TSDI has been strongly supported by villagers and governments at all levels along the line during the investigation in June-October 2009. The investigation is completed through collecting data from the Bureau of Statistics, the National Development and Reform Commission and other relevant local government departments, and through holding informal discussions with local government officials. Detailed topics include the future industrial development, railway route selection, the location of the stations in the towns and villages, the setting of pedestrian access and culverts, arable land reduction, especially farmland acquisition and house demolition, and local economic development and poverty release. The investigation on physical impact is based on the feasibility study. The investigation and statistics on agrarian impacts are developed within the village unit. The survey of private residential buildings is done with the household as a unit. The survey on individually owned auxiliary facilities and trees is also done with the household as a unit.

19. In the modification feasibility design for Harbin-Jiamusi Railway in 2012, the technical standards change and cause a change in the line route. TSDI made a supplementary investigation for the line in May and June 2012. The comparison between original and current line routes shows that the scope with change in line route accounts for 61.28% of the total length, including 41.75% with line route change over 200m and max plane movement of 3.7km. In spite of big adjustment to line route, there are no obvious changes in villages and towns the railway passes by and the population who are affected. Therefore, the 133 households of investigation samples made in 2009 (9% of total) still meet the requirement. The return visit to affected population samples in 2012 reveals that the economic characteristics has not greatly changed compared with that in 2009. Therefore the conclusion of the socio-economic investigation made in 2009 is still considered to be a basis for this socio-economic investigation. The socio-economic investigation in 2012 mainly refers to investigations at provincial, city and town levels and contains the upgrading of latest economic data and planning data.

20. From the investigation, TSDI draws the following conclusions: local socio-economic development and environmental protection have been taken into consideration at the stage of line route selection. Furthermore, in most cases, the village committees have allocated reserved land for those who will lose their land by acquisition. As a result, the amount of the requisitioned land from the farmers is relatively reduced, and their income loss will be limited. These findings have been fully reflected in the project design and resettlement planning.

2.3 Socio-economic Investigation of TSDI

21. To learn the basic situation of resettlement in the project area and analyze the influence of project construction on local resettlers, the investigation team on Harbin-Jiamusi Railway of TSDI has conducted a random sample survey on the influence of land acquisition and demolition on the production and living situation of affected households based on the similarity of affected groups and difference within the group in the affected project area.

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22. The cluster random sampling is divided into rural and urban regions according to administrative division and general economic features. Samples are taken according to the total quantity of regional units to conduct socio-economic investigation in the form of questionnaires and symposiums. As per the *Social Evaluation Guide for Investment Projects in China*, when the total quantity gets to 200~500, the sampling ratio is recommended to be 10%; when to 1,000 and above, it is recommended to be 5%.

23. In the main line of the project, total number of affected people is 14,342, in which number of the people in rural area is 4,625 corresponding to 1,062 households, wherein number of people affected by land acquisition is 3,494 corresponding to 844 households, number of people affected by project demolition is 1,318 corresponding to 275 households, and number of people affected by both of the above items is 187 corresponding to 57 households; number of affected industrial and mining enterprises is 39 with demolition area of 197,070m² corresponding to 4,550 persons; and number of households affected by urban demolition is 1,210 corresponding to 5,167 persons. In the practical investigation, 275 households (including those affected by both land acquisition and demolition) are affected in the rural area, with sampling rate of 10%; and 1,210 households are affected by urban demolition, with sampling rate of 9%.

24. According to the field investigation for area along Harbin-Jiamusi Railway (Table 2-1), the investigation team has carried out social-economic sampling investigation for 30 villages and the urban areas of Harbin and Jiamusi. A total of 133 households, i.e. 628 people, are taken as samples. Of them, there are 28 samples made in rural area, accounting for 10% and 105 in urban area, accounting for 9%.

Table 2-1 Towns and Villages along the Harbin-Jiamusi Railway

City	County\District	Township	Village	City	County\District	Township	Village
Harbin	Daowai District	Sankeshu Sub-district		Harbin	Fangzheng County	Huifa Town	Youli Village
		Tuanjie Town	Beigang Village				Hongfei
			Qianwukeshu				Rixing Village
			Tongjiadian			Xinbin Village	
			Gaoyuhuang Village			Wubuluo	
		Minzhu Township	Xinli Village			Fangzheng Forestry Bureau	Linjia Village
			Yanwopu				Jiaojia Village
		Xiangxiang Township	Zhaoan Village				Gaoligou
			Guanjia			Tianmen Township	Caojia Village
		Yongyuan Town	Jijiagou				Shangzhi
			Fuxing Village				Bijia Village
			Zhongjia Village				Zhaojia Village
			Wanghuan			Songnan	Wangjia

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City	County\District	Township	Village	City	County\District	Township	Village
			Village			Township	Village

Table 2-1 Towns and Villages along the Harbin-Jiamusi Railway (continued)

City	County\District	Township	Village	City	County\District	Township	Village	
Harbin	Acheng District	Feiketu Town	Zhangfang Village	Yilan County		Fangzheng Town	Xiangxiang Village	
			Dong Changlin				Jianguo Village	
			Li Majia				Baming Village	
			Hougou Village				Yihantong Township	Xinglong Village
			Feiketu Village					Yihantong Village
			Xujia Village					Henan Village
			Haojia Village					Jianshanzi
			Xinfu Village				Nanmenwai	
	Xiangfang District	Chenggaozi Town	Chenggaozi			Dalumi Town	Caopogou	
			Qianhuojia Village				Dongbei Village	
	Binxi Development Area	Binxi Town	Zhoujia Village			Fangzheng Forestry Bureau	Gaoleng Village	
			Zhangjingchun				Gaoleng Forest Farm	
			Huayang				Dongfanghong Forest Farm	
	Bin County	Juren Town	Nanjiagang				Dalianhe Town	Shalingzi Forest Farm
			Dongxujia Village			Erdaohe Forest Farm		
			Sanjiedi			Xiangqian Village		
			Wangchaozhu Village			Hongxing Village		
			Hougaoli Village			Duiqingshan Forest Farm		
			Xinli Village			Tuanzishan Township	Chenguang Village	
			Lidaluozi				Zhenjiang Village	
		Binzhou Town	Xinglong Village				Liming Village	
			Huangjia			Xingfu Village		

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City	County\District	Township	Village	City	County\District	Township	Village	
			Village					
			Guobao Village					Zhushan Forest Farm
			Daqiao Village					Maanshan Village
		Jingjian Township	Wangzhanshan Village			Hongkeli Township	Yangjiaogou Village	
			Jiangjia Village				Dongyue Village	
			Xiaohejia Village				Yugong Township	Xinhong Village
		Wangqiangtie Village	Sixin Village					
		Sanbao Township	Yongjiu Village			Hongkeli Township	Hongwei Village	
		Binan Town	Tuoyao Village				Yangjiadian Village	
			Liufenfang Village				Xiangshun Village	
			Yujia Village			Dalai Town	Zhongda Village	
			Zhangjia Village				Xinghua Village	
			Jinjia Village				Shuangyu Village	
		Changfu Village	Xigemu Township			Fengfeng Village		
		Changsheng Village				Kaoshantun Village		

Table 2-1 Towns and Villages along the Harbin-Jiamusi Railway (continued)

City	County\District	Township	Village	City	County\District	Township	Village	
Harbin	Bin County	Ningyuan Town	Huojia Village				Xigemu Village	
			Gaowen Village				Donggemu Village	
			Zhengfuxiang Village				Changqing Township	Guangming Village
			Mengjiagou				Sifeng Township	Xinxian Village
		Shengli Town	Xiaochengzi			Xiangxiang District	Chang'an Sub-district Office	
			Gaolimao			Qianjin District	Zhanqian Sub-district Office	
			Kongjiujing Village					

Data source: field investigation

The investigation team has also interviewed 628 people for suggestions and recommendations for the construction of the Harbin-Jiamusi Railway. Through the sample survey of households and data aggregation, combined with the feasibility study and field survey, the indexes of physical volumes, such as the affected houses, are determined. Sample households include almost all the types of the affected households in the rural areas, covering nearly all the affected areas. They are thus considered representative and typical.

25. Methods of investigating the affected population, land, housing and auxiliary facilities, scattered trees and special facilities: site-division of county (city, district), township (town, street) and village (neighborhood) is done on the basis of ownership-division; the affected housing and ancillary facilities are investigated and collected to village's (survey on the number of affected households and population in house demolition), land to the village's (neighborhood's); special facilities to the counties' (cities', districts').

2.4. The Affected People's Socio-economic Characteristics

2.4.1 Overview

26. The new Railway from Harbin to Jiamusi lies in the mid-east of China's Heilongjiang Province and is located in the south bank of the Songhua River. The line starts from the Harbin Station, through Bin County, Fangzheng County, Yilan County, to the Jiamusi station, extending as far as 343.344km. Along the line, 5 urban resident groups, 108 villages, 4 sub-districts, 31 towns, 7 districts and 3 counties of the 2 cities are affected by land acquisition and demolition. The investigation team of TSDI has made an analysis on the socio-economic characteristics by collecting the socio-economic data. The investigation contains the following four aspects:

- (1) Human resources: demographic and education / skill characteristics;
- (2) Natural resources: land, forests and water;
- (3) Material resources: the production and ownership of consumer assets;
- (4) Financial resources: household income and expenditure (for Loans).

2.4.2 Human Resources

27. The sampling survey involves 133 households and 628 people, and those over the age of 30 account for 70.53%, those below 30, 29.47%. Most of the investigated haven't not received a high school education. Among them, those whose education level is lower than high school account for 85.5% or so most of them only received primary education. The proportion of people who have received college education is only 6.87%, and even fewer have received university education. The detail is listed in Table 2 -6.

Table 2-2 Statistics of Affected People along the Harbin-Jiamusi Railway

Number	Item	Prerequisite	Proportion
1	Age	Below 30	29.47%
		At 30-50	42.11%

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		Over 50	28.42%
2	Education	Below high school	85.50%
		High school\secondary school	7.63%
		College and above	6.87%
3	Vocation	Civil servant	0.23%
		Military man	0.00%
		Business runner	0.12%
		Institution staff	0.43%
		Enterprise staff	3.32%
		Student	5.46%
		Farmer	90.56%
		Others	0.12%
4	Average Population in each household (person)		4.80

Data source: Field survey

2.4.3 Natural Resources

2.4.3.1 Land Ownership

28. In the 1980s, the household contract responsibility system replaced the collective agricultural practices which have been popular since the 1950s. Despite of this change, 5-10% of the total land is still collective reserved land which isn't allocated. Under the household contract responsibility system, land is distributed equally according to the size of each family, that is, on a per-capita basis. But different lands are diverse in quality and distance, so they are divided into several levels. In real distribution, to make it equal, lands of different levels will be equally divided and distributed. As a result, the lands assigned to each household are equal, but scattered. Each household is asked to sign a contract (the original contract period was 15 years but was changed to 30 years after 1998), and is given the land use rights. The ownership of the land still belongs to the original production team - also known as groups of villagers. According to the survey, the forms of land adjustment are diverse and the frequency varies greatly.

2.4.3.2 Arable Land, Orchards, Economic Forest

29. The farmers under survey cultivate a total of 841 mu of land. Almost all farmers own dry land. In addition, the majority of surveyed farmers breed fish or poultry; 10% of them own orchard or economic forest and land, the area of which ranges from 1 to 20 mu (fruit trees or tobacco are planted).

30. In the survey, each farmer household contracts 30 mu of arable land on average. With all the other agricultural land (such as slopes, woodland and orchards), each farmer has 9 mu farmland on average. For most farmers, land is abundant.

2.4.3.3 Forest Land

31. Among all the surveyed farmers, some have a contracted area of forest land ranging from 2 mu to 40 mu. We know from field survey that all the forest land is owned by the collective village, and every village has one or two forest rangers to protect these forests.

2.4.4 Material Resources

32. The economic survey team of TSDI has paid visits to and made sample surveys of the agricultural areas along the line. The characteristics of the material resources are as follows (Table 2-5).

2.4.4.1 Farmers' Houses and Appendages

33. In the project area, most houses are brick-concrete structured, having reflected the traditional architectural style of the region. Houses and other facilities are in good condition; electricity is available in each household; 46% of the households have running water indoors or in the yards; about 50% of the households have fixed phones, 98% with mobile phones.

2.4.4.2 Farmers' Production Materials

34. Sample villages have a high owning rate of production materials. More than 71% households have carts, 28% have tractors, and 32% have motorcycles. In a small number of regions, the owning rate of non-agricultural assets is not high, which means that the ownership of these facilities is likely to increase after traffic situation is improved.

2.4.4.3 Household Durables in the Farmers'

35. The owning rate of durables shows very well the financial condition of the farmers. About 98% of the households have color TVs, 77% of the farmers have VCD or similar appliances, about 45% have washing machines, and about 62% have refrigerators.

Table 2-3 Farmers' Material Resources

Housing Condition			Water Supply		
Material	Household	%	Way of Supply	Household	%
Brick-concrete	24	85.71	Running water indoors	5	18.57
Brick-wood	2	7.14	Running water in the yard	8	27.14
Mud-wood	1	3.57	Well in the yard	10	35.71
Others	1	3.57	Other	5	18.58
Total	28	100	Total	28	100
Durable Consumption			Production Material		
Item	Ownership		Item	Ownership	
Washing machine	45%		Farm truck	0.06%	
Refrigerator	62%		Tractor	28.57%	
Fixed phone	50%		Threshing machine	1.24%	
Mobile phone	98%		Generator	0.00%	
Color TV	98%		Cart	71.43%	

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Black and white TV	0		Water-pump	6.14%
VCD.	77%		Tricycle	7.14%
Electric fans	100%		Motorcycle	32.14%
Solar water heater	2%		Car\taxi	1.57%

Data source: socio-economic investigation

The economic survey team of TSDI has paid visits to and made sample surveys of the urban areas along the line. The characteristics of the material resources are as follows (Table 2-4).

2.4.4.4 Urban Residents' Houses and Appendages

36. In the project area, most houses are storied buildings and brick-concrete one-storey structured. Average housing area is 24m² or so. Houses and other facilities are in good condition; electricity is available in each household; all the households have running water indoors; about 94% of the households have fixed phones, all having mobile phones.

2.4.4.5 Urban Residents' Production Materials

37. Sample urban families have a high owning rate of motorcycles. About 12% of households have motorcycles, 8% have cars, and 5% have tricycles. The owning rate of these facilities is likely to increase after economic development is promoted by railway construction and traffic situation is improved.

2.4.4.6 Household Durables in the Urban Residents'

38. The owning rate of durables shows very well the financial condition of the urban residents. Almost all the households have color TVs (many are cable TV), about 38% have computers, 82% have VCD, about 72% have washing machines, and about 85% have refrigerators.

Table 2-4 Urban Residents' Material Resources

Material	Household	%	Way of Supply	Household	%
Many-storied building	85	81	Running water indoors	105	100
One-storey building	20	19	Running water in the yard	0	0
Others	0	0	Well in the yard	0	0
			Other	0	0
Total	105	100	Total	105	100
Durable Consumption			Production Material		
Item	Ownership		Item	Ownership	
Washing machine	72%		Farm truck	0	
Refrigerator	85%		Tractor	0	

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Fixed phone	94%		Threshing machine	0
Mobile phone	100%		Generator	0
Color TV	100%		Cart	0
Computer	38%		Water-pump	0
VCD.	82%		Tricycle	5%
Electric fans	89%		Motorcycle	11%
Solar water heater	69%		Car\taxi	8%

Data source: field investigation

2.4.5 Farmers' Financial Resources

2.4.5.1 Farmers' Income

Income data of the affected rural residents is listed in Table 2-5. In 33.33% households, the annual net income per capita is less than 10 thousand yuan, while 66.67% over 10 thousand. There are two households in Nanmenwai whose annual income per capita is 280 thousand, much higher than the others, because they have their own restaurants in the motorway service area. Generally, Nanmenwai is rather poor, with 34 minimal needs households, 7 households enjoying five guarantees, whose population adds up to 50. The overall income level is rather low and the gap between the rich and the poor is large, but no resettled households are Five Guaranteed.

Table 2-5 Residents' Annual Income per Capita

Village	Gaoleng Village	Yangjiadian	Fuxing Village	Hongwei Village	Xinglong Village	Guangming Village
Annual Income Per Capita (ten thousand)	0.68	0.58	0.85	0.93	1.77	1.57
Village	Gaolimao	Zhoujia Village	Xiangqian Village	Wanghuan Village	Tongjia Village	Nanmenwai
Annual Income Per Capita (ten thousand)	0.70	0.90	1.28	1.63	1.02	0.30

Data source: field investigation

2.4.5.2 Source of Income of Rural Households

39. In most investigated households, income mainly comes from agricultural cultivation and breeding, and the latter tops all the others. 89% of households are engaged in crop cultivation, and in poorer families a larger proportion of their income comes from it; more than 80% of households are engaged in breeding, whose profit is relatively bigger; 27.46% of households are in the fruit industry, and about 9.3% have small grocery shops; only 0.52% of households run factories, which are rather profitable and whose income tops that of all the others. Table 2-8 for detail.

Table 2-10 Resources of Income of the Affected Rural Households

Resource	Proportion of Households	Proportion of Income in One Household
Food crop	89.93%	54.02%
Economic crop	55.39%	8.02%
Fruit industry	27.46%	2.65%
Breeding	84.33%	30.03%
Small grocery shops	9.3%	1.48%
Wage	71.6%	3.55%
Factory	0.52%	0.25%

Data source: field investigation

2.4.5.3 Consumption and Saving of Farmers

40. From the expenditure data of 28 investigated rural households listed in Table 2-8, we can see that the annual expenditure per capita is 5.9 thousand yuan in 2009. The average annual expenditure is diverse in different regions. For instance, per capita spending in Wanghuan Village is 9.2 thousand yuan, which is the highest; while in Nanmenwai, per capita spending is only 2.8 thousand, which is the lowest.

Table 2-7 Annual Expenditure per Capita of the Sampled Affected Rural Residents

Village	Gaoleng Village	Yangjiadian	Fuxing Village	Hongwei Village	Xinglong Village	Guangming Village
Annual expenditure Per capita (ten thousand)	0.39	0.36	0.42	0.51	0.87	0.71
Village	Gaolimao	Zhoujiatun	Xiangqian Village	Wanghuan Village	Tongjia Village	Nanmenwai
Annual expenditure Per capita (ten thousand)	0.38	0.65	0.73	0.92	0.88	0.28

Data source: field investigation

41. In the affected population, the expenditure for basic needs such as living facilities and children's education occupies the largest share, accounting for 62%. Conclusion of field investigations shows that the purchase of electrical appliances to improve housing condition is one of the main expenditures. So are the tuition fees, because these families are concerned about the education of the next generation. With regard to the 2 aspects, the resettled residents are different from the unresettled who live in the mud-wood houses need not worry about the demolition. Their savings vary as well.

2.4.6 Urban Residents' Financial Resources

2.4.6.1 Urban Residents' Income

42. From the income data of the 105 urban households affected by the railway, 82% of the urban households have an annual net income per capita of more than 10 thousand yuan, while 18% below that.

2.4.6.2 Source of Income

43. In most investigated households, income mainly comes from wage and business, and the latter tops all the others. 49% of the investigated households run businesses, and they usually have high income; 51% of the households depend on wages or other channels, whose income is lower.

2.4.6.3 Consumption and Saving of Urban Residents

44. From the expenditure data of 105 investigated urban households, we can see that the annual expenditure per capita is 8.1 thousand yuan in 2009. The average annual expenditure is diverse in different regions. For instance, per capita spending in Daowai District, Harbin is 8.7 thousand yuan, which is the highest; while in the outskirt of Jiamusi, per capita spending is only 6.8 thousand, which is the lowest.

45. In the affected population, the expenditure for food, education and health care occupies the largest share, accounting for 50%. Conclusion of field investigations shows that the percentage of food purchase is larger than that in the countryside. The expenditure on health care is also high, because with the improvement of living standards urban residents are more concerned about their health than before. 10% of the total income is used to pay for the loans of houses and cars. The rest income is usually saved in the banks, and the savings vary from one to one.

2.4.7 Condition of Ethnic Minorities

46. Harbin-Jiamusi Railway goes through two districts and three counties of Harbin and one district of Jiamusi. Investigation and visit reveal that the ethnic minorities are distributed as follow: in Daowai District of Harbin, the population of ethnic minorities accounts for 3.45% of the total, with the lowest proportion among the eight districts. Among the ethnic minorities in Daowai District, the Hui people are the largest group and lives in a compact community. Acheng District is 23km away from the downtown of Harbin and has a population of 580,000 including 342,000 rural people of 109,000 households. In the district, there is one ethnic minority township: Liaodian Manchu Township with population accounting for 3.2% of the total. Bin County with an area of 3,844.6 km² governs 17 towns and townships and such 10 ethnic minorities like Han, Manchu, Meng, Hui, Miao, Zhuang, Korean, Dong, Yao and Xibe. Among those ethnic minorities, Korean people have the most population and are mainly distributed in Sanhe Village, Juren Town. There are a total of 872 Korean people who scatter in 4 natural villages. Fangzheng County has 17 nationalities with a population of 5,637, 2.5% of the total county. Except Korean nationality, all ethnic nationalities are scattered. There are totally 2,293 Korean people of 735 households in such 4 villages as Shuguang Village and Xinfeng Village in Baoxing Township, Xincheng Village in Deshan Township and Hongguang Village in Daluomi Town. Yilan County has 17 ethnic minorities with a population of 21,308, 5.9% of the total. Manchu, Hui and Korean people are the three largest nationalities. The county has 1 ethnic minority township (Yinglan Korean Township) and 5 ethnic minority villages. Yinglan Korean Township governs 3 Korean villages: Zhongyuan Village, Heping Village and Nongfeng Village. Tuanshanzi Township administers 2 ethnic minority villages (Nongzhuang Korean Village and Qingchun Hui Village). Jiamusi City has 43 ethnic minorities like Korean, Manchu, Meng, Hui and Hezhe, 4 ethnic minority townships like Xinghuo Korean Township in Huachuan County, Tangwang Korean Township in Tangyuan County, Jiejinkou Hezhe Township and Bacha Hezhe Township in Tongjiang City. Among them, Xinghuo Korean Township in Huachuan County and Jiejinkou Hezhe Township and Bacha Hezhe Township in Tongjiang City are not covered by this line. Table 2-8 reveals the overall situation of towns and townships where ethnic minorities gather in the three counties and the two cities.

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Table 2-8 Overall Situation of Towns and Townships Where Ethnic Minorities Gather along the Harbin-Jiamusi Railway

City	County	Town/Township	Village	Ethnic Minorities	Total Household	Total Population	Ethnic Minority Household	Ethnic Minority Population	Distance to Harbin-Jiamusi Line (km)	Affected or not
Harbin	Acheng District	Liaodian Manchu Township		Manchu	10400	46000	6100	18000	26	×
	Bin County	Juren Town	Sanhe Village	Korean	284	962	276	936	6	×
	Fangzheng County	Baoxing Township	Shuguang Village	Korean	186	720	186	720	22	×
			Xinfeng Village	Korean	145	620	135	580	14	×
		Deshan Township	Xincheng Village	Korean	84	300	84	300	5.5	×
		Daluomi Town	Hongguang Village	Korean	46	135	46	135	10	×
	Yilan County	Yinglan Township	Zhongyuan Village	Korean	198	940	198	940	8	×
			Heping Village	Korean	520	1410	520	1410	13	×
			Nongfeng Village	Korean	155	525	62	375	11	×
		Tuanzishan Township	Nongzhuang Korean Village	Korean	110	500	110	500	24	×
			Qingchun Village	Hui	Hui	285	900	285	900	6
Jiamusi	Tangyuan County	Tangwang Korean Township		Korean, Meng and Hui	2930	12244	1954	8167	14	×

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47. The Harbin-Jiamusi Railway Corridor undertakes the traffic flow in dual or single direction between the two areas and along the line. It enjoys the optimal accessibility within different areas to put together and spread resource, logistics, stream of people, capital, technology and information along the corridor and put forward the local development. According to the investigation, its influence tends to decrease gradually with the increase of distance within the area it influences. The influence turns to be nearly zero when distance to 5km. Even in Heilongjiang area, the density of villages is relatively small and villager population is small, so the area 500m around the corridor is directly influenced and land acquisition and demolition is involved within this area. However, with the increased distance, the influence decreases. The limit value is set at 5km. Ethnic minorities are excluded in such a limit (Table 2-9) and will not be directly affected.

Table 2-9 Ethnic Minority Villages and Towns along the Line

City	County	Township	Village	Distance to the Line (km)	Affected or not
Harbin	Bin County	Juren Town	Sanhe Village	6	×
	Fanzheng County	Baoxing Town	Shuguang Village	22	×
			Xinfeng Village	14	×
		Deshan Town	Xincheng Village	5.5	×
		Daluomi Town	Hongguang Village	10	×
	Yilan County	Yinglan Korean Town	Zhongyuan Village	8	×
			Heping Village	13	×
			Nongfeng Village	11	×
		Tuanshanzi Town	Nongzhuang Korean Village	24	×
			Qingchun Hui Village	6	×

Data source: field investigation

48. The ethnic minorities, besides living in the ethnic minority towns and villages, are scattered in other non-minority towns, villages and streets. The percentage of minorities, however, is rather low, only about 3%, and the rest 97% is Han.

Table 2-10 Situation of Ethnic Minorities in Affected Areas

City	County/District	Town/Township	Village	Total Population	Ethnic Minority Population	Proportion
Harbin	Daowai District			750000	25875	3.45%
	Bin County	Binxi Town	Zhoujia Village	4550	90	1.98%
			Huayang	3700	22	0.59%
		Binzhou Town	Xinglong Village	984	54	5.49%
		Shengli Town	Gaolimao	2900	0	0.00%
	Fangzheng	Yihantong	Nanmenwai	2326	110	4.73%

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	County	Township				
			Fangzheng Forestry Bureau	Gaoleng Village	2909	130
	Yilan County	Hongkeli Town	Hongwei Village	17403	0	0.00%
			Yangjiadian	16147	30	0.19%
Jiamusi	Outskirt	Changqing Township	Guangming Village	4568	33	0.72%
			Wanxing Village	5230	120	2.29%
Total				810717	26464	3.26%

49. The comparison with the table of villages and towns that the line passes discloses that the project does not go through any town/township or village that ethnic minorities gather. The population of ethnic minorities scattered in affected villages only gets to about 3% of the total population of the villages on average and those affected by the project only reaches 0.24% of the total population of the two cities. Therefore, this project does not involve issues like land acquisition and demolition concerning ethnic minorities. It does not directly influence ethnic minorities and have no sensitive religion and culture targets. Besides, a small amount of ethnic minorities living along the line live in harmony with the Han people and have equal economic and social development. They have obscure awareness of ethnic groups and involve no cultural sensibility and vulnerability. Therefore there is no need to work out a separate plan for ethnic minorities.

50. During the construction of project, employment can be properly arranged for ethnic minorities so as to increase their income and enable them to enjoy the equal rights and interests with local Han people and solve their issues together with those of Han people. They can broaden their views and strengthen skills through making contact with the construction company and cosmopolitan construction workers. They can sell their pigs and chicks on the market to increase income and benefit from the new railway and enjoy equal rights and interests of the local Han people.

51. No ethnic minority town/township is affected by the project. Thus there is no negative influence from land acquisition, demolition and construction. A small amount of ethnic minorities who scatter in the area have no clear difference from the local Han people in view of production and living style, living level and cultural custom. During the construction of project, employment can be properly arranged for ethnic minorities so as to increase their income and enable them to enjoy the equal rights and interests with local Han people and solve their issues together with those of Han people.

2.4.8 Poor Families

52. Poor families, including families with disabled or chronically ill and the families with women as the main labor force. If one family member alone or woman alone bears the majority of work at home, the family doesn't earn extra wages and thus is poorer. The poor under investigation occupy only 2% of the total poor population. For the statistics of poor families in towns along the line, see Table 2-11.

Table 2-11 Statistics of Poor Families in Some Towns along the Line

	Minimum Living Guarantee/Household	People	Five Guarantees/Household	People
Juren Town	320	1007	80	432
Jingjian Township	456	1518	114	651
Bin'an Town	189	649	47	278
Baidu Town	459	1932	115	828
Yihantong Township	234	416	42	48
Daluomi Town	671	1306	123	138
Huifa Town	800	1594	196	213
Tianmen Township	333	607	143	165
Songnan Township	354	651	97	106
Fangzhen g Town	1742	4285	73	104
Sixiang Town of Yilan	263	523	80	80
Jiamusi outskirt	8602	23785	2447	2447
Total	14423	38273	3557	5490

Data source: field investigation

53. Poor households are not concentrated in some village or street. They exist in area both poor and rich. Therefore, their cases need be treated respectively. They will receive special financial assistance which aims to help improve their living condition after the completion of the project.

2.4.9 Analysis of Social Sex

54. Owner and other competent organizations of the project all pay special attention to the rights and interests and status of women in the project in the preparation stage. To learn the social division of labor, family status and social status of women within the project area, the social economy investigation group specially visits the local women's federation and pays special attention to women in the sampling investigation for affected families.

2.4.9.1 Overview of Women in the Project Area

55. The project involves Harbin and Jiamusi. In terms of the whole project, the two cities have realized the harmony development of women and children cause and economy and society with the implementation of Women Development Outline in *Heilongjiang Province (2011-2015)* and *Children Development Outline (2011-2015)* in Heilongjiang Province in recent years.

56. Women education: by 2010, the two cities have comprehensively popularized the 9-year compulsory education and safeguarded the right of girls to enjoy such an education system. 100% girls at the right age are enrolled by primary schools and the annual dropout rate is controlled below 0.02%. Girls are mostly not out of school. Roughly 99.82% girls are enrolled by secondary schools and the annual dropout rate is controlled below 0.8%.

57. Women employment and right protection: in 2010, Harbin and Jiamusi strengthened the publicity of regulations like *Labor Contract Law*, *Mediation and Arbitration of Labor Disputes Law* and *Enforcement Regulations of Labor Contract Law* during the labor enforcement and check, and further improved the law awareness of employers and workers. The two cities mainly checked if enterprises signed legal labor contracts with their employees, maintained the legal labor rights and interests of workers including female laborers, and requested that enterprises should not dismiss or terminate contract with female workers for their marriage, pregnancy, maternity leave and breast-feeding. The three-year program for labor contract is being carried out orderly. Recently, more than 95% female workers in enterprises have signed labor contracts and over 88% female staff has signed labor contracts.

58. Women's participation in social decision-making and management: in 2010, all leadership teams in districts and counties in Harbin and Jiamusi contained female cadres. Women have played a main force role in the grassroots self-governing organizations such as neighborhood committee and village committee.

2.4.9.2 Investigation of Women Development in Project Area

59. The RAP preparation team has paid special attention to women in the sampling investigation for affected families. Among the sampled 628 people of 133 households, there are 267 women, accounting for 42.5%. The team learns from the questionnaire that women are not different from men in education, employment, and status in families and society.

60. Women education: the result of socio-economic investigation reveals that there is no obvious difference between men and women in education, but the rate of women with education background above junior high school is lower than that of men.

61. Women employment and production & labor: the result of socio-economic investigation discloses that men and women in the project area have the similar employment structure.

62. Gender division of labor: according to the door-to-door economic investigation and interview with some women, in the project area, couples usually work together in breeding industry or work in other areas. This is the major mode of labor division. The field investigation shows that women undertake all agricultural production if their husbands work in other areas.

63. Participation in public affairs: the result of socio-economic investigation discloses that there are fewer women who participate in public affairs of villages. Interviewed women rarely express opinion of public affairs and usually attend village meetings only when their husbands are not available. Over 75% women think their husband should attend the meetings if they are available.

Chapter 3 Project Impacts

3.1 Project Impacts Scope

64. The overall length of the Harbin-Jiamusi Railway is 343.344km, and it is a double-track electric railway line. There are 14 railway stations along the line. The line lies in the mid-east of China's Heilongjiang Province and is located in Harbin and Jiamusi at the south bank of the Songhua River. The line starts from the Harbin Station, through Bin County, Fangzheng County, Yilan County, to the Jiamusi station. It has passed through 2 cities, 3 counties and 7 districts. The special impact of the project includes: permanent land acquisition and demolition of various types of buildings; influence to the buildings and relevant appurtenances, equipments and infrastructure; temporary land use as well as demolition due to environmental affect caused by noise vibration.

65. Physical losses and the number of affected population involved with the main track project are based on the information available from the feasibility study undertaken by the Design Institute. The physical losses of architecture demolition due to noise and vibration impact and the number of affected population are based on the relevant contents in the environment impact report which is compiled by the environment impact assessment organization. The above-mentioned amount is not final and will be finalized with the further design development and the final confirmation of red line for land acquisition. At that time, conditions are reached for signing a compensation agreement with affected villages and villagers. Meanwhile, architectures for environment demolition are reserved according to the noise and vibration forecast result and are not demolished in the earlier stage. A special check and acceptance organization entrusted by the constructor will actually measure the noise level at the sensitive spot during the commissioning period upon the project's completion. If the measurement proves that the noise exceeds standard, demolition will be carried out.

3.2 Physical Indicators of Main Track Project Impacts

3.2.1 Permanent Land Acquisition

3.2.1.1 Amount of Permanent Land Acquisition

66. The overall permanent land acquisition is estimated to be 23,393.6 mu, among which, 1,031.1 mu is reserved land for railway and 22,362.5 mu for land acquisition. Among the land for acquisition, 14,238.2 mu is cultivated land (paddy fields 1,329.7 mu, dry 12,908.4 mu), accounting for 60.86%; 193.2 mu is orchard, accounting for 0.83%; forest land 6,740.5 mu, accounting for 28.81%; ponds 216.8 mu, accounting for 0.93%; construction land (including residential land) 532.5 mu, accounting for 2.28%. Other land 444.5 mu, accounting for 1.90%. There is an average of 68.13 mu of permanent land acquisition per kilometer, including stations and related facilities. For statistics of permanent land acquisition in counties and districts, see Table 3-1.

3.2.1.2 Analysis of the Impact of Permanent Land Acquisition

67. Land acquisition for the Harbin-Jiamusi Railway is less troublesome in that (1) railway is linear, and this characteristic determines that the project would have limited impact on the regions along the line; (2) the proportion of the total length of bridges and tunnels is 47.74%, so the amount of land acquisition is greatly reduced; (3) existing railway stations at both ends will be retained and the existing railway lines will be utilized. For the analysis of the impact of collectively owned land acquisition, see Table 3-1.

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Table 3-1 Permanent Land Acquisition in Different Cities and Counties Unit: mu

City	Counties And Districts	Total	Arable Land				Orchard	Forest	Grassland	Reservoir	Others	Construction Land	Unused
			Subtotal	Paddy Field	Dry Field	Vegetable Field							
Harbin	Daowai District	1760.19	1304.61	36.36	1268.25	0	3.24	48.85	0	69.92	209.90	123.68	0
	Acheng District	1025.77	740.33	0	740.33	0	0	64.75	0	0	117.80	102.90	0
	Xiangfang District	290.86	159.52	12.25	147.27	0	0	0.45	0	2.09	125.60	3.20	0
	Bin County	5673.08	4938.59	27.6	4910.99	0	190	474.8	0	35.69	0	9.4	24.6
	Fangzheng District	6725.65	1829.37	1236.60	592.77	0	0	4708.88	0	46.00	0	39.10	102.30
	Yilan District	4781.74	3305.75	5.22	3300.53	0	0	1117.29	0	41.10	0	0	317.60
Harbin total		20257.30	12278.16	1318.03	10960.14	0	193.24	6415.03	0	194.80	453.30	278.28	444.50
Jiamusi	Outskirt	2382.64	1901.20	8.50	1892.70	0.00	0.00	325.50	0	22.04	0.00	133.90	0
	Xiangyang District	116.78	0	0	0.00	0	0	0	0	0	33	83.78	0
	Qianjin District	612.93	55.60	0	55.60	0	0	0	0	0	520.8	36.53	0
	Dongfeng District	24.00	0	0	0	0	0	0	0	0	24	0	0
Jiamusi total		3136.34	1956.80	8.50	1948.30	0	0	325.50	0	22.04	577.80	254.20	0
Total of the line		23393.6	14235.0	1326.5	12908.4	0	193.2	6740.5	0	216.8	1031.1	532.5	444.5
	Yilan County	4781.74	3305.75	5.22	3300.53	0	0	1117.29	0	41.10	0	0	317.60
Harbin total		20257.30	12278.16	1318.03	10960.14	0	193.24	6415.03	0	194.80	453.30	278.28	444.50
Jiam	Outskirt	2382.	1901.	8.50	1892.	0.00	0.00	325.5	0	22.04	0.00	133.90	0

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usi		64	20		70			0					
	Xiangyang District	116.78	0	0	0.00	0	0	0	0	0	33	83.78	0
	Qianjin District	612.93	55.60	0	55.60	0	0	0	0	0	520.8	36.53	0
	Dongfeng District	24.00	0	0	0	0	0	0	0	0	24	0	0
	Jiamusi total	3136.34	1956.80	8.50	1948.30	0	0	325.50	0	22.04	577.80	254.20	0
	Total of the line	23393.6	14235.0	1326.5	12908.4	0	193.2	6740.5	0	216.8	1031.1	532.5	444.5

Data source: feasibility study and field investigation data

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68. There is a total of 20,257.3 mu of land acquisition in the City of Harbin, with an average of 204.62 mu for each village. In Jiamusi City, the total land acquisition is 3,136.34 mu, an average of 348.48 mu for each village. The rural areas under acquisition in the two cities are different, and the topography and the distribution of stations are uneven. The land acquisition of the stations is concentrated, while that of the line, because of the diversity of bridge's, tunnel's and roadbed's land acquisition in mountainous and flat areas, is scattered and varied. Data of permanent land acquisition based on villages is listed in Annex 3.

69. Villages near the railway station are not severely influenced by land acquisition. None of the 108 villages loses all land. There are 80 villages whose requisitioned cultivated land area occupies less than 1% of the total cultivated land area, and 22 villages, 1%-3%; 6 villages, 3%-5%; and only 2 villages, over 5%. The per capita land of people along the line is relatively high (about 9 mu) and the project is linear, the proportion of the amount of land acquisition is not very big relatively, and village flexible lands occupy about 5-10% of the total land area. Therefore, even though there is no need to totally readjust and reallocate the lands, it can still fully satisfy the need of those expropriated households who are willing to be adjusted within their village. The most affected villages are mainly distributed within the scope of interval stations. For details, see Table 3-2. Detailed proportion of the requisitioned land in each village is in Annex 4.

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Table 3-2 List of Station Distribution and Affected Villages

City	County/District	Town/Township	Village	Station Name	Center Mileage	Distance between Stations (km)	Station Type	Station Area		Impact Rate
								Station Area (mu)	Arable Land for Acquisition (mu)	
Harbin	Bin County	Binxi Town	Zhangjingchun	Binxi North	CK37+100	7.6	Intermediate station	194	188.69	0.8%
		Juren Town	Nanjiagang	Binxi East	CK44+750	16.8	Overtaking station	278.5	219.9	3.64%
		Binzhou Town	Xinglong Village	Binzhou	CK61+550	41.9	Intermediate station	434.5	344.22	3.85%
			Guobao Village						90.28	0.66%
		Ningyuan Town	Mengjiagou	Shengli Town	CK103+700	40.23	Intermediate station	473	236	1.08%
	Fangzheng County	Fangzheng Forestry Bureau	Linjia Village	Shuanglonghu	CK143+930	24.672	Intermediate station	329.7	66	0.65%
		Fangzheng Town	Jianguo Village	Fangzheng	CK169+070	17.59	Intermediate station	541.2	541.2	7.34%
		Yihantong Township	Nanmenwai	Demoli	CK186+660	22.61	Intermediate station	247.1	97.8	0.77%
		Fangzheng Forestry Bureau	Gaoleng Forest Farm	Gaoleng	CK209+270	23.195	Intermediate station	525	Forest land	
	Yilan County	Dalianhe Town	Xiangqian Village	Dalianhe	CK234+700	18.2	Intermediate station	290	140	0.97%
			Hongxing Village						150	0.43%

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		Tuanshanzi Township	Zhenjiang Village	Yilan	CK252+900	33	Intermediate station	608.5	204.3	1.34%
			Liming Village						404.2	2.26%
		Hongkeli Township	Yangjiadian Village	Hongkeli	CK285+900	23.7	Intermediate station	383.2	383.2	3.02%
Jiamusi	Outskirt									
		Xigemu Township	Kaoshantun Village	Pingan Village	CK329+520		Intermediate station	485.5	485.5	5.11%

Data source: feasibility study and field investigation data

3.2.2 Temporary Land Acquisition

70. During the construction period, a certain area of temporary land needs to be requisitioned. The design institutions estimate that about 12,819.3 mu of land will be temporarily borrowed in the project. The borrowed land is used mainly as the access roads, the construction sites and so on. After completion of the project, the construction units will restore the farming condition of the land and return it to the land owners. Construction companies and local land owners will sign an agreement on the temporary land acquisition. Details of the large-scale temporary works are listed in Table 3-3, county- or district-based statistics of the temporarily requisitioned land is in Table 3-4, and village-based statistics are in Annex 5. It should be noted that the data in the paper are estimations based on the Design Institute's past experience with similar projects. Any unclear impact will be handled according to the compiled framework.

Table 3-3 Large-scale Temporary Works of the Project

Number	Project	Unit	Amount
1	Beam field storage system		6
2	Laying base		2
3	Sidewalk	km	218.2
4	Graded gravel mixing plant		12
5	Concrete mixing plant		19
6	Power line	km	194.8
7	Prefabrication field of small construction members		19
8	Material factory		3
9	Water pipe	km	3.3
10	Temporary bridge	m	3440
11	Orbital plate ground		3
12	Storage field for large ballast		4
13	Access road for beam transportation	km	4
14	Railway siding	km	2

Table 3-4 County- or district-based Statistics of Temporarily Requisitioned Land **Unit: mu**

City	County\ District	Total	Arable Area				Forest	Construction Land
			Subtotal		Paddy Field			
Harbin	Daowai District	69.8	69.8		69.8			
	Acheng District	219.2	156.6		156.6	62.6		
	Bin County	4953.5	4838.9		4838.9	114.6		
	Fangzheng County	2513.6	2440.8		2440.8	57	15.8	
	Yilan County	3456.7	3174.4		3174.4	256.1	26.2	
Harbin total		11212.8	10680.5		10680.5	490.3	42	
Jiamusi	Outskirt	1606.5	1398.7		1398.7	207.8		
Jiamusi total		1606.5	1398.7		1398.7	207.8		
Total of Line		12819.3	12079.2		12079.2	698.1	42	

Data source: feasibility study and field investigation data

3.2.3 House Demolition for the Main Track Project

71. Demolition areas for the Harbin-Jiamusi Railway locate mainly at the two ends, that is, demolition is centralized on urban residents in Harbin and Jiamusi, mainly on factories and mines in the two cities. In addition, in rural areas, large areas of land acquisition are mainly located at the stations.

72. Overall building demolition area is 382,442 m², including: rural house demolition area 58468 m², 15.29% of the total demolition area; enterprises demolition area 197,070 m², accounting for 51.53% of the total; urban residence demolition area 126,904 m², 33.18% of the total. Detailed statistics of demolition area in each village (neighborhood) are in Annex 6.

3.2.3.1 Demolition of Rural Houses

73. The demolition of rural houses involved in this project affects 6 counties and districts of Harbin and 1 county/district of Jiamusi. A total of 275 households for 1,318 people are influenced. 58,468 m² area of rural houses are to be demolished. For the demolition of rural houses, see Table 3-5. For the demolition amount of rural houses in view of structure, see Table 3-6.

Table 3-5 Basic Situation of Villages and Towns Affected by Demolition

City	County/District	Town/Township	Village	Demolition of Rural Houses						
				Household	People	Area of common rural houses to be demolished (square meter)				
						Total	Brick and concrete	Brick and wood	Soil and wood	Simple
Harbin	Daowai District	Tuanjie Town	Qianwukeshu	62	309	13705	10652.4	461.3	239.1	2352.2
			Beigang Village	52	255	10706	9790	26	40	850
			Tongjiadian	47	234	9350	6545	1402.5	467.5	935
			Gaoyuhuan Village	1	4	46	46	0	0	0
		Minzhu Township	Xinli Village	2	7	259	181.3	38.85	12.95	25.9
			Yanwopu	1	4	152	106.4	22.8	7.6	15.2
			Xiangyang Township	Zhaoan Village	1	2	28	28	0	0
	Acheng District	Feiketuo Town	Xujia Village	5	20	736	720	16	0	0
			Hougou Village	1	5	170	170	0	0	0
	Xiangfang District	Chenggaozi Town	Chenggaozi	5	21	2290	1603	343.5	114.5	229
	Bin County	Binxi Town	Zhoujia Village	12	59	2373	1661.1	355.95	118.65	237.3
			Binzhou Town	Huangjia Village	20	102	3926	2748.2	588.9	196.3
		Guobao Village		4	21	3013	2761	79	53	120
		Bin'an Town	Jinjia Village	1	3	8	8	0	0	0
	Fangzheng County	Huifa Town	Hongfei	10	47	1851	1295.7	277.65	92.55	185.1
		Tianmen Township	Bijia Village	5	24	934	653.8	140.1	46.7	93.4

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	Fangzheng Town	Jianguo Village	4	22	777	543.9	116.55	38.85	77.7
	Yihantong Township	Henan Village	2	7	480	480	0	0	0
		Nanmenwai	8	39	1525	1067.5	228.75	76.25	152.5
	Daluomi Town	Dongbei Village	2	9	371	259.7	55.65	18.55	37.1

Table 3-5 Basic Situation of Villages and Towns Affected by Demolition (continued)

City	County/District	Town/Township	Village	Demolition of Rural Houses						
				Household	Household	Area of common rural houses to be demolished (square meter)				
						Total	Total	Total	Total	Total
Harbin	Fangzheng County	Fangzheng Forestry Bureau	Gaoleng Village	5	21	951	665.7	142.65	47.55	95.1
			Gaoleng Forestry Bureau	2	7	263	184.1	39.45	13.15	26.3
	Yilan County	Dalianhe Town	Xiangqian Village	1	1	28	28	0	0	0
		Tuanshanzi Township	Xingfu Village	3	10	425	297.5	63.75	21.25	42.5
Subtotal				256	1233	54367	42496.3	4399.35	1604.45	5866.9
Jiamusi	Outskirt	Dalai Town	Zhongda Village	1	4	60	60	0	0	0
			Xinghua Village	10	46	2732	1912.4	409.8	136.6	273.2
			Shuangyu Village	2	13	278	194.6	41.7	13.9	27.8
		Xigemu Township	Fengsheng Village	1	3	98	98	0	0	0
			Kaoshantun Village	4	16	848	593.6	127.2	42.4	84.8
			Xigemu Village	1	3	85	85	0	0	0
Subtotal				19	85	4101	2943.6	578.7	192.9	385.8
Total				275	1318	58468	45439.9	4978.05	1797.35	6252.7

Table 3-6 Statistics of Rural Houses in View of Structure

Category	City (Autonomous Prefecture)	County (District/City)	Area of Common Rural Houses to be Demolished (m ²)				
			Total	Brick and Concrete	Brick and Wood	Soil and Wood	Simple
Demolition of Rural Houses	Harbin	Daowai District	34246	27349.1	1951.45	767.15	4178.3
		Acheng District	906	890	16	0	0
		Xiangfang District	2290	1603	343.5	114.5	229
		Bin County	9320	7178.3	1023.85	367.95	749.9
		Fangzheng County	7152	5150.4	1000.8	333.6	667.2
		Yilan County	453	325.5	63.75	21.25	42.5
	Jiamusi	Outskirt	4101	2943.6	578.7	192.9	385.8
Total			58468	45439.9	4978.05	1797.35	6252.7

3.2.3.2 Demolition of Urban Houses

74. The project will demolish urban houses in three districts, involving 5,167 people in 1,210 households and 223,917 m² area. For the influence of urban house demolition, see Table 3-7.

Table 3-7 Statistics of Urban Houses in View of Structure

Province	City	County/District	Sub-district	Urban Demolition				
				Household	People	Demolition Area (m ²)		
						Total	Frame	Brick and Concrete
Heilongjiang	Harbin	Daowai District	Sankeshu Sub-district Office	455	1831	47748	6160	41588
		Total		455	1831	47748	6160	41588
	Jiamusi	Xiangyang District	Chang'an Sub-district Office	256	1183	26836	20024	6812
		Qianjin District	Zhanqian Sub-district Office	499	2153	52320	12060	40260
		Total		755	755	3336	79156	32084
	Total of the Line				1210	5167	126904	38244

3.2.4 Population Affected by Main Track Project

75. The total affected population is 14,342, of whom 4,625 are in rural areas, namely 1,062 households.

Among those affected in rural areas, 3,494 people (844 households) are impacted by land acquisition, 1,318 (275) are impacted by demolition, and 187 people (57 households) are impacted by both. The project also affects 39 factories and mines, whose demolition area reaches 197,070 m², involving 4,550 people. Furthermore, 5,167 urban residents (1,210 households) require being resettled. Details of project-affected population are in Table 3-8.

Table 3-8 Statistics of Population Affected by Land Acquisition and House Demolition

Province	City	County/District	Affected Population in Rural Area									Other Affected Population		Total
			Total Affected Population		Population Affected by Land Acquisition			Population Affected by Demolition in Rural Area		Population Affected by Land Acquisition and Demolition		Factory and Mine	Rural Residents	
					Total Population Affected by Land Acquisition	Population Losing Land and Demanding for Social Insurance	Household							
Household	People	Household	People	People	Household	People	Household	People	Household	People/Household	People			
Heilongjiang	Harbin	Daowai District	239	1114	76	314	0	166	815	3	15	2770	1831 /455	5715
		Acheng District	49	204	43	179	0	6	25	0	0	0	0	204
		Xiangfang District	14	57	10	39	0	5	21	1	3	0	0	57
		Bin County	294	1292	291	1201	14	37	185	34	94	0	0	1292
		Fangzheng	142	597	111	452	9	38	176	7	31	563	0	1160
		Yilan	199	829	196	821	5	4	11	1	3	100	0	929
	Jiamusi	Outskirt	121	518	113	474	0	19	85	11	41	65	0	583
		Xiangyang District	0	0	0	0	0	0	0	0	0	1052	1183 /256	2235
		Qianjin District	4	14	4	14	0	0	0	0	0	0	2153 /499	2167
Total of line			1062	4625	844	3494	28	275	1318	57	187	4550	5167 /1210	14342

Data source: feasibility study and field investigation data

3.2.5 Enterprises

76. The project impacts a total of 39 factories and mines. The demolition area is 197,070 m², involving 4,550 people. For details, see Table 3-9.

77. Among the 39 affected factories and mines, there is only 1 military facility (a discarded underground tunnel) and the rest are all private enterprises and individually owned enterprises with a small scale. Their employees are all contract workers or temporary workers. Enterprises generally rent collectively owned land. Except the one military facility, the other 11 ones are only partially affected and their production and operation are not influenced. Thus monetary compensation will be adopted. The remaining 27 enterprises all hope for integral relocation.

Table 3-9 Details of Demolished Factories and Mines

County\ District	Enterprises Names	Demolished Area (m2)	Affected Population	Degree of Effect
Daowai District	Jinjia Art Glass	1892	55	Demolishing enclosure 1,892 m ² , concrete and brick plant 573 m ² ; integral relocation.
	North Edge Measuring Tool Factory	3341	53	Demolishing frame structure plant 3,341 m ² ; integral relocation.
	Xingsheng Plastic Packaging Company	4573	60	Demolishing enclosure 4573 m ² , concrete and brick & color band plant 2,555m ² ; integral relocation.
	Xinlong Machinery Factory	1900	85	Demolishing concrete and brick plant 1,900 m ² ; integral relocation
	Hongda Hardware Factory	2697	85	Demolishing enclosure 2,697 m ² , concrete and brick & color band plant 1,043m ² ; integral relocation.
	Three Trees Locomotive Depot	3215	42	Railway house; demolished and rebuilt
	Medicine Company	5624	200	Demolishing frame structure plant 5,624m ² ; integral relocation.
	Longyun Road Passenger Transport Co., Ltd.	2600	80	Demolishing enclosure 26,000 m ² , house 2,600m ² ; demand for integral relocation.
	Machinery Branch of Special Equipment Co., Ltd.	3500	90	Demolishing plant 31,156 m ² , warehouse 3,500m ² ; demand for integral relocation.
	Qiaoyi Stainless Steel Co., Ltd.	2478	190	Demolishing concrete and brick plant 2,478m ² ; integral relocation
	Hajingdian Printing Co., Ltd.	5540	120	Demolishing concrete and brick plant 5,540m ² ; integral relocation.
	Zhonglian Machinery Manufacturing Co., Ltd.	3800	220	Demolishing concrete and brick plant 3,800 m ² ; integral relocation.
Zhengda Medical Equipment	4753	220	Demolishing 4,753 m ² of the total	

	Factory			7,500 m ² , involving main equipment; integral relocation.
	Chenggong Weiye Doors and windows company	3100	210	Demolishing 3,100 m ² of the total 3,900 m ² , involving main equipment; integral relocation
	Aosen Furniture Factory	3870	102	Demolishing 3,870 m ² of the total 8,200 m ² , involving main equipment; integral relocation
	Aotong Auto Electric Factory	2200	180	Total plant 2,200 m ² ; integral relocation
	Common Non-standard Tool Factory	5000	180	Demolishing 5,000m ² of the total 7,800m ² , involving main equipment; integral relocation
	Wei Cheng Cable Co., Ltd.	3700	30	Total plant 3,700m ² ; integral relocation.
	The 4 th Material Branch of the 13th Engineering Bureau under the China Railway Corporation	5300	68	Enclosure 5,300m ² ; demolishing warehouse 480m ² ; normal production not affected.
	Longjiang Special Equipment Co., Ltd. (131)	31156	500	Total plant 31,156m ² ; demolishing warehouse 3,500m ² ; demand for integral relocation.
Subtotal: 20 enterprises		100239	2770	

Table 3-9 Details of Demolished Factories and Mines (continued)

County\ District	Enterprises Names	Demolished Area (m ²)	Affected Population	Degree of Effect
Fangzheng County	Gaoleng Hatching and Breeding Base	5465	143	Enclosure 30,000 m ² and plant 5,465 m ² ; no house to be demolished within the area where the railway passes
	Explosive Magazine of Fangzheng Branch Company of Qitaihe Oversea Civilian Blasting Materials Monopoly Co., Ltd.	400	15	Warehouse 400 m ² ; for safety of railway operation, integral relocation is required.
	Harbin Demoli Mineral Water Co., Ltd.	11200	400	One office building to be removed and rebuilt nearby; overall production not influenced.
	Longjiang Woxue Mastiff Park	460	5	Enclosure 10,000 m ² and breeding house 323 m ² ; enterprise demands for integral relocation.
Subtotal: 4 enterprises		17525	563	
Yilan County	Yilan Water Source	800	100	Some pipelines to be removed; overall use not be influenced.

Subtotal: 1		800	100	
Jiamusi	Shihongxing Construction Company, the 6 th Agency	1704	153	Plant 4,698 m ² and some warehouse 1,704 m ² ; overall production not influenced.
	Military facilities	7329		7 discarded trenches
	Hongxing Breeding Base in outskirts of Jiamusi	4967	50	Breeding house 4,967 m ² to be demolished; enterprise demands for integral relocation.
	Jiamusi Union Agricultural Machinery Manufacturing Co., Ltd.	40000	130	Enclosure 40,000 m ² . The passing of viaduct through the courtyard causes no house demolition.
	Jiamusi Goods Yard Tarpaulin and Working Suit Company	500	10	House 500 m ² . Integral relocation.
	Jiamusi Railway Parts Factory	11000	220	11,000 m ² within enclosure. The passing of viaduct through the courtyard causes no house demolition.
	Jiamusi Xinda Railway Track Bridge Service Co., Ltd.			
	Jiamusi Working Suit Company	600	20	House 600 m ² . Integral relocation.
	Jiamusi Breeding Factory	300	4	300 m ² plant to be demolished, involving major hatching equipment. Demand for integral relocation.
	Lijia Fishery	400	10	Breeding affected; demand for integral compensation.
	Rongxin Template Renting Station in outskirts of Jiamusi	96	15	Integral relocation
	Jiamusi Hengfeng Wood Import & Export Company	3220	65	3,220 m ² within enclosure; plant 1,981 m ² to be demolished, involving main production equipment; demand for integral relocation.
	Jiamusi Xiangyang Wood Products Co., Ltd.	1920	160	Warehouse 260 m ² to be demolished, not involving main production equipment. Normal production not influenced.
	Heilongjiang Xiaoheilong Ecological Fertilizer Co., Ltd.	3235	140	Main production equipment to be demolished. Enterprise demands for integral relocation.
Jiamusi Ronghua Machinery Manufacturing Co., Ltd.	3235	140	Warehouse 300 m ² to be demolished, not involving main production equipment. Normal production not influenced.	
Subtotal :14 enterprises		78506	1117	
Total: 39 enterprises		197070	4550	

Data source: based on feasibility design and field investigation data

3.2.6 Affected Vulnerable Groups

78. Vulnerable groups refer to the disabled, households that enjoy five guarantees and minimum living guarantee, poorest families and those with women householder. A total of 12 households belonging to vulnerable groups are affected by demolition. For details, see Table 3-10.

Table 3-10 List of Affected Vulnerable Groups

City	County/District	Town/Township	Village	Household to be Demolished	Number of Vulnerable Groups			
					Households with Minimum Guarantee	Households with Living	Households with Five Guarantees	Disabled
Harbin	Daowai District	Tuanjie Town	Qianwukeshu	62	1	0	0	0
			Beigang Village	52	0	0	0	1
			Tongjia Village	47	0	1	0	0
			Gaoyuhuan Village	1	0	0	0	0
		Minzhu Township	Xinli Village	2	0	0	0	0
			Yanwopu	1	0	0	0	0
			Xiangyang Township	Zhaoan Village	1	0	0	0
	Acheng District	Feiketun Town	Xujia Village	5	0	0	0	0
			Hougou Village	1	0	0	0	0
	Xiangfang District	Chenggaozi Town	Chenggaozi	5	0	0	0	0
	Bin County	Binxi Town	Zhoujia Village	12	0	1	0	0
		Binzhou Town	Huangjia Village	20	1	0	1	0
			Guobao Village	4	0	0	0	0
		Bin'an Town	Jinjia Village	1	0	0	0	0
	Fangzheng	Huifan Town	Hongfei	10	0	1	0	0

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	County	Tianmen Township	Bijia Village	5	0	0	0	0
		Fangzheng Town	Jianguo Village	4	0	0	0	0
		Yihantong Township	Henan Village	2	0	0	0	0
			Nanmenwai	8	0	0	0	0
		Daluomi Town	Dongbei Village	2	0	0	0	0
		Fangzheng Forestry Bureau	Gaoleng Village	5	0	0	0	0
	Fangzheng Forestry Bureau		2	0	0	0	0	
	Gaoleng Forest Farm							
	Yilan County	Dalianhe Town	Xiangqian Village	1	0	0	0	0
		Tuanshanzi Township	Xingfu Village	3	0	0	0	0
Subtotal				256	2	3	1	1
Jiamusi	Outskirt	Dalai Town	Zhongda Village	1	0	0	0	0
			Xinghua Village	10	1	1	0	0
			Shuangyu Village	2	0	0	0	0
		Xigemu Township	Fengsheng Village	1	0	0	0	0
			Kaoshantun Village	4	0	0	0	0
			Xigemu Village	1	0	0	0	0
Subtotal				19	1	1	0	0
Total				275	3	4	1	1
Harbin	Daowai District	Sankeshu Sub-district Office	455	1	0	0	0	0
Jiamusi	Xiangyang District	Chang'an Sub-district	256	0	0	0	0	0
	Qianjin District	Zhanqian Sub-district	499	1	0	1	0	0

Total	1210	2	0	1	0
Total of the Line	1485	5	4	2	1

3.2.7 Scattered Trees, Graves and Others

79. The scattered trees affected by the project include those around the houses, on the farmlands and in other places and other trees on land to be requisitioned. Due to the construction, a total amount of 2,353,665 scattered trees need to be cut down or removed or requisitioned. At the same time, a total of 648 family graves will be displaced. 64 wells and water pumps (with 30m depth and 0.6m bore diameter), 5 motor-pumped wells, 209,157 m² ponds and 55,354 m² greenhouse will be demolished.

3.2.8 Infrastructure

80. The affected infrastructures mainly involve power lines, telecommunications lines and communications cables, drains, water pipes, oil pipelines and roads. They will be protected and repaired as much as possible. The construction units are responsible for the infrastructure rehabilitation, so the costs will be included into the project cost, instead of the resettlement budget. Details about the impact on major infrastructure are listed in Table 3-11.

Table 3-11 Details about the Impact on Infrastructure

Project	Unit	Amount
Road diversion	m	72443
Power line displacement	km	264.1
Telecommunications displacement	line km	680
Pipeline displacement	km	83.78
Drains	km	0.65

Data source: feasibility design and field investigation data

3.3 Physical Indicators of Environmental Impacts

3.3.1 Noise and Vibration Impact

81. There are a total of 163 noise-sensitive points along the line. Main noise pollution control measures include: setting up 58,663m long noise barriers which add up to 168,165 m²; and installing noise ventilation windows with area of 301,990 m². These measures will be implemented after more noise-sensitive points are discovered out of standard in the test run by specialized acceptance organization which is entrusted by construction unit during the trial operation until the project is completed. Fees for demolition of 1,002 noise-sensitive points will be reserved based on the analysis of vibration environmental impact. A total of 93,487 m² area is included for demolition due to environmental protection, containing 13,937 m² common rural houses (14.91%), 79,550m² urban houses (85.09%). This kind of demolition totally impacts 4,314 people in 1,002 households, including 335 people in 77 households from the rural area and 3,979 in 925 households from the urban area. For details in view of sub-district and village, see Table 3-12. During the commissioning of the project, a specialized acceptance organization is entrusted by the construction unit to measure the actual noise and vibration level at noise-sensitive points, these measures will be implemented only when the measurement result exceeds the

standard.

Table 3-12 Statistics of Environmental Protection Demolition in Sub-district and Village

City	County/District	Town	Village	Area of Buildings for Environmental Protection Demolition (m ²)	Household	Affected People
Harbin	Daowai District	Sankeshu Sub-district (City)		57100	695	2990
		Tuanjie Town	Beigang Village	910	5	22
		Minzhu Township	Xinli Village	360	2	9
			Yanwopu	189	1	5
	Xiangfang District	Chenggaozi Town	Chenggaozi	1730	10	43
	Bin County	Binxi Town	Zhoujia Village	1855	10	43
			Zhangjingchun	740	4	17
			Huayang	915	5	22
		Juren Town	Sanjiedi	734	4	17
	Fangzheng County	Huifa Town	Hongfei Village	878	5	22
		Tianmen Township	Zhaojia Village	1480	8	34
		Yihantong Township	Henan Village	555	3	13
			Nanmenwai	1820	10	43
		Fangzheng Forestry Bureau	Gaoleng Village	903	5	22
	Jiamusi	Outskirt	Dalai Town	Zhongda Village	355	2
Xigemu Township			Kaoshantun Village	513	3	13
Qianjin District		Zhanqian Sub-district Office (City)		22450	230	989
Total				93487	1002	4314

Data source: based on data from the environmental impact report

3.3.2 Electromagnetic Environment Affect

82. Upon completion, the electromagnetic radiation generated by the trains will have impact on the TV signals. This impact can be eliminated by having access to cable television network. The method will also eliminate the reflection and occlusion of the body of trains completely. We also identified a pre-scope of a group of residential families the TV signal of which could be potentially impacted by MOR. According to our estimation, the compensation adds up to 876,000 yuan (500 for each household). If electromagnetic radiation impact can be monitored by specialized acceptance organization which is entrusted by the construction unit during the operation stage after the project is completed, the compensation should be made.

Chapter 4 Resettlement Policies Framework

4.1 Resettlement Targets

83. The resettlement targets for the affected people of Harbin-Jiamusi Railway include:

- To take construction, technical and economic measures to avoid or minimize land acquisition and structure demolition. When land acquisition and demolition are unavoidable, take effective measures to minimize the impact on the production and lives of the affected people;

Conduct a socioeconomic survey and compile a relevant resettlement plan during the preparation stage;

With resettlement, target entities and compensation standards as the foundation, improve or at least recover the standard of production and living of the affected people.

The resettlement plan shall aim to encourage the villagers to be more focused on land foundation and engaged with secondary and tertiary industries.

Establish and improve the social security system of villagers affected by land acquisition.

- Encourage the resettlers participation in resettlement activities.

- Prioritize resettling the resettlers within their original community.

4.2 Applicable Laws and Policies

4.2.1 Involuntary Resettlement Policy of the World Bank

84. The objectives of the Bank's policy on involuntary resettlement:

The World Bank policies on involuntary resettlement are described clearly in OP4. 12. The overall objectives of the Bank's policy on involuntary resettlement are the following:

- Involuntary resettlement will be avoided where feasible, or minimized, exploring all viable alternative project designs.

- Where it is not feasible to avoid resettlement, resettlement activities will be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons will be meaningfully consulted and will have opportunities to participate in planning and implementing resettlement programs.

- Displaced persons will be assisted in their efforts to improve their livings and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

85. Required measures to achieve the objectives

- The resettlement plan or resettlement policy framework includes measures to ensure that the displaced

persons are informed about their options and rights pertaining to resettlement.

- The displaced persons are consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives.
- The displaced persons are provided prompt compensation at full replacement cost for losses of assets attributable directly to the project.
- If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are provided assistance (such as moving allowances) during relocation.
- The displaced persons are provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, location advantages, and other factors are at least equivalent to the advantages of the old site.
- Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their living and standards of living.
- The displaced persons are provided with development assistance such as land preparation, credit facilities, training, or job opportunities.
- Particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.
- Preference will be given to land-based resettlement strategies for displaced persons whose livings are land-based. These strategies may include resettlement on public land or on private land acquired or purchased for resettlement. Whenever replacement land is offered, resettlers are provided with land for which a combination of productive potential, vocational advantages, and other factors are at least equivalent to the advantages of the land taken. If land is not the preferred option of the displaced persons, the provision of land would adversely affect the sustainability of a park or protected area, or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment will be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.
- Payment of cash compensation for lost assets may be appropriate where (a) livings are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livings are not land-based. Cash compensation levels will be sufficient to replace the lost land and other assets at full replacement cost in local markets.
- Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.
- In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to

community resources (such as fishing areas, grazing areas, fuel, or fodder).

■ Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.

4.2.2 Legal Framework

86. The People's Republic of China has formulated a complete set of legal and policy framework regarding land acquisition, house demolition, and resettlement of resettlers and standards of compensation. Since 1986 when "The People's Republic of China Land Administration Law" was promulgated, it has been revised three times according to the changes of national conditions. The latest revision was made on August 28, 2004 by the standing committee during the 11th conference in the Tenth National People's Congress. Within the national legal and policy framework, governments of every level respectively promulgated and implemented relevant laws and policies that conform with the local conditions to manage and guide the work of land acquisition, house demolition, resettlement of resettlers and compensation. Heilongjiang Province have formulated relevant local laws and policies to manage and guide related work locally. Every prefecture level cities, county level cities, districts, counties under the jurisdiction of the 3 provinces (region) have all implemented relevant regulations from their provincial governments.

87. Land acquisition, demolition and resettlement of this project are to conform to relevant regulations and implementation methods of each province (city), World Bank's Social Security Policies and design documents of this project (See Annex 9 for some relevant policies). They mainly include:

They mainly include:

- A. The Law of Land Administration Law of the People's Republic of China, (effective in October 2004);
- B. Provisions for Implementing the People's Republic of China Land Administration Law, State Council Decree No. 256, Effective in January 1999;
- C. Provisions on the Protection of Farmlands (State Council Decree No. 257);
- D. Interim Regulation on the Farmland Occupation Tax of the People's Republic of China (No. (1987) 27 of the State Council);
- E. Implementation of Forestry Law of the People's Republic of China (No. 278 of the State Council);
- F. Provision on the Planning and Construction of Villages and Towns (State Council Decree 116, effective in November 1999)
- G. Regulations on Acquisition of Houses on State-owned Land and Compensation (State Council Decree 590, effective in January 2011)
- H. Regulations on Land Reclamation (State Council Decree 592, effective in March 2011)
- I. Decision on Intensive Reformation and Strict Land Administration, GF [2004] No. 28;
- J. "Notice on That the State Council General Office Transmits the Guiding Opinions of the Ministry of Labor and Social Security on Re-employment Training and Social Security of Land-expropriated Farmers"(State Council [2006] 29, April 2006)
- K. "Notice of the General Office of the State Council Concerning the Issues about Establishment of Supervisory System on National Land"(State Council [2006] 50, July 2006)
- L. "Circular of the State Council on Intensifying the Land Control"(August 2006)
- M. "Notice on Intensifying the Foundations Land Control of the Village House "(Ministry of land and

resources [2004] 234, November 2004)

N. “Notice on the Sound System of Land Compensation and Resettlement Guidance”(Ministry of Land and Resources [2004] 238, November 2004)

O. “Suggestions on Doing Basic Farmland Protection Work Well Fatherly”(Ministry of Land and Resources [2005] 196, September 2005, Ministry of Land and Resources, Ministry of Agriculture, National Development and Reform Commission, Ministry of Finance, Ministry of Construction, Ministry of Water Resources, State Forestry Bureau)

P. “Notice on Further Strengthening the Land Resources Supervision and Enforcement Works”(Ministry of Land and Resources [2005] 220, October 2005)

Q. Notice on “Outline of the Eleventh Five-Year Plan for Cadastre Administration” (Ministry of Land and Resources [2006] 137, June 2006)

R. Notice on Further Strengthening the Management on Land Requisition Issued by the State Administration of National Land and Resources (June 26, 2010)

S. “Notice of State Price Control Bureau and Ministry of Finance on issuing some charging items and charging standard of land control department” ([1992] Price No.597)

T. “Land Management Regulations of Heilongjiang” (Effective from January 1, 2000);

U. “Regulation on the Dismantlement of Urban Houses of Heilongjiang” (Effective from March 1, 2002)

V. Notice of Heilongjiang Provincial People’s Government on Printing and Distributing Implementation Measures for the Comprehensive Price for Land Acquisition in the Province (HZF [2011]51, effective from July 18, 2011)

W. Approval of Heilongjiang Provincial People’s Government on Adjusting the Comprehensive Price for Land Acquisition (HZH [2010]140, effective on December 31, 2010)

X. Notice of Heilongjiang Provincial People’s Government on Printing and Distributing Implementation Measures for Farmland Occupancy Tax in the Province (HZF [2008]88)

Y. Implementation Plan for Experiment of Perfecting Urban Social Insurance System in Heilongjiang (HZF [2004]13)

Z. Notice of Heilongjiang Provincial People’s Government on Printing and Distributing Treatment Measures for Disputes in Land Acquisition and Compensation in the Province (HZF [2008]4, effective on January 27, 2008)

AA. Implementation Measures for Land Reclamation in Heilongjiang Province (effective on January 1, 1990)

BB. Standards on Land Reclamation Fee in Heilongjiang Province (HT [1991]81)

CC. Management Methods for Land Reclamation Fee and Its Use in Heilong Province (HTZF [2001]111)

DD. Approval of Heilongjiang Price Supervision and Administration Bureau and Heilongjiang Finance Department on Compensation Standards for Requisition, Occupancy and Temporary Use of Forest Land (HJL[2011]27)

EE. Interim Procedures for Endowment Insurance of Land-losing Farmers in Heilongjiang (effective in January 2008)

FF. Announcement of Harbin People’s Government on Implementing Comprehensive Price for Land Acquisition in Harbin (HZFFZ [2011]3, effective on January 1, 2011)

GG. Notice of Jiamusi People’s Government on Adjusting Comprehensive Price for Land Acquisition in Harbin (JZZ [2011]2, effective on January 1, 2009)

HH. Notice of Harbin People’s Government General Office on Strengthening Management on the

Use of Added Arable Land Index (HZBZ [2012]7)

II. Interim Procedures For Endowment Insurance and Employment Service of Land-losing Farmers in Harbin (Harbin People's Government Decree 179, effective on January 1, 2008)

JJ. Implantation Measures on Endowment Insurance of Land-losing Farmers in Jiamusi (JZF [2009] 16, effective on September 10, 2009)

KK. Several Opinions of CPC Harbin Committee and Harbin People's Government on Supporting the Development of Harbin Technological Innovation City and Southern Harbin Industrial New City (HF [2010] 2, effective on February 4, 2010)

LL. Interim Procedures for Harbin Hi-tech Industrial Development Area to Encourage Venture Capital Investment (effective on May 1, 2010)

MM. Preferential Policies for Investment Attraction of Jiamusi Hi-tech Industrial Development Area (JZF [2009] 19, effective on September 10, 2009)

NN. Several Policies for Accelerating Development of Jiamusi Hi-tech Industrial Development Area (Jiamusi People's Government JF [2011] 4, effective on February 14, 2011)

OO. The World Bank Social security Policy OP/BP4.12-Involuntary Resettlement

4.2.3 State, provincial and city level laws and regulations

88. *The Land Administration Law of the People's Republic of China* set regulations on the compensation to requisitioned lands in Article 47.

For requisition of land, compensation shall be given in accordance with the original use of the requisitioned land. Compensation fee for the cultivated land requisitioned include land compensation fee, subsidy for resettlement as well as compensation fee for ground appendixes and young crops.

Land compensation fee for the cultivated land requisitioned shall be six to ten times of the average annual output value in the three years prior to requisition. Subsidy for resettlement for the cultivated land requisitioned shall be calculated on the basis of the agricultural population that requires resettlement. The agricultural population that requires resettlement shall be calculated on the basis of the amount of cultivated land requisitioned divided by the average per capita occupancy of cultivated land of the unit requisitioned. The rate of subsidy for resettlement per head of the agricultural population that requires resettlement shall be four to six times of the average annual output value in the three years prior to requisition of the said cultivated land. However, the maximum subsidy for resettlement for cultivated land requisitioned per hectare shall not exceed fifteen times of the average annual output value in the three years prior to the requisition.

The rate of land compensation fee and subsidy for resettlement for the requisition of other lands shall be fixed by the provinces, autonomous regions and municipalities directly under the Central Government, taking the rate of land compensation fee and subsidy for resettlement for the requisition of cultivated land as reference.

Rate of compensation for ground appendixes and young crops on the requisitioned land shall be fixed by the provinces, autonomous regions and municipalities directly under the Central Government.

For requisition of suburban vegetable plots of municipalities, the land use unit should, pursuant to relevant state provisions, pay to the new vegetable plot development and construction fund.

Additional subsidy for resettlement may be provided for those peasants who require resettlement and cannot maintain their original living standards on the basis of land compensation fee and subsidy for resettlement the payment of which is effected pursuant to the provisions of this Article subject to the approval of people's governments of the provinces, autonomous regions and municipalities directly under

the Central Government. However, the total of land compensation fee and subsidy for resettlement shall not exceed thirty times of the average annual output value in the three years prior to requisition of the land.

The State Council may, in accordance with the level of socio-economic level, increase the rate of land compensation fee and subsidy for requisitioned farmlands.

89. To further enforce land administration, *the State Council of the People's Republic of China promulgated Decision on Intensive Reformation and Strict Land Administration (No. 28)*. Article 12 on Improving Method of Compensation for Land Acquisition is to further improve requirements on compensation for land acquisition. Local governments of county levels and above are to take practical measures so that the living standards of villagers will not become lower because of land acquisition. To ensure compensation for land, subsidies for resettlement, compensation for auxiliaries and young crops are of the amount according to the law and be paid promptly. Compensation for land and subsidies for resettlement are to be paid according to the current legal regulations. In the case where the living standards of the villagers cannot be maintained the same or the compensations are not enough for the social security of the villagers who have lost their land due to land acquisition, the local governments of provinces, autonomous regions and municipalities are to approve the increment of subsidies of resettlement. When compensation for land and subsidies for resettlement are in the higher limit regulated by the law but still cannot maintain the living standard of the villagers affected by land acquisition, the local government can make use of the income from compensated use of state-owned lands to subsidize. Local governments of provinces, autonomous regions and municipalities are to formulate and publicize the standard of annual output value of acquisitioned land or the comprehensive price of land for the district. Compensation for land acquisition is to be the same of the same types of land. Key projects of the country must include full amounts of expenses for land acquisition in their budgets. The compensation standard and method of resettlement for construction of medium or big water conservancy and hydropower works are to be individually regulated by the State Council.

90. *Decision on Intensive Reformation and Strict Land Administration* regulates the resettlement of villagers affected by land acquisition. It also regulates the procedures for land acquisition and the appropriate resettlement for the villagers affected by land acquisition. At the same time, the method of land acquisition must be negotiated with the affected parties to ensure the interest of the villagers. Article 13 regulates "appropriate resettlement of villagers affected by land acquisition". Local governments of above county level are to formulate specific methods so that the living of villagers affected by land acquisition can be guaranteed. For projects with stable profits, villagers can become a shareholder of the legally approved construction land-use right. Within urban planning districts, the local governments are to place villagers who lose land due to land acquisition into the employment system of the townships and establish a social security system; with the exception of urban planning districts, the local governments are to leave villagers necessary cultivated within the administrative district or arrange an appropriate employment post when acquisitioning collective land of the villagers; resettlement will be the choice for villagers with no land and without the basic production and living conditions. It also requires the "Labor and Social Security Department and other relevant departments to jointly establish employment training for villagers affected by land acquisition and provide opinionated guidance on the social security system. Article 14 regulates for a perfect land acquisition procedure. To safeguard the villagers' landholding rights of collective land and the interest of villagers with operation rights on contracted land. Before acquisition of land is submitted for approval, villagers must be informed of the reasons for land acquisition: its uses, locations, compensation standards and channels for resettlement; village collective economic organization and village households must confirm the results of survey on the current status of the land for acquisition; the Department of Land and Resources will organize hearings according to relevant regulations when necessary. Materials that are to be submitted for approval must be confirmed by the villagers affected by land acquisition. To hasten the establishment and improve the system for negotiation and arbitration of disputes with regards to compensation of land acquisition and resettlement to safeguard the legal rights of villagers affected by land acquisition. With the exception of special circumstances, approved items for land acquisition are to be publicized.

91. The state government has formulated relevant laws, regulations and policies to strictly enforce the allocation of compensation funds. This is to ensure that there will be no infringement of the rights of the villagers affected by land acquisition. Article 15 of Decision on Intensive Reformation and Strict Land Administration regulates: "enforce supervision of the implementation of land acquisition. Requisitioned land should not be used forcibly if compensation for land acquisition and resettlement are not realized. Local governments of provinces, autonomous regions and municipalities are to adhere to the principle of that land compensation is mainly for villagers affected by land acquisition, and formulate distribution methods within the economic organization of village collectives. Economic organizations of affected village collectives are to publicize payments and allocation conditions to members and accept their supervision. Agricultural and Civil Administration Departments are to enforce supervision of the allocation and use of compensation funds within the economic organizations of village collectives.

92. According to Decision on Intensive Reformation and Strict Land Administration, the Department of Land and Resources formulates the Concerning Guidance and Opinions on Improving the System for Compensation of Land Acquisition and Resettlement. This is to further refine relevant policies by the State Council on standards of land acquisition, channels of resettlement for villagers affected by land acquisition, procedures of land acquisition and supervision of land acquisition.

93. In order to implement the series of directives on land requisition mission assigned by the Party Central Committee and the State Council, ***Notification of Improving Administration of Land Requisition Issued by Ministry of Land and Resources*** was issued in June 2010.

(I) Overall implementation of the unified annual productivity standard for land requisition and the comprehensive land price of the requisitioned district. For a newly approved construction project, a strict control for the pre-evaluation is necessary to ensure that the land requisition compensation of this project is calculated as per the unified annual productivity standard for land requisition and the comprehensive land price of the requisitioned district in effect and the budgetary estimate covers the full value. All governments shall establish the dynamic adjusting system for the land requisition compensation standards and adjust these standards every two or three years according to the economic development level and the local income increase rate per capita to improve the land requisition compensation level step by step.

(II) Research and improvement of land requisition compensation prepayment system. In order to prevent the delay of payment and to ensure the timely payment of the full value of the compensation, all governments shall research and improve the land requisition compensation prepayment system.

(III) Reasonable distribution of land requisition compensation. After approval for land requisition and during implementation, the Municipal Land and Resources Bureaus shall pay the full value of the compensation in time according to the defined land requisition compensation solution. The compensation due shall be paid directly to the farmers in person to avoid and correct the interception and the speculation of the land requisition compensation.

(IV) Agricultural resettlement in priority. All the regions shall consider the local reality and take various effective measures for land requisition and resettlement accordingly. In the rural areas where the land reclamation helps to increase the arable land and where there is more flexible land reserved by rural collective economic organization, the agricultural resettlement mode shall be adopted in priority during land requisition, assigning the newly increased land or flexible land to the requisitioned farmers to let them own a certain area of arable land to maintain the basic production conditions and income sources.

(V) Pushing the implementation of social security fund of the requisitioned farmers. By respecting the principle of "people who uses land takes the responsibility", all the regions shall be encouraged to find more channels for social security fund together with the compensation and resettlement. The requisitioned farmers included into the new pension insurance system shall still be covered by the social security. It is not allowed to replace the social security by the new rural pension insurance.

(VI) Practical implementation of the demolition, compensation and resettlement caused by the land requisition. The related laws, regulations, policies and procedures shall be executed strictly to respect the principle of “resettlement before demolition” and firmly stop and correct the illegal and enforced demolition actions.

(VII) Reasonable compensation and resettlement for housing demolition. During the land requisition, the farmers who are facing housing demolition shall be compensated reasonably and resettled in diversified modes according to the local reality. In the outer suburbs and rural areas, the relocation is a main mode of resettlement, which means giving a new land for building a house. The compensation for demolition shall consider both the removed house and the house building land requisitioned. The housing demolition shall be compensated according to the building replacement cost, while the requisition of house building land shall be compensated as per the local land requisition compensation standards in effect. In the joint area between city and countryside and in the village within city, in principle, no land shall be reassigned for building new house, in stead, money or physical compensation shall be adopted. The farmers facing demolition can select the houses by themselves or accept the houses provided by the government. The sum of the demolition compensation and the government’s allowance shall guarantee that the farmers can select a house of a reasonable living level.

(VIII) Overall planning for the land requisition and demolition. In the joint area between city and countryside and in the village within city, the local government shall reasonably forecast the farmers’ housing demolition and resettlement scale affected by the land requisition during a certain period, make overall planning, arrange in advance the lands and houses for resettlement and organize the demolition in order. The houses for resettlement shall be in accordance with the city development planning to avoid repeated demolition. In the outer suburbs and rural areas, the land for resettlement by relocation shall be arranged within the construction land of the village and the town, using free land and free house building land in priority. For the villages included in the demolition and consolidation scope, the resettlement by relocation shall be concentrated to the planned residential areas. Where the conditions permit, the houses for resettlement shall be arranged with overall consideration according to the new village or central village construction planning.

(IX) Serious implementation of notification, confirmation and hearing before submission for approval. The land requisition work is related to the vital interests of the farmers. The rights of the farmers to be informed, to participate, to appeal and to supervise shall be ensured during the land requisition. The city and county land and resources bureaus shall strictly respect the related stipulations and procedures and fully hear the opinions of the farmers before submitting the program for approval. The notification of land requisition shall be distributed to each village and each farmer household, by various means of broadcast, village affair bulletin board and other visible notification. If the farmers have objections or require a public hearing, the local land and resources bureaus shall organize the hearing in time to hear the farmers’ opinions. The reasonable requirements of the general public shall be satisfied properly.

(XI) Reinforcement of the responsibility of city and county governments as a main player to implement the land requisition. As per the laws, the city and county governments are the main player to organize and implement the land requisition. It takes the full responsibility for defining the land requisition compensation standards, demolition compensation and resettlement, timely and full payment of compensation, organization of professional training for the requisitioned farmers, including the requisitioned farmers into social security system. Under the unified organization of governments, land and resources bureaus shall fulfill seriously their responsibilities to ensure that the land requisition work is executed legally and orderly.

(XII) Implementation of feedback system after approval. Within 6 months after the land for construction is approved for use (for the urban construction land approved by the State Council, it is after the approval by provincial government of the implementation program of transforming agricultural land and of land requisition), the city and county land and resources bureaus shall report the implementation results to the provincial land and resources department and the Ministry of Land and Resources through online reporting system, including land requisition scope and size, land requisition executing procedures,

payment of land requisition compensation, resettlement and social security of the requisitioned farmers, etc. The provincial land and resources department shall supervise and instruct the reporting work of the cities and counties, verify the reported information, correct in time the problems of non-reporting, late reporting and wrong reporting. The land and resources bureaus at all levels shall fully use the reported information, timely master and analyze the results of land requisition, reinforce the supervision and management of the use of land after approval to ensure that the land requisition is implemented as per the requirement of approval.

94. Heilongjiang province land management regulations and compensation standards all follow the principle of *Land Management Law of China*. Heilongjiang Province has established land management regulations according to *Land Management Law of China*, specified detailed implementation measures on land acquisition, compensation and resettlement.

95. Regulations on Land Management of Heilongjiang Province:

Article 27: Compensation for land acquisition is paid according to the following standards:

(I) Compensation for arable land is 6 to 10 times its average annual output value in the 3 years prior to the land acquisition. If the average annual output value is hard to measure, city and county governments could work out detailed compensation standards for dry land, paddy field and vegetable plot according to their reasonable output value. These standards could be applied into practical measurement after the approval of provincial governments' land management departments;

(II) Compensation for construction land, such as homestead and factory building, is four times its average annual output value in the 3 years prior to the land acquisition.

(III) As to arable land cultivated less than three years, the acquisition compensation is twice the output value in the previous year. Besides, the investment on cultivation will also be compensated;

(IV) As to unused land and land uncultivated for four to ten consecutive years, the compensation is twice the annual output value of dry land;

(V) Compensation for fish pond is 3 times its average annual output value in the 3 years prior to the land acquisition.

(VI) Compensation for garden, grassland and reed land is 6 times the local average annual output value;

(VII) For forest land requisition, compensation conforms to state standards.

Article 28: Resettlement subsidy is paid according to the following standards:

(I) For arable land, resettlement subsidy is 4 to 6 times the average annual output value in the 3 year prior to the acquisition. The measurement of average annual output value complies with Subparagraph 1 of Paragraph 1 in Article 27.

(II) For yard and fish pond, the subsidy is 3 times the average annual output value in the 3 year prior to the acquisition.

(III) For construction land (such as homestead and factory building), barren hills, wasteland, grassland, reed land, unused land, land uncultivated for 4 to 10 consecutive years, and land cultivated for less than 3 years, there is no resettlement subsidy;□

(IV) For forest land resettlement, the subsidy conforms to state standards.

Article 29: Compensation should be paid for young crops on the expropriated land. It is equal to the seasonal output value of the crop.

Compensation should be paid for ground attachments like buildings and other fixtures on the expropriated land. The compensation is in accordance with the standards either regulated by state and provincial authorities or agreed by both sides of the contract. If there is neither regulated nor agreed standard, the city and county governments will estimate the loss according to reality.

Crops, trees, buildings and other facilities planted or constructed on the requisitioned land by any individual or collective during the period between notification and land acquisition will not be compensated.

Article 30: Construction projects approved to have the lawful right to use state-owned agricultural land shall refer to standards of land acquisition and compensation and pay the compensation, resettlement subsidies.

For construction projects approved to have the lawful right to use the land of other units or individuals, the construction unit shall refer to the basic prices of urban land and compensates the land use right holders appropriately.

Construction projects approved by the law to use the unused state-owned land do not need to pay the compensation as well as resettlement subsidies.

For villages that need to use collective land to set up public facilities, utilities and other public services, the land use right holders shall get resettlement subsidies, and holders that meet relevant prescription shall be employed in village enterprises, or the problem shall be solved by adjusting the land appropriately.

96. Implementation Procedures of Comprehensive Land Price of District for Land Requisition of Heilongjiang Province

Article 2: The Procedures are applicable to the compensation and resettlement for the requisition of rural collectively owned land within the administrative territory of Heilongjiang Province.

Article 3: The compensation standards for land requisition within the administrative territory of Heilongjiang Province shall respect the comprehensive land price of the requisitioned district of the administrative district where the land is requisitioned. The comprehensive land price of the district indicated in the Procedures consists of the compensation standards used directly for the land requisition which are calculated on the basis of districts divided according to the various factors such as land category, output, position of land, grade of rural land, local farmland quantity per capita, land supply and demand relationship, economic development level and the minimum living standard allowance, etc. The compensation standards for attachments over ground and young crops are not included. In principle, the requisitioned districts are divided into the basic unit of administrative village and the boundary of the district shall be in accordance with the administrative border of the village.

Article 7: Of the compensation for land requisition determined according to the comprehensive land price of the requisitioned district, after paying the social security fees by collective economic organizations and individuals, 70% shall be used for resettling the allowance for the requisitioned farmers, 30% shall be used for constructing infrastructure and public utilities, establishing village-run enterprises and paying the living allowances of the requisitioned farmers by the collective economic organization who holds the collective land ownership. If the compensation is not enough for paying the social security fees of the requisitioned farmers, the local government shall make the overall arrangement of the revenue from remise of the use right of state-owned land to ensure that the problems of the farmers such as employment, housing and social security could be solved properly. The requisitioned farmers mentioned in the

Procedures consist of the agricultural population who has the right to contracted management of the rural collective land which is requisitioned.

Article 9: If there are young crops or attachments over the requisitioned land, the owner of the young crops and attachments over ground shall be compensated. The compensations for young crops shall be determined by city (prefecture) governments according to the local agricultural production level and agricultural product price and report to the provincial government for approval. The attachments over ground shall be compensated by housing resettlement as per the demolition procedures defined by the local government, or as per the detailed stipulations of the city (prefecture) governments.

Article 10: For the temporary use of the farmers' collectively owned land or state-owned land for construction projects and geological exploration for one year, the owner of the land shall be compensated by 10% of the comprehensive land price of the requisitioned district, and compensated by 20% for two years.

Article 13: The public security department shall timely register the urban household to the requisitioned farmers who need to transform the agricultural household to urban household.

Article 14: The civil affairs department shall improve the minimum living standard security system, timely including the requisitioned farmers compliant with the urban and rural minimum living standard security conditions into the social security scope.

Article 15: The labor security department shall timely handle the endowment insurance formalities for the requisitioned farmers in the list of social security insurants provided by the collective economic organization. A unified urban and rural employment service system shall be established to extend the employment and re-employment preferential policy and the employment assistance policy to the requisitioned farmers. For the adjustment of administrative districts or other causes, some villages actually have not reached the class standard of the town it belongs to. In such a case, it shall make a statement for the reported land acquisition standard and implement that only upon the approval of the provincial government.

Article 18: The financial departments shall distribute the land requisition compensation, the compensation for the attachments over ground and young crops to the accounts of social security, individuals and rural collective economic organizations. For the compensation to be paid to the farmers, the collective economic organization shall provide the name list and the compensation and resettlement shall be registered. The compensation shall be paid to the requisitioned farmers by means of the registered bank card or common deposit book to reduce the intermediate steps, to prevent interception and unauthorized diversion and to actually guarantee the legal rights of the requisitioned farmers.

Article 20: All levels of governments shall actively create the conditions, providing free training of professional skills to the requisitioned farmers according to their needs and help the employment of the requisitioned farmers by the land users. The land users shall try their best to create certain positions for the requisitioned farmers and the first term of labor contract shall be not less than 3 years.

Article 26: All city (prefecture) and county governments shall establish and improve the land requisition organization, improve the management and the land requisition working system, build an incorruptible and industrious working team for land requisition and complete the compensation and resettlement of the requisitioned farmers.

97. The policies for endowment insurance of land-losing farmers in Harbin urban area, Acheng, Bin County, Fangzheng County and Yilan County where the line passes are all implemented based on the *Tentative Procedures of Harbin Municipality for Endowment Insurance and Employment Service of Farmers Requisitioned of Their Lands*.

Article 2: The Procedures are applicable to the endowment insurance and employment service of the requisitioned farmers within the urban districts of Harbin.

Article 4: At the moment of land requisition, the requisitioned farmers whose household has not been transformed to non-agricultural household (hereinafter referred to as agricultural requisitioned farmers) shall participate in the endowment insurance for agricultural requisitioned farmers as per the Procedures; those whose household has been transformed to non-agricultural household (hereinafter referred to as non-agricultural requisitioned farmers) shall be included into the scope of urban basic endowment insurance. The requisitioned farmers are included into the unified urban employment service system.

Article 7: The agricultural requisitioned farmers participating in the endowment insurance are divided into two categories based on their ages:

(I) Males reaching 16 years and younger than 60 years and females reaching 16 years and younger than 55 years are agricultural requisitioned insurants.

(II) Males reaching 60 years and females reaching 55 years are agricultural requisitioned pensioners.

The above-mentioned ages are calculated from the date of the legal approval of the land requisition.

Article 10: The endowment insurance funds for agricultural requisitioned farmers are raised through the following channels:

(I) Land compensation and resettlement allowance from the requisition of land;

(II) Subsidy for the agricultural requisitioned insurants and pensioners provided by the village collectives;

(III) Subsidy for the agricultural requisitioned insurants and pensioners assigned by the government from the land remise revenues;

(IV) Other funds.

Article 8: For those whose lands are requisitioned after the implementation of the Procedures, the individual payment and the subsidy from village collectives represent respectively 40% of the total endowment insurance premium, while the government subsidy represents 20%, in which, city government and district government assume 10% respectively (If the land remise revenues are not reserved to the requisitioned district at the stipulated proportion, the city government shall assume all the 20%).

Article 17: The agricultural requisitioned farmers can chose from the following endowment insurance premium standards:

(I) On the basis of the urban residents' monthly minimum living standard security of Harbin at the moment of land requisition, at a proportion of 110%, pay the premium of 10 years at one time;

(II) On the basis of the urban residents' monthly minimum living standard security of Harbin at the moment of land requisition, at a proportion of 130%, pay the premium of 10 years at one time;

The endowment insurance premium standards for agricultural requisitioned farmers shall timely adjusted by the city labor security administration according to the evolution of the urban residents' monthly minimum living security standard.

Article 19: The agricultural requisitioned insurants who have duly paid the endowment insurance premium in full value can draw the pension from the second month of reaching the specified age (male 60

years old, female 55 years old).The agricultural requisitioned pensioners who have duly paid the endowment insurance premium in full value can draw the pension from the second month of paying premium.

Article 34: The non-agricultural requisitioned farmers unemployed in legal working age can make application for unemployment registration with the labor security institution of the community. After the examination of the labor security institution of the sub-district or the town and reviewed by the labor security administration of the district, a Harbin Employment (Unemployment) Register Card will be issued to them, with which they can enjoy the employment assistance policies such as guaranteed small loan, professional training allowance and free job proposals.

98. Regulations on Endowment Insurance for Land Requisitioned Farmers in Jiamusi

Article 3: The requisitioned farmers indicated in the Procedures consist of the population not younger than 16 years old with agricultural household residing in the urban districts of Harbin during the land requisition, owning the right of contractual land management and whose land is, in whole or in major part, legally approved to be requisitioned.

Article 6: The agricultural requisitioned farmers participating in the endowment insurance are divided into two categories based on their ages:

(I) Males reaching 16 years and younger than 60 years and females reaching 16 years and younger than 55 years are agricultural requisitioned insurants.

(II) Males reaching 60 years and females reaching 55 years are agricultural requisitioned pensioners.

The above-mentioned ages are calculated from the date of the legal approval of the land requisition.

Article 7: The endowment insurance funds for agricultural requisitioned farmers are raised through the following channels:

(I) Land compensation and resettlement allowance from the requisition of land;

(II) Subsidy for the agricultural requisitioned insurants and pensioners provided by the village collectives;

(III) Subsidy for the agricultural requisitioned insurants and pensioners assigned by the government from the land remise revenues;

Article 8: The endowment insurance shall be paid with a proportion of 1/3 separately and equally by requisitioned farmers, villages and governments.

Article 17: The agricultural requisitioned farmers shall follow the urban residents' monthly minimum living standard security of Harbin at the moment of land requisition, at a proportion of 130%, pay the premium of 10 years at one time. The endowment insurance premium standards for agricultural requisitioned farmers shall timely adjusted by the municipal labor security administration according to the evolution of the urban residents' monthly minimum living security standard.

Article 19: The agricultural requisitioned insurants who have duly paid the endowment insurance premium in full value can draw the pension from the second month of reaching the specified age (male 60 years old, female 55 years old). The agricultural requisitioned pensioners who have duly paid the endowment insurance premium in full value can draw the pension from the second month of paying premium.

99. The *Regulations on Acquisition and Compensation of Houses on State-owned Land* implemented in 2011 mainly specifies as below:

- Article 10: The house acquisition department shall work out a compensation plan and submit that to city and county governments. The governments at city and county level shall organize relevant departments to demonstrate the compensation plan and publish the plan to collect public opinions for at least 30 days.
- Article 11: The governments at city and county level shall make public all collected opinions and the modification based on them.
- Article 12: The governments at city and county level shall make a social stability risk evaluation according to local regulations before making a decision of house acquisition. If many people are involved with the house acquisition, the decision shall be discussed and made at government executive meetings.
- Article 13: The governments at city and county level should in time announce the decision of house acquisition. The announcement should specify contents like acquisition compensation plan, administrative review and administrative litigation rights.
- The Article 14: If people involved with house acquisition refuse to obey the decision made by governments at city and county levels, they can apply for administrative review according to law, and also make an appeal for administrative litigation.
- Article 18: For acquisition of individual houses, the governments at city and county levels shall take precedence to provide housing guarantee for those who are eligible for that condition. Detailed measures shall be established by province, autonomous region or municipality.
- Article 19: The compensation for houses involved with acquisition shall not be lower than the market price for similar real estates on the day when a decision is made for house acquisition. The value of involved houses shall be evaluated and determined by a qualified real estate price assessment organization according to house acquisition assessment measures. In case of any objection to the price of such a house, assessment reexamination can be applied for to the real estate price assessment organization. In case of further objection to the reexamination result, appraisal can be applied for to the real estate price assessment experts committee.
- Article 20: The real estate price assessment organization is selected by people involved with house acquisition through negotiation. If no agreement is reached through negotiation, it shall be determined by the majority or by random selection. Details shall be formulated by province, autonomous region or municipality.
- Article 21: House-losing people can select monetary compensation or exchange house property right. For monetary compensation, the governments at city and county levels shall provide houses for exchanging house property right and calculate and settle the difference between the price of house concerned and that of the other for exchanging property right.
- Article 22: If relocation is required for house acquisition, the house acquisition department shall pay relocation compensation to house-losing people. For exchanging property right, the house acquisition department shall pay temporary settlement fees or provide temporary house before the realization of property right exchange.
- Article 27: House acquisition should follow the principle: compensation first and then relocation.

100. Within the above-mentioned framework of laws, regulations and policies, the China Railway Corporation and Heilongjiang Province will sign a summary to discuss the basic principles and measures for land acquisition, demolition, resettlement and compensation which should be then implemented by local governments.

4.3 Resettlement Policies

4.3.1 Land Acquisition Policies

4.3.1.1 Permanent Land Acquisition

101. The compensation for land acquisition is mainly based on the comprehensive prices for land acquisition in all areas. Specific compensation for each village is described in Chapter 5. If there are young crops or attachments on the land involved with acquisition, the owner of young crops or attachments should be compensated. The compensation for young crops should be determined at 4% of the comprehensive price for land acquisition. The land acquisition compensation that is determined according to the comprehensive price for land acquisition should firstly deduct the social insurance fee that should be paid by collective economic organization and individuals. The rest part should be distributed as follow: 70% is used as subsidy for land-losing farmers and the remaining 30% is used by the collective economic organization, which holds the use right of collective land, to arrange infrastructure and public utility construction, village-run enterprises and living subsidy for land-losing farmers.

102. For farmers who are affected by land acquisition, their production and living will be restored mainly through the following resettlement ways: firstly, the reserved land within a village or town can be distributed to land-losing farmers; secondly, non-agricultural resettlement, namely people who are not qualified for land adjustment, such as those living near the stations, can choose monetary compensation and receive employment and skill training to be engaged in secondary and tertiary industries. Thirdly, social security. All eligible resettlers, no matter agricultural or non-agricultural, should have the right to enjoy social security.

4.3.1.2 Temporary Land Occupation

103. If agricultural collectively-owned land or state-owned land is temporarily needed during the construction, 10% of the comprehensive price for land acquisition should be paid as compensation for 1-year usage period, and 20% for 2-year usage period. If land is destroyed by temporary occupancy and demands for clearing away deposits and realizing land reclamation, 5.4 yuan/m² will be paid as land reclamation fee.

4.3.2. House Demolition Policies

4.3.2.1 Policies for Rural House Demolition

104. Affected rural households are relatively scattered. Farmers usually adopt nearby resettlement. Based on the local situation, barren slope areas near roads and concentrated settlements within the village will be utilized to rebuild houses in a decentralized way to avoid the occupancy of arable land to the greatest extent, namely affected people should be compensated for resettlement cost according to law.

105. The land for building new houses should be distributed by the village for free. These households concerned have no need to buy the land for new houses. The land for a new house should have an area equal to the original. The cost of homestead should be separately calculated and paid to the village assembly.

106. The reconstruction of new houses is completed by farmers themselves. They can utilize original housing materials. The expense of original housing materials will not be deducted from the compensation. The compensation should be directly paid to farmers by the resettlement department of county government before relocation. In principle, new houses should be built first and then original houses can be demolished. If demolition is carried out first and reconstruction then, farmers should be supplied with

subsidy for relocation to rent houses during such a period before new houses are completed. Even they live in the spare houses of relatives or friends, such subsidy should also be paid.

107. The subsidy for relocation should be directly paid to resettlers by the resettlement administration organization at once, at a standard of 5-10 yuan/m² each month (paid for 6 monthly). This compensation standard can guarantee that land-losing farmers safely spend the transitional period. The compensation for relocation transportation is calculated at 200-300 yuan/household.

4.3.2.2 Policies for Urban House Demolition

108. The houses for demolition should be evaluated by a qualified real estate price assessment organization according to house acquisition evaluation measures. House-losing people can select monetary compensation or property right exchange.

109. If they choose monetary compensation, they will be compensated according to the assessment price. The compensation can be much enough to buy a new house with the same area in the same section. Besides, they will also get relocation fee and transition fee.

110. If they choose to exchange property right, the governments at city and county levels should provide houses for property right exchange and calculate and settle the difference between the price of house concerned and that of the other for exchanging property right. Compensation should be paid first and then relocation carried out.

4.3.2.3 Policies for Enterprise Demolition

111. Enterprises to be demolished are evaluated by an independent specialized assessment organization according to market price to determine the compensation fee. The compensation for an affected enterprise is calculated according to the reconstruction cost of its architectures, equipment and their attachments. The compensation should contain (enterprise and equipment) relocation expense and income loss for shutdown or output reduction. Affected employees will get salary compensation for the shutdown/transition period and will have priority to be reemployed after the enterprise is relocated.

112. Those factories and mines, which are partially influenced but whose production and production are not affected, will get monetary compensation. For those enterprise to be totally demolished, the governments at all levels will help them re-build and restore production, guide and help them to re-select a new business location, actively assist them with industrial transfer or upgrading and production optimization, encourage qualified enterprises to rebuild in industrial parks, guarantee the rebuilding and production and operation restoration of affected organizations and provide and improve working opportunities for affected employees. For those which do not plan to rebuild, the resettlement department and the enterprises should give a public notice to the staff on the resettlement method 6 months in advance, so as to facilitate them find new jobs, and should also provide free training and recommend new jobs meanwhile.

4.3.3 Policies for Appendages and Infrastructure Compensation

113. Appendages should be compensated and replaced with house resettlement according to the demolition measures for cities, towns and villages that are determined by the local people's government, or handled by specific regulation to be formulated by city (prefecture) people's government.

114. Infrastructure affected by the project will be recovered mainly by the following 3 methods:

(1) The railway construction unit directly restores the infrastructures such as rural roads and farm-oriented channels during the construction;

- (2) The railway side invites a professional team to relocate the infrastructures such as communication facility and power facility and bears relevant expense;
- (3) The railway side pays compensation to affected parties for their self-reconstruction of some public infrastructures like drink water tower.

Chapter 5 Compensation Standards and Budget

5.1 Compensation Standards

5.1.1 Compensation Standards for Land Acquisition

5.1.1.1 Compensation Standards for Permanent Land Acquisition

115. Land acquisition in Heilongjiang Province should conform to *Notice of Heilongjiang Provincial People's Government on Printing and Distributing Implementation Measures for the Comprehensive Price for Land Acquisition in the Province* and *Approval of Heilongjiang Provincial People's Government on Adjusting the Comprehensive Price for Land Acquisition* (HZH [2010]140)

116. Notice of Heilongjiang Provincial People's Government on Printing and Distributing Implementation Measures for the Comprehensive Price for Land Acquisition in the Province (HZF [2011]51)

117. Announcement of Harbin People's Government on Implementing Comprehensive Price for Land Acquisition in Harbin (HZFFZ [2011]3)

118. Notice of Jiamusi People's Government on Adjusting Comprehensive Price for Land Acquisition (JZZ [2011]2)

119. The compensation fee determined according to the comprehensive price for land acquisition, after the compensated's social security fee being deducted, will have 70% to the resettled farmers and 30% to the collective economic organizations which the collective land belongs to. The collectively owned compensation fee will be used to install public facilities, establish village enterprises and subsidize the resettled farmers. As described in section 6.3, the compensation and livelihood restoration measures allow affected people livelihood to be restored, in line with the requirements of the World Bank OP 4.12.

120. Compensation for land acquisition, or land compensation fee, is calculated on the basis of the approved land prices and relevant land areas.

121. Compensation should be paid for young crops or other attachments.

122. Young crops should be compensated at 4% of overall land acquisition price.

123. Ground attachments should be compensated in accordance with the standards of the local governments, or the regulations of the municipal (prefecture) government (administrative office).

124. Arable land acquisition is taxed (Note: government levied tax) in accordance with the HZF (2008) the 88th document, that is, "People's Government of Heilongjiang Province: on Arable Land Acquisition Taxation in Heilongjiang Province". The arable land occupation of railway lines, road lines, airport runways, parking aprons, ports, waterways is taxed at 2 yuan/m². But, the occupied lands of some approved railways are free from taxation according to the document. They are: roadbed, bridges, culverts, and tunnels of the approved railways, as well as the reserved land at both sides. The land occupation of other railways is not tax-free and will be taxed according to the local taxation standards.

125. The land management fee is charged according to the JFZ [1992] the 597th document, that is, "the State Price Bureau, the Ministry of Finance: on Land Management Fee and its Charging Standards". The land management fee is charged according to the following standard: the management fee is less than 3%

if over 1,000 mu of arable land or over 2,000 mu of other land is expropriated at a time; the management fee is less than 4% if less than 1,000 mu of arable land or less than 2,000 mu of other land is expropriated at a time.

126. The arable land reclamation fee is charged according to the HTZF [2001] the 111th document, namely, the “Heilongjiang Provincial Department of Land and Resources, Provincial Department of Finance: on the Charge and Use of Land Reclamation Fee in Heilongjiang Province”. Based on field investigation, the current land reclamation fee in Heilongjiang Province is 2.51288 yuan/m². Overall block price and young crop compensation fees shall be paid to peasants. While the arable land reclamation and management fees as well as arable land occupation fees are levied by the governments.

127. The forest land compensation fee should be determined according to the comprehensive price for land acquisition in Harbin. That for Gaoleng Forest Farm in Fangzheng County, Harbin is 28,167 yuan/mu (excluding compensation for trees on ground).

Table 5-1 Calculation of Compensation Standards for Land Acquisition

No.	Item	Administrative Division	Block Level	Village// Town	District Price (yuan/m ²)	Comprehensive District Price (yuan/mu)	Compensation for Young Crops (yuan/mu)	Farmland Reclamation Fee (yuan/mu)	Management Fee (yuan/mu)	Farmland Occupancy Tax (yuan/mu)	Total (yuan/mu)
1	Harbin Hub	Daowai District Xiangfang District	Xinchun 1	Sankeshu Street Dist., Chenggaozi Town	350	233450	9338	8591	10055	1334	262768
2	Harbin Section	Daowai District	Tuanjie 2	Beigang Village	91	60667	2427	8591	2867	1334	75886
			Tuanjie 5	Qianwukeshu	68	45333	1813	8591	2230	1334	59301
			Tuanjie 6	Gaoyuhuan village, Tongjiadian, Xiangyang village	52	34667	1387	8591	1786	1334	47764
			Minzhu village	Minzhu village	48	32000	1280	8591	1675	1334	44880
			Yongyuan Town	Yongyuan Town	40	26667	1067	8591	1453	1334	39111
		Acheng District	II district	Aiketun Town	40	26680	1067	8591	1454	1334	39126
		Bin County	III district	Binxi Town, Juren Town	27	18009	720	8591	1093	1334	29747
			IV district	Binzhou Town, Jingjian Town, Shengli Town, Ningyuan Town, Sanbao village, etc.	24	16000	640	8591	1009	1334	27574
		Fangzheng County	II district	Huifa Town, Songnan Village, Yihantong Village	38	25346	1014	8591	1398	1334	37683
			I district	Fangzheng Town	49	32683	1307	8591	1703	1334	45619
			III district	Fangzheng Forest Bureau,	25	16675	667	8591	1037	1334	28304

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				Tianmen Village, Daluomi Town							
		Yilan County	II district	Dalianhe Town, Tuanxian gzi village, Xingfu village	35	23345	934	8591	1315	1334	35519
			III district	Tuanxian gzi village (not include Xingfu village), Hongkeli Town, Mogong village	30	20010	800	8591	1176	1334	31911
3	Jiamusi Section	Towns of Jiamusi	Dalai Town	Dalai Town, Sifeng village	42	28014	1121	8591	1509	1334	40569
			Aoqi Town	Changqin gxiang Town	42	28014	1121	8591	1509	1334	40569
			Xigemu Town	Xigemu Town	60	40020	1601	8591	2008	1334	53554
4	Jiamusi Hub	Towns of Jiamusi	Heping Village	Chang'an subdistrict office, Zhanqian subdistrict office	251	167417	6697	8591	7305	1334	191347
		Towns of Jiamusi	Mofan Village	Jiadong subdistrict office	176	117392	4696	8591	5225	1334	137240

Data source: field investigation and documents

5.1.1.2 Compensation Standards for Temporary Land Acquisition

128. In the construction process, some land will be temporarily borrowed and used as roads, construction material piling grounds, sheds' sites, and construction sites. In the large-scale infrastructure projects, land borrowing period is generally 4-5 years. Land owners or users (collective or individual) will be compensated. If the borrowed land is arable, then compensation will be paid yearly according to the annual agricultural output. If the land is barren, compensation will be paid at one time to the village collective. Upon completion of the project, the land will be restored and returned the owner. If not, equivalent compensation should be paid. According to HZF [2011] the 51st document, if the land is borrowed for 1 year, then the borrowing fee is equal to 10% of the overall land acquisition fee; if the land is borrowed for 2 years, 20 % of the overall land acquisition fee should be paid. According to HT [1991] the 81st document "Standards of Land Reclamation Fee in Heilongjiang Province", land used by the construction units should be restored and reclaimed. The land reclamation fee is 5.4 yuan/m². Details are in Table 5-2.

Table 5-2 Calculation of Compensation Standards for Temporary Land Acquisition

No.	Item	Administrative Division	Block	Village	Land Borrowed for 1 Year (yuan/mu)	Land Borrowed for 2 years (yuan/mu)	Reclamation fee (yuan/mu)
1	Harbin Hub	Daowai District Xiangfang District	Xinchun 1	Sankeshu Street subdistrict, Chenggaozi Town	23345	46690	3602
2	Harbin Section	Daowai District	Tuanjie 2	Beigang Village	6070	12133	3602
			Tuanjie 5	Qianwukeshu	4533	9067	3602
			Tuanjie 6	Gaoyuhuan Town, Tongjiadian, Xiangyang village	3467	6933	3602
			Minzhu village	Minzhu village	3200	6400	3602
			Yongyuan Town	Yongyuan Town	2667	5334	3602
		Acheng District	II district	Feiketun Town	2668	5336	3602
		Bin County	III district	Binxi Town, Juren Town	1801	3602	3602
			IV district	Binzhou Town, Jingjian Town, Shengli Town, Ningyuan Town, Sanbao village, etc.	1600	3200	3602
		Fangzheng County	II district	Huifa Town, Songnan village, Yihantong village	2535	5069	3602
			I district	Fangzheng Town	3268	6537	3602
			III district	Fangzheng forest Bureau,	1668	3335	3602

				Tianmen village, Daluomi Town			
		Yilan County	II district	Dalianhe Town, Tuanshanzi village, Xingfu village	2335	4669	3602
			III district	Tuanshanzi village (not include Xingfu village), Hongkeli village, Mogong village	2001	4002	3602
3	Jiamusi Section	Towns Jiamusi	Dalai Town	Dalai Town, Sifeng village	2801	5603	3602
			Aoqi Town	Changqing village	2801	5603	3602
			Xigemu Town	Xigemu Town	4002	8004	3602
4	Jiamusi Hub	Towns Jiamusi	of Heping Village	Chang'an subdistrict office, zhanqian subdistrict office	16742	33483	3602
		Towns Jiamusi	of Mofan Village	Jiadong subdistrict office	11739	23478	3602

5.1.1.3 Compensation for Young Crops

129. Compensation fee for young crops should be 4% of the overall land acquisition compensation. Details are in Table 5-3.

Table 5-3 List of Compensation Standards for Young Crops

No.	Project	Administrative Division	Block	Village	Young crops Compensation (yuan/ mu)
1	Harbin Hub	Daowai District Xiangfang District	Xinchun 1	Sankeshu street District, Chenggaozi Town	9338
2	Harbin Section	Daowai District	Tuanjie 2	Beigang Village	2427
			Tuanjie 5	Qianwukeshu	1813
			Tuanjie 6	Gaoyuhuan Town, Xiangyang village	Tongjiadian, 1387
			Minzhu village	Minzhu Village	1280
			Yongyuan Town	Yongyuan Town	1067
			Acheng	II district	Feiketun Town

		District			
		Bin County	III district	Binxi Town, Juren Town	720
			IV District	Binzhou Town, Jingjian Village, Shengli Town, Ningyuan Town, Sanbao Village, etc.	640
		Fangzheng County	II district	Huifa Town, Songnan Village, Yihantong Village	1014
			I district	Fangzheng Town	1307
			III district	Fangzheng Forest Bureau, Tianmen Village, Daluomi Town	667
		Yilan County	II district	Dalianhe Town, Tuanshanzi village, Xingfu Village	934
			III district	Tuanshanzi village (not include Xingfu village), Hongkeli Village, Mogong Village	800
3	Jiamusi Section	Towns of Jiamusi	Dalai Town	Dalai Town, Sifeng Village	1121
			Aoqi Town	Aoqi Town	1121
			Xigemu Township	Xigemu Town	1601
4	Jiamusi Hub	Towns of Jiamusi	Heping Village	Chang'an subdistrict office, Zhanqian subdistrict office	6697
		Towns of Jiamusi	Mofan Village	Jiadong subdistrict office	4696

Data source: field investigation and documents

5.1.2 Compensation Standards for House Demolition and Ground Attachments

5.1.2.1 Compensation Standards for House Demolition

130. Compensation for buildings and their appurtenances will be paid directly to the affected asset owners in accordance with current land management law and house demolition policies. Compensation subsidy will be used as the settlement allowance for house demolition. Ways of house demolition compensation may include monetary resolution or transfer of residential property rights as defined in Directive 155 of Harbin People's Government.

131. In terms of monetary compensation, payment is determined by the evaluation of real estate market based on location, usage, construction area, depreciation and other factors of the demolished house. However, if the parties agree otherwise in the contract, such provision prevails.

132. In terms of compensation in the form of transfer of property rights, any difference between the value of the demolished house hereof determined in monetary compensation and the value of the transferred house that shall be determined by the evaluation of real estate market based on location, usage, construction area, depreciation and other factors shall be settled. However, if the parties agree otherwise in the contract, such provision prevails. The evaluation of houses to be demolished or transferred shall be conducted by a demolition evaluation agency of qualification on real estate appraisal. For those demolished houses which require additional evaluation, it shall be conducted according to relevant regulations. House to be demolished or transferred in the same demolition project shall be appraised by the same evaluation agency. Since it is impossible to conduct on-site evaluation on the house to be

demolished in design phase, compensation shall be assessed on the basis of already compensated project nearby or as in pertinent governmental house demolition compensation and subsidy provisions.

133. The unit price of demolished houses shall be included through field investigation after analysis and calculation of reconstruction cost (shown in Annex 13). Extensive discussion has been made with the local farmers and governmental staff in charge of resettlement arrangement in terms of the reconstruction cost of houses and attachments, and the following compensation standards can meet the reconstruction cost.

Compensation Standards for Urban House Demolition

134. The compensation for urban houses to be demolished should be determined by a qualified real estate price assessment organization according to the house acquisition evaluation measures. According to the data on housing price for residential quarter around the demolished houses, the house price determined thereby is a reconstruction cost, namely a price much enough to buy a house with the same area in same section. House-losing people can choose monetary compensation or property right exchange. The compensation standard in Table 5-4 is only for reference. The price will be adjusted according to the actual reconstruction cost determined at demolition assessment.

Table 5-4 Compensation Standards for Urban House Demolition

No.	Region	Compensation Standards for Urban House Demolition (unit: yuan/ m ²)
1	Harbin	4006
2	Bin County	1475
3	Fangzheng County	920
4	Yilan County	1000
5	Jiamusi	3338

Subsidy for urban house demolition:

(1) House relocation subsidy

- 15 yuan/m² (subject to the area specified on the certificate of house property)

Relocation resettlement:

- Telephone relocation fee: 66 yuan
- Cable television relocation fee: 50 yuan
- Civil electricity meter relocation fee: 500 yuan; internet relocation fee: 40 yuan

(2) Internal decoration subsidy

- This compensation should be discussed and determined by demolition unit and the owner of the house to be demolished. In case of no agreement, an assessment organization can be authorized to determine the compensation amount according to FLF[2009]01 document.

(3) Subsidy for exceptionally poor families

- The house owner with exceptionally poor conditions can get 4,000 yuan/household by the *Certificate of Minimum Living Guarantee for Urban Residents* and the household register.
- The house owner who is disabled, loses labor capacity and has no financial resources (above level 1 and 2 disabled) can get 8,000 yuan/household by his Disability Certificate.

(4) Minimum conservation price for house demolition

- If the total compensation fee including house demolition compensation and subsidy is less than 30,000 yuan, it will be paid at 30,000 yuan.

(5) Incentive standard

135. If signing a compensation agreement and carrying out relocation within 15 days since the notice is issued, each residential household will be paid award of 5,000 yuan and each non-residential household 8,000 yuan.

Compensation Standards for Rural House Demolition

136. The compensation standard for rural house demolition refers to its reconstruction cost. That is determined through reconstruction cost investigation for rural houses to be demolished and negotiation with local rural residents. See Table 5-5. This compensation standard is much enough to rebuild a house in the affected rural area, as per estimated replacement cost estimated in appendix 13 of the RAP. Besides, the relocation subsidy at the rate of 5-10 yuan/m² for each month (paid for 6 months) should be directly paid to resettlers by resettlement department at once. This subsidy can be much enough to ensure land-losing farmers spend the transition period safely. Resettlement transportation fee is confirmed at 200-300 yuan/household.

Table 5-5 Compensation Standards for Rural House Demolition

Area	House Compensation (yuan/m ²)			
	Brick and Concrete	Brick and Wood	Soil and Wood	Simple
Harbin	980	777	690	552
Bin County	743	589	523	418
Fangzheng County	594	471	418	271
Yilan	668	530	470	376
Jiamusi	817	647	575	460

5.1.2.2 Compensation Standards for Enterprises and Public Institutions Demolition

137. The compensation for non-residential houses should be evaluated and determined by a qualified real estate price assessment organization according to house acquisition assessment measures.

138. The houses of enterprises to be demolished should be compensated according to the reconstruction cost determined by assessment.

139. Policies for enterprise stop-loss: a subsidy equal to average per capita salary should be paid. The number of employees should be decided according to the payment of endowment insurance that the enterprise pays to the labor insurance department based on its average taxable income in the previous year. For monetary compensation, the owner or tenant of the house to be demolished should be paid a subsidy for 6 months at once.

140. Enterprise relocation subsidy: relocation fee and dismantling fee for machines, materials, dynamic electricity and production water supply equipment and facilities should be calculated according to specified standards and the price for transportation, equipment disassembly and installation. The scrap value of equipment that cannot be restored should be calculated according to reconstruction cost. Relocation subsidy is 15 yuan/m² (subject to the area specified on the certificate of house property).

141. House temporary relocation subsidy: it should be paid at the rate of 10 yuan/m² for each month according to the construction area of the original house. For monetary compensation, the temporary relocation subsidy for 6 months should be paid at once. If property owner and user are not the same person, they will get half separately. For house property replacement, temporary relocation subsidy should be paid monthly during the transition period. It should be paid once each 6 months. If the transition period is longer than 18 months, the subsidy standard will be increased to 20 yuan/m² according to the construction area of the original house and paid monthly.

142. The compensation standard in Table 5-6 is only for reference. It will be adjusted according to the actual reconstruction cost at demolition and also the negotiation result.

Table 5-6 Compensation Standards for Enterprises and Public Institutions House Demolition

County/District	Compensation Standard (yuan/m ²)		
	Office Building	Plant	Other House
Harbin	1763	1602	1282
Bin County	1298	944	944
Fangzheng County	810	736	589
Yilan	880	800	640
Jiamusi	1469	1335	1068

5.1.2.3 Compensation Standards for Appendages

143. For the compensation standards for ground appendages, refer to HAZBF[2008]33 “Notice on Printing and Distributing *Standard on House Reconstruction cost in Acheng District, Standard on House Condition Assessment, and Compensation Standards for House Appendages in Acheng District*”. Compensation for the 846 graves will be paid to the owners based on negotiations with each owner. A total budget of 860,000 Yuan has been allocated to that end.

5.1.2.4 Compensation Standards for Scattered Trees

144. Besides forests, the project will also have impact on scattered trees. The compensation for forests and trees are in accordance with the *Approval of Heilongjiang Price Supervision and Administration Bureau and Heilongjiang Finance Department on Compensation Standards for Requisition, Occupancy and Temporary Use of Forest Land* (HJL[2011]27). For details, see Table 5-7.

Table 5-7 Compensation Standards for Ground Appendages

No.	Item	Unit	Unit Price (yuan)	Remarks
1	Brick wall fence	M	120	Whole-brick fence with thickness of 24 cm or above and height over 1.8
2	Warehouse	m2	70	(shed, foyer and Xiazi) wall thickness 37cm
3	Hog house and chicken house	m2	30	Brick and wood structure
4	Vegetable cellar		800	Brick structure
5	Iron gate	m2	200	
6	Toilet	set	200	Brick structure
7	Soakaway pit	set	600	Brickwork with diameter over 1.2m and depth over 1.5m
8	Hand-pressed well	set	500	
9	Motor-pumped well	set	1000	Within 2 inches
10	Driven well	set	35000	Diameter over 300mm and depth below 60m
11	Fruit tree		50	with fruit
12	Fruit tree		20	without fruit
13	Cherry tree		15	
14	Tree		20	DBH 0-20cm (excluding 20)
			50	DBH 20-40cm (excluding 30)
			100	DBH over 60cm
15	Greenhouse	m2	90	Brick and wood structure
16	Greenhouse	m2	20	Steel-framed
17	Hand-pressed well	set	1200	with a pump
		set	1500	Without a pump

5.1.3 Compensation Standards for Infrastructure and Special Facilities

145. The project will affect some infrastructures like roads and public works. Owners should demand the construction units to protect these infrastructures with temporary facilities or restore them upon completion if protection fails. The restoration costs will be included in the construction contract. Details are in Table 5-8.

Table 5-8 Compensation Standards for Infrastructure and Special Facilities

Number	Project	Unit	Price (yuan)	Remark
1	10KV high-tension line diversion	Km	150000	Electricity or telecommunications line
2	35KV high-tension line diversion	Km	800000	
3	110KV double-track high-tension line diversion	Km	1800000	
4	220KV double-track high-tension line diversion	Km	2100000	
5	500KV high-tension line diversion	Km	3000000	
6	low-tension line diversion	Km	50000	
7	10KV cable diversion	Km	180000	
8	35KV cable diversion	Km	1200000	
9	Underground-electric-cable diversion	Km	150000	
10	Underground-optical-cable diversion	Km	120000	
11	Aerial communications electric-cable	Km	80000	
12	Aerial communications optical-cable	Km	80000	
13	Mud-road diversion	Km	100000	Road or road surface
14	Sand-stone road diversion	Km	150000	
15	Asphalt and concrete road diversion	m ²	200	
16	Underground plastic water pipe ϕ 0.1m diversion	km	300000	
17	heating pipeline ϕ 0.15m diversion	km	450000	
18	Heating pipe (iron) ϕ 50mm diversion	km	270000	
19	Oil pipelines ϕ 0.377m diversion	km	3510000	
20	Gas pipeline diversion	km	1460000	
21	Sewage pipe diversion	km	1000000	
22	Tap-water pipe diversion	km	300000	
23	Irrigation water pipe diversion	km	200000	

5.2 Estimated Resettlement Compensation

146. Resettlement compensation includes the following:

- Relocation compensation (including compensation for land requisition, compensation for young crops and scattered trees, compensation for housing and attachment, relocatees transition cost and the removal cost, rural contemporary settlements construction cost, relocation subsidies for vulnerable groups, removal cost for enterprises and institutions, compensation for enterprise losses, etc.);
- Infrastructure restoration fee: included in the project cost instead of in the total migration cost. The cost for the “3 accesses and 1 leveling” (access to water, electricity and road; leveling ground) is included in

the demolition compensation and is not accounted separately;

- Temporary land acquisition compensation
- Other fees
- ◆ Skill training fee

The fee is mainly used for job-training for the severely affected villagers and for production skill training for the less severely affected villagers. This amount of the fee is estimated on the basis of training content, training period and the number of trainees. Apart from that, the local government will provide some free training including those on agricultural technology and non-agricultural technology so as to improve the production skills of affected villagers.

- ◆ Implementation and management fee

The management fee is equal to 1% of the total fee of replacement compensation and temporary land acquisition compensation. It is mainly used for immigration authorities' office construction, for the purchase of equipment, and for wages, business trips and other administrative tasks.

- ◆ Compilation and translation fee for the Resettlement Plan

The compilation-translation fee is equal to 0.1% of the total fee of replacement compensation and temporary land acquisition compensation.

- ◆ Monitoring and evaluating fee for the resettlement

The monitoring and evaluating fee is charged according to TJS [2007] the 117th document, "On the Design and Compilation of the Railway Foreign-Loan Project". The fee is 300 yuan/year, based on the length of railway which is put into operation. It covers the monitoring and evaluating cost during the resettlement process.

- Unforeseeable fee

The unforeseeable fee is equal to 10% of the total fee of replacement compensation and temporary land acquisition compensation. It is used for resettlement agencies to deal with unforeseeable problems.

147. The estimated total compensatory investment for the land acquisition and resettlement is 2,489,962,000yuan, account for 7.35% of the total investment. The total compensatory investment includes: 2,171,036,000 yuan for resettlement compensation, accounting for 87.19%; temporary land acquisition compensation 65,286,000 yuan, accounting for 2.62%; other costs 30,008,000 yuan, accounting for 1.21%; contingency fee 223,632,000 yuan, accounting for 8.98%. Details are in Table 5-9 and Table 5-10.

Table 5-9 Total Estimated Compensation for Land Acquisition and Resettlement

Number	Project	Total Cost (ten thousand)	Proportion (%)
I	Relocation	217099.4	87.19
1	Land acquisition	93777.4	37.66
2	Trees	16245.2	6.52
3	Housing Demolition	107076.8	43.01
II	Contemporary land acquisition	6528.6	2.62
III	Others	3000.7	1.21
1	Skill-training	500.0	0.20
2	Management	2236.3	0.90
3	Compilation and translation	223.6	0.09
4	Monitor and evaluation	40.8	0.02
IV	Reserve fund	22362.8	8.98
Total		248991.6	100.00

Table 5-10 Estimated and Detailed Compensation for Resettlement

Number	Project	Total Cost (ten thousand)
I	Relocation	217103.6
1	Land acquisition	93777.4
1.1	Permanent land acquisition	92917.5
1.2	Land occupation within the road	859.9
2	young corps and trees	16245.2
3	compensation for house demolition	107081.0
3.1	Demolished house: brick-wood	327.8
3.2	Demolished house: mud-wood	106.1
3.3	Demolished house: slum	316.3
3.4	Demolished house: brick-concrete	4026.0
3.5	Urban demolished house	45548.2
3.6	Demolished factory houses	27892.7
3.7	Demolished wall	226.0
3.8	Demolished well	16.6
3.9	demolished gate	0.2
3.10	Fish pond	1731.9
3.11	Greenhouse	685.5

Number	Project	Total Cost (ten thousand)
3.12	grave	86.0
3.13	Machine discharge (newly-built machine discharge facilities)	10.0
3.14	Railway protection fence	30.9

Table 5-10 Estimated and Detailed Compensation for Resettlement

Number	Project	Total Cost (ten thousand)
3.15	Relocating passenger overpass	10.0
3.16	Relocating platform lamps	3.7
3.17	Relocating light bridge	0.4
3.18	Hardening road surface	22.9
3.19	Dismantling and altering communication signal tower	20.0
3.20	Moving transformer	60.0
3.21	Chiseling concrete hardening surface	209.7
3.22	Factories and mines	25750.0
II	Temporary land use fee	6528.6
III	Other fees	3000.8
3.1	Technical training fee	500.0
3.2	Implementation management fee	2236.3
3.3	RAP compilation and translation fee	223.6
3.4	Resettlement monitoring and evaluation fee	40.8
IV	Budget reserve	22363.2
Total		248996.2

Chapter 6 Resettlement and Living Development

148. Implementation of the RAP of Harbin-Jiamusi Railway P Project will be undertaken by the respective local governments, with the support from and overall coordination of the China Railway Corporation, as well as technical support from the design institute. Based on extensive investigation on resettlement impacts, proper living and household development schemes in line with domestic regulations and the WB resettlement policy will be developed.

149. The Harbin-Jiamusi Railway is a double-track electric railway line extending as far as 343.344km. Residents in 5 urban resident groups, 108 villages, 4 sub-districts, 31 towns, and 7 districts in 3 counties of the 2 cities are affected by land acquisition. The total area of permanent land acquisition is 23,393.6 mu, of which 1,031.1 mu is existing railway land and 22,362.5 mu is newly acquired land, including 14,238.2 mu cultivated land (paddy fields 1,329.7 mu, dry 12,908.4 mu) which accounts for 60.86% of the total land acquisition. All building demolition area along the main track reaches 382,442m², including 58,468m² of housing in the countryside (15.29% of the total demolition area), 197,070m² of factory buildings (51.53%) and 126,904 m² of housing in the urban area (33.18%). Altogether 14,342 people are affected, of whom 4,625 people are in the rural areas, namely, 1,062 households. Among those affected in the rural areas, 3,494 (namely, 844 households) are affected by the land acquisition; 1,318 (namely 275 households) are affected by the demolition, 187 (namely 57 households) are affected by both. The project will impact a total of 39 factories and mines, which occupy a demolition area of 197,070m² and 4,550 people in them. And a total of 1,210 urban households, that is, 5,167 people, will also be resettled. Besides, due to noise and vibration, a total of 93,487 m² demolition is involved for environmental protection, including 13,937 m² rural house area (14.91%) and urban residential house 79,550m² (85.09%). Environmental protection demolition total affects 4,314 people of 1,002 households, including 335 people of 77 households in rural area and 3,979 of 925 households in urban area.

6.1 General Principles

150. The general objective of this resettlement plan is to provide adequate living and household development measures in order to ensure their living standard will be restored to that at least as without project.

151. The overall principle of the project's resettlement plan is to relocate the households in their original communities, promote land based resettlement and provide the affected farmers have stable income from agriculture, expand non farm industry to restore and improve their living standard and further maintain the sustainable development of the resettlement areas, through respecting local customs of production and life style and fully consulting with the affected people. The specific principles of the Resettlement Planning are as follows:

The resettlement plan is implemented based on requisitioned and demolished material object indexes and compensation and subsidies of land acquisition and demolition.

Resettlement is integrated with regional construction, development of resources, economic development and protection of environment. Based on their practical conditions, it provides tailored strategies to rehabilitate, develop the production and lives of the resettlers, and creates the necessary conditions for their self development.

The layout of the plan is according to the principle of "beneficial to production, convenient living". All construction structures, including residences that are to be demolished, are to be followed with the principle of "demolished, rebuild". In almost all cases, affected people will receive new residential plots

within their own village or neighborhood committees. Demolition will not take place unless housing plans are confirmed.

Local governments shall promote rural transformation and implement new rural construction by the advantage of resettlement. Led by village and town planning, rural infrastructure construction shall be facilitated.

The principle is to reconstruct structures according to the scale and standards of the demolished ones. The integration of regional development, expansion, elevation of standards and future planning of needed investments are to be resolved by the local governments and relevant departments. During the process of rebuilding and relocating, farmers will be closely supported by their respective village committees, town governments (or government at the same level in case of a city) and County Railway Construction Support Offices.

Give full and overall consideration to and correctly handling relations between the State, collectives and individuals.

Adopt integration methods of compensation, subsidies and production support, and make full use of the advantages of the natural resources, to gradually enable resettlers to attain or surpass their original production and living standard.

Households managed by women will have similar chances and rights to rebuild new houses as households managed by men. It is illegal to discriminate, deprive of rights and reduce the area of houses of households managed by women. In particular, make use of resources (funds and labors) to ensure the satisfaction of households managed by women so that they can have an appropriate new place of residence.

For residential families which were identified as a pre-scope group that might be potentially impacted by the noise and vibration, these measures should be implemented only under the condition that the specialized acceptance organization entrusted by construction unit confirms that noise in tested sensitive points and vibration in trial operation periods exceed the standard. The compensation and resettlement scheme should be identical with that of neighboring main work within the project. Fees of acceptance inspection and other probable expenditures arising from control measures used for noise and vibration are all listed in construction costs.

6.2 Villagers Living Restoration

6.2.1 Village Collective Land Ownership

152. The *Chinese Land Administration Law* (first issued in 1986 and revised in 2004) has decreed that all farmland and village residential land owned by all village members collectively in the name of the village collective. Under this joint title, all village members are entitled to equally share the land resources in the village. The rural reform started in 1978 saw the introduction of the farmer household responsibility system for farming. This replaced the communist-type of organization for collective farming. Households once again became the individual unit of farming. All households are allocated farmland for cultivation under the household contract system. The allocation was carried out based on the household size, calculated on a per capita basis as registered in the village collective. Usually when possible, village keeps some land as collective reserve land to be leased out as village income. Equality and transparency are the fundamental principles to be adhered to in the allocation of land. The allocation approach and frequency varies greatly among the villages. At the same time, the on-farming infrastructure, such as wells, irrigation system and drainage system, remain collective asset. Under the village self-administration system, village assemblies representing all village members will decide on the land allocation (method and frequency) as a way to share collectively owned resources equitably. Township governments advise, monitor and provide technical control as well. Village administrative changes and economic activities are

reported and filed for review (sometimes approval) with the technical sections of the township government. For example, village economic decisions, such as investment of land compensation funds into non-farm enterprises have to be filed with the township government for review of viability and approval. Similarly, any investment into the on-farm system (irrigation and drainage) would need to the review and approval of the irrigation departments.

153. According to *Land Management Law of China*, land compensation will be directly paid to the land-losing villages. As to the affected households who lose the use of their contracted lands, the village assemblies will discuss and develop a package of measures by way of sharing all the available resources in the village, including the available financial resources for the lost use of lands. Affected households will be compensated and supported during the restoration of production and living by village resource resetting and development measures. RAP will describe a string of production and living development measures which are concluded based on abundant experience and social-economic investigation and other planning activity feedback. Detailed village planning activities will be implemented upon approval in the effective process of project design and government internal examination. Compensation for young crops and architectures will be directly paid to affected people.

6.2.2 Village Self-governance

154. *Organization Law for Village Committee* acts as a legal basis for village organization and administrative governance. Some key articles are listed as below:

Article 2: A village committee is a grassroots self-governance organization of a mass character to realize self-management, self-education and self-service of villagers and conduct democratic election, decision-making, management and supervision.

Article 5: ...As per laws and regulations, the village committee should manage the land and other properties that belong to collective of farmers in the village, educate villagers to properly utilize natural resources and protect and improve ecological environment.

Article 18: The village committee should be responsible for and report to the village assembly. The village assembly should review the work report of the village committee every year and appraise the work of members of the committee;

Article 19: For the following issues that relate to the interests of villagers, the village committee should ask for discussion and determination by the village assembly and then can make treatment:

- (1) The method of collection of township planning fund and the collection and use of village retention;
- (2) The number of people who enjoy subsidy for work delay and the subsidy standard;
- (3) The use of earning from village collective economy;
- (4) The fun raising plan for village-run school and village-built roads;
- (5) Approval of village collective economic project, contracting scheme and also construction contracting scheme of village public facilities;
- (6) Villager contract operation scheme;
- (7) Homestead application scheme;
- (8) Other issues that concern the interests of villagers and the villager council considers to be discussed

and determined by the council.

155. The details for village development planning made according to the villager self-governance principle as specified by law is included in the comprehensive compensation and production and living restoration/development plan and is worked out based on common experience and the initial negotiation with villagers during the social-economic investigation. The specific resettlement plan at village level is determined under the organization and participation of villager council and village committee. A series of measures should benefit all villagers and enable all affected people to share resources fairly and restore production and living in one or several ways. The village committee is responsible for the implementation of these measures. Town and county governments (including resettlement office) will guide the planning process in view of technical guidance and supervision.

6.2.3 Approach to Villager's Production and Living Planning

156. Project approval procedures specified by Chinese government: project feasibility study completion, government's approval for feasibility study, initial design, construction drawing design, government's approval and then commencement of project. Then specific land demarcation work can be carried out. The production and living development planning for affected farmers will be implemented under the current policy system of China. The plan contains the first-step general planning and the second-step detailed production and living planning as described in the RAP. There are two reasons: firstly, the phased design process for civil engineering, final scope of influence and also temporary land occupancy are all finalized on the basis of detailed project design. This RAP is prepared and worked out based on the project influence determined by feasibility study and the affected population investigation. All villages can start designing the village-level production and living resettlement plan only when the project influence (land and affected households) has been finalized and demarcation made on ground, and specific measurement conducted for land acquisition. All villages will convene villager conference and village committee meeting to discuss the influence of the project and formulate production and living resettlement measures. The plan can be implemented by the village committee upon the approval by town government. Secondly, local governments have procedures for specific land acquisition and demolition and resettlement plan, involving negotiation, hearing, villagers' signing the compensation plan for approval, and final announcement. The procedures are based on the internal auditing and approval by the governments and are formally started upon the project approval. There are no detailed design document to support the formulation of detailed village-level production and living planning before the evaluation of World Bank. Thus all villages should start the planning activities only during the construction preparation period after the construction drawings of main work are completed. The deployment of resettlement after project starts conforms to the regulations in 4.12 of policies for resettlement of World Bank.

157. The first stage works out the general production and living development plan. This is developed on the basis of the resettlement experiences under the current policy system in China for dozens of years and practices formed thereby as well as the feedback and information from the initial socio-economic investigation in 28 households. Apart from that, it integrates the practice of local village collectives and the latest policy proposals on supporting land-losing farmers. The overall plan is specified as below. The second stage formulates detailed implementation plan within the scope of individual villages with the guidance of the overall resettlement plan. The specific plan is worked out based on the confirmation of final scope of land acquisition and demolition and the full information about resources available in villages, including surplus land and capital. This should be in harmony with the project engineering design process and the internal approval procedures of government departments. The planning process and mechanism of villages are also specified in this RAP.

6.2.4 Stage 1---General Production and Living Development Plan

158. This general production and living plan is developed on the basis of the broad implementation experiences under the Chinese economic and institutional system as well as initial consultations in the socioeconomic survey. China has gradually developed over the past few decades a resettlement approach

that has been adjusted from time to time in line with its land system, the rural economic and institutional reforms. These have been practiced across the country with variations depending on its economic development. These gradual developments have also yielded some general practices in terms of compensation and living restoration. During the survey of project impact and the planning of the resettlement, the resettlement planning department organized related organizations and its members to attend meetings to conduct discussions with project involved counties, townships and village groups respectively. These consultations enabled a good understanding of past practice in local village in dealing with land acquisition issues and village planning activities as well as feedback on suggestions for resettlement planning under this project. At the same time, they also reflected on how the relevant policies of the State and Heilongjiang Province are implemented on the ground.

159. The broad plan includes but is not limited to the following content. It will be developed into detailed action plans among the villagers on the basis of available resources in the villages and villagers' preferences.

160. Four measures of living development, covering cash compensation, land redistribution, social security program and training, are explored for restoring production and living standards of the affected villages.

6.2.4.1 Cash Compensation

161. The resettlement office should pay the land compensation funds to the villagers according to the above-mentioned compensation standard described. Among the village options for living restoration, cash distribution to the affected villages is a measure increasingly used. This is particularly so in the developed areas where more non-farm income generation opportunities are available and household income is already diversified. Often families preferring direct cash compensation will choose to invest the cash compensation into their household non-farm ventures.

162. Where villages decide to pay cash compensation through villager council during the implementation of land acquisition and demolition, the following are involved:

- (1) Reaching a collective decision within the village assembly on cash compensation to the land-losing households, if a household are without other living measures, at least 70% of land compensation and all resettlement subsidies should be paid to the affected households.
- (2) Reaching agreements with each individual household on the acreage of land loss and total compensation to be paid with the signatures of all relevant parties;
- (3) Publicizing the household-wise land losses and compensation package within the villages;
- (4) Payment delivery to the households according to the signed agreements;
- (5) The land-losing households will be responsible for the use of their compensation funds. They mainly utilize the compensation for the development of secondary and tertiary industries. Relevant government rural extension agencies will provide technical suggestions and training.

6.2.4.2 Land Adjustment within Villages and Collective Use of Land Compensation Funds

163. This was the only option stipulated in the Land Administration Law before its amendment in 2004 when it was left as an option to be decided by the village assemblies. With this option, the village collectives will adopt a land-for-land option for the affected households and would use the land compensation fund collectively. The measure is particularly effective to this project as the volume of land per capita is relatively higher and village flexible lands occupy about 5-10% of the total land area,

therefore, it is no need to totally readjust and reallocate the lands. And moreover, the project is a rail line project with smaller volume of land requisition.

6.2.4.3 Social Security Program for Land-losing Farmers

164. The social security programs started in urban areas first. As the government shifts its focus of development onto rural areas, this program is also expanded to benefit farmers in rural areas. And given the land acquisition impact under a fast developing China, provincial governments have issued specific policies for the land-losing farmers. This is an additional measure available for living restoration for the land-losing farmers. This could be either a free-standing measure on its own or one measure of a package for living restoration. It will be decided in the detailed village planning as to what a household package would be.

A. Chinese policy development is a matrix system involving all levels of central, provincial and city/prefecture level. The central government generally issues a master policy that is required to be further developed and detailed at provincial level through a provincial policy, which in turn requires to be further detailed and elaborated into city/county policies taking into account local social economic considerations. This matrix of policies is a gradual developing process and is quite uneven across China and is still going-on. Information on the social security policies in the project areas are as follows. It is an on-going process and the progress varies.

B. Main measures and procedures during the performance of the social security program policies. In areas where social security program related policies are issued, social security program is an additional resettlement measure for the affected farmers, being done after their receiving common resettlement compensation. For details about the social insurance policies of affected areas, see Table 6-1. Main measures are described as below.

- Farmers requisitioned of land to get pension insurance should accordingly be divided into two groups by age: (I) Insurants are male who are no less than 16 years old and under the age of 60, and female no less than 16 years old and under the age of 55. (II) Pension beneficiaries are male who are no less than 60 years old and female no less than 55 years old (rural residents requisitioned of land and changed to urban residents included).
- Pension insurance fund of farmers requisitioned of land shall be raised through the following channels: (I) land compensation and resettlement subsidies paid to the farmers requisitioned of land; (II) subsidies given to the insurants and pension beneficiaries by the village collectives; (III) subsidies paid to the insurants and pension beneficiaries by the government from land transfer revenues. According to Harbin City's regulations, individuals and the village collectives are required to pay 40% of the total pension insurance premium respectively and the government subsidies pays the rest 20%. In Jiamusi City, the farmers requisitioned of land, the village collectives and the government each pays 1/3 of the total insurance premium.
- Set up a standard to determine the qualified candidates to join the social security scheme. For instance, Harbin City determines the individual's right to enjoy the scheme using the loss of all or most of arable land as an measurement. Currently every county takes each household's loss of half of the existing lawful land as a minimum limit.
- Identifying individuals with social security program only through village meeting with approval from local government;
- Joining the social security program is voluntary;
- Setting two social security program accounts to collect money: county government account and personal account; county governments will input their state land related income into their social security

program account while personal account relies on land compensation;

- Money in personal account can be inherited;
- People requisitioned of land and are determined to enjoy social security scheme should get different benefits according to age. Agricultural insurants should get full pension monthly when reaching the required age (60 years old for male and 55 for female) if the insurance premium is paid as required. Agricultural pension beneficiaries should get pension monthly from the next month after the insurance premium is paid as required; the pension received is the proportion they paid for insurance multiplies the city's urban residents subsistence allowance of that month. Once the city's urban resident subsistence allowance standard changes, the city and county departments of labor and social security and the city and county fiscal departments should jointly raise an adjustment scheme of the pension, and ask the city people's government for approval before implementation.
- For people requisitioned of land and changed to urban residents, when employed by urban enterprises within legal working age, enterprises should go to city social insurance agencies to get urban basic pension insurance for the employees. People requisitioned of land and changed to urban resident who participate urban basic pension insurance as individual workers should go to the household registered district to participate urban basic pension insurance after the approval of the city department of labor and social security.
- People requisitioned of land and changed to urban residents who participate in urban basic pension insurance, when reaching the required age, can get pension monthly if the insurance premium is paid no less than 15 years accumulatively.
- For people requisitioned of land and changed to urban residents, who are employed by enterprises or participate in the insurance as individual workers and pay the urban basic pension insurance premium as required, when reaching the required age to get pension and the cumulative paying period is less than 15 years, the previous years' premium can be paid off one at a time when participating in the insurance counting from no earlier than July 1996; after the previous premium is paid but the cumulative years are less than 15 years, the premium can be paid off once when the insurant reaches the required age to enjoy pension so as to meet the required cumulative years' premium. The one-time paid pension insurance premium should be recorded into the individual's account as required.
- Standard for social security program is to be regularly increased according to local economic development.

C. Procedures to conduct social security program within villages are as follows:

Village meetings identify the people who participate in social security program;

Disclosing the name list of the people within village;

Submitting the confirmed name list to county authority;

Processing according to relevant policies and procedures of county (district) social security bureaus.

Table 6-1 Social Security Policies in Affected Cities

Province	City	Name of Regulations	Issuing Time
Heilongjiang	Harbin	<i>“Provisional Measures of the Harbin municipality on pension security system and reemployment service for land-expropriated peasants”</i>	2008-1-1

	Jiamusi	<i>“Provisional Measures of the Jiamusi municipality on Endowment Insurance for land-expropriated peasants”</i>	2009-9-10
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Note: Bin County, Fangzheng County and Yilan County have not released the policies for endowment insurance and employment service of land-losing farmers, so they have to implement the Interim Procedures for Endowment Insurance and Employment Service of Land-losing Farmers in Harbin (Harbin People’s Government Decree 179, effective on January 1, 2008)

6.2.4.4 Employment Training and Other Assistancess

165. The governments will organize and provide employment training for the affected farmers. Different levels of governments have also issued policies on vocational training to assist the land-losing farmers in their living restoration. A special focus is on those farmers who are seriously affected and those who have taken cash compensation and are reestablishing themselves in non-farm sector.

166. Government departments are responsible for the planning, organization and delivery of the employment training. The vocational training would come in two categories.

The first category is farming-related. This is to assist village farmers, including those who have lost lands, with on-farm extension services. The government has a sound agriculture extension system in place, with lots of experiences and capacity over the past decades. These are in the field of agriculture extension, including seeding, fertilizer, science and technology, veterinary service, forestry and sideline economic activities etc. These are generally provided through the extension stations (agriculture, animal husbandry, forestry, fishery, science and technology etc) under the various government departments.

The second category is non-farm employment related. This is to assist those who have less land left and are exploring non-farm employment opportunities. This training is to provide the farmers with new skills and assist them in finding new jobs through employment information dissemination and active organization for labor export to developed areas. Training areas would include food processing, mechanics, sewing, carpentry, security, cooking, main and domestic services etc. These would be organized by the labor departments, jointly with enterprise employers.

167. As for vocational training, individual farmers should make an application and participate in the employment training planning publicized by the town government. They will be offered with training certificates upon the completion of training. All training is free and the relevant expenses are borne by the local governments. All affected villagers will be helped find new jobs. Employment priority will be provided for severely affected villagers in extremely influenced areas like near the stations, such as jobs like cleaning, security and loading. Those affected farmers will be encouraged to deploy individual business with the support of preferential policies from the government.

168. The resettlement offices play a role of coordination and supervision. For the former, the promotion of agricultural technologies has become a regular function of government departments. County government and town government should pay more attention to the promotion of agricultural technologies in affected villages. Once the detailed income recovery plan is implemented, the resettlement offices should organize relevant government departments and village committees to carry out the promotion and training of agricultural technologies. For the latter, the resettlement offices should submit to the labor departments the list of farmers losing land for training. The labor departments should organize and deliver the vocational training along with poverty reduction offices, women unions and agricultural commissions.

6.2.5 Stage 2---Specific Village Production and Living Plan

169. When the influence of land acquisition (including temporary land occupancy) is finalized and the government has agreed on the project, the specific village production and living plan should be launched. The village committee should organize internal negotiation and discussion in the village on resettlement

and production and living measures. The plan will be discussed and approved at the village conference and publicized in the village to facilitate implementation. Procedures are described as below:

- Final influence investigation and announcement. Carry out another investigation, finalize the amount of land acquisition and that of affected population and appendages, and publicize the final influence in the village;
- Land approval (by state or provincial government according to land type and/or amount);
- Pay land compensation to villagers
- The villager council discusses and decides production and living options and measures at the village committee based on the available resources. The collective technical proposal will be submitted to the town government for reviewing the technical feasibility of the plan.
- The town government will monitor and put forward suggestions for the process of village production and living planning, and file the result and conduct technical review for the investment proposal.
- Implement the plan.
- The resettlement offices and local governments will organize and promote the support and vocational training.

170. The China Railway Corporation, local resettlement offices and the World Bank will regularly monitor the village planning process and implementation. These will also be included in the internal process report and the separate monitoring report.

6.3 Resettlement Planning

6.3.1 Production Resettlement Planning

6.3.1.1 Impact Analysis

171. The impact analysis for land acquisition reveals that the land acquisition of the railway totally impacts 108 villages and the per capita arable area after land acquisition nearly has no changes. There are 80 villages of which the cultivated land for acquisition accounts for less than 1% of the total; 22 of which the cultivated land for acquisition accounts for 1-3% of the total; 6 of which the cultivated land for acquisition accounts for 3-5% of the total; and only 2 of which the cultivated land for acquisition accounts for more than 5% of the total. During the project impact investigation and resettlement planning, the resettlement planning department will organize relevant departments and people to separately discuss resettlement plans in form of symposiums in counties (cities and districts), townships (towns and sub-districts) that are affected by the project. Cadres from counties (cities and districts), townships (towns and sub-districts) and villages, resettlers and some villager representatives will attend the meetings. According to the resettlement policies and requirements of China, Heilongjiang Province and the World Bank, an investigation into all affected villages will be carried out to confirm that all resettlers will be relocated within the village so as to facilitate the restoration of original production and living style and not affect the original social relations. Resettlers will be encouraged to deal with their familiar agricultural production industry. Conditions will be created for them to develop the secondary and tertiary industries. Specific resettlement measures are described as below:

1) Cash compensation: the compensation for land acquisition will be allocated by the resettlement department to affected villages and households, with specific procedures as below:

- Investigation and notice: to investigate the amount of land and its attachment of each household to be requisitioned. Details should be noticed publicly.

■ **Confirmation:** all parts sign to confirm the physical impact amount specified in notice and sign land acquisition compensation contract;

■ **Payment:**

(1) Compensation for young crops and ground attachments will be directly allocated to the affected villagers according to the compensation contract signed by both sides.

(2) The allocation of resettlement compensation varies because different villages have different resettlement measures. For instance, if the affected villager isn't allocated with new land after land acquisition, resettlement compensation will be paid directly to his/her household. If, after adjustment within the village, new arable land is available to the affected villager, the compensation will be paid to the village and then be equally allocated to all villagers;

(3) Land compensation fee is the compensation for land ownership, and it will be paid directly to the village collective. As to the use of the fee, the village committee should discuss with the village representatives in the village assembly. The assembly will decide how to use the fee: whether or not put the fee partly or completely under the management of the village collective and apply it to the construction of roads, drains and other public programs; whether or not divide the fee and allocate it to the villagers according to the population or land area in each household.

2) Land allocation adjustment within the village

■ The village assembly organized by the village committee will decide whether to adjust the allocation of land after land acquisition.

■ If the village assembly agrees to have an adjustment, then its implementation should carry out within six months after land acquisition;

(1) If there's reserved land in the village, land allocated to the landless villagers will come from the collectively owned reserved land. The area allocated to each one is in accordance with the per capita arable land in the village;

(2) If there's no reserved land in the village, general land allocation within one village will be readjusted and the readjustment will be decided by the village assembly;

(3) The landless villagers can re-access to land and continue to engage in familiar agricultural activities.

3) Social security arrangement

Social security will be arrangement for eligible villagers in the principle of voluntariness according to social security measures for land-losing farmers of all provinces. There are 28 land-losing people who are eligible for social security, including 14 in Bin County, 9 in Fangzheng County and 5 in Yilan County. The investigation discloses that those who voluntarily subscribe to social insurance are mostly the old, namely women above the age of 55 and men above 60. Experts of local social security bureau express that the compensation for land acquisition is sufficient to pay the insurance. The endowment insurance standard for the insured land-losing farmers is 370 yuan each month. Details as below:

■ The villagers who need social protection will be decided by the village committee;

■ Publicity of the names of the villagers who could have access to social protection;

■ Names are submitted to the Social Security Bureau for approval, and publicity of the final result should be given;

■ County (district) Social Security Bureau starts to go through formalities according to relevant policies and procedures;

4) Employment training and assistance. Affected people can participate in the agricultural technical training for agricultural labors and vocational skill training for non-agricultural workers which are organized by the local government. The employment training is expected to have 2,550 participants and directly benefit 6,500 people. Details as below:

■ The local labor security department is responsible for the organization and implementation of job training and is also responsible for the planning of job training methods and programs. Training contents depend on the needs of the employers and the actual situation of the trainees. Generally speaking, the employment training includes:

a. Training of skills applicable in the rural area, such as crop cultivation, livestock breeding techniques, etc.

b. Professional skills required by urban enterprises, such as food processing, sewing, computer operations, etc.

c. Services skills in the urban area, such as security guarding, cooking, cleaning, babysitting, health care, etc.

The resettlement department (generally the land and resources departments) will provide the names of those who have lost their land due to land acquisition to the local labor and employment department (usually the county or district Bureau of Labor and Employment, poverty release department, women's federations, and agricultural sectors), so as to identify the trainees and arrange relevant trainings. Heilongjiang Provincial government thinks that landless farmers between 16 years old and 35 years old are the focus of the job training.

■ After the publicity of information about the training courses, the affected individuals need to propose application for registration into the training programs. The applicants will be put into different classes and be trained in sequence. At the end of the training, they will receive a certificate.

■ All the job trainings are free of charge, and the cost is paid by the finance department of local government.

■ The trainees can select from the recommended jobs voluntarily. These jobs, both local and remote, are non-agricultural, located in the urban areas. As to the severely affected villages, the affected villagers will be given priority in renting station facilities and choosing non-skilled work opportunities such as cleaning, security guarding, cargo handling, and etc. Details of the training program are in Table 6-2.

■ The landless farmers are encouraged to be self-employed and run their own businesses. Those who are below retiring age and yet have no jobs, if they want to be employed, can profit from relevant supporting policies and enjoy concession of some fees in a certain period, such as registration fees, management fees, and even taxes.

Table 6-2 Job Training Planning for the Acquisition-affected People

Time	Address	Training Institution	Trainer	Trainee	Training Content
2013.2	Labor and Social Security Bureaus of	Local resettlement departments	Agricultural experts	acquisition-affected people	Training of skills applicable in the rural area (crop cultivation, livestock breeding techniques, etc)

	affected counties				
2013.2	Labor and Social Security Bureaus of affected counties	Local resettlement departments	Teachers from Vocational schools	acquisition-affected people	Professional skills required by urban enterprises, (food processing, sewing, computer operations, etc.)
2013.2	Labor and Social Security Bureaus of affected counties	Local resettlement departments	Teachers from Vocational schools	acquisition-affected people	Services skills in the urban area, (security guarding, cooking, cleaning, babysitting, and health care, etc.)
2013.2	Labor and Social Security Bureaus of affected counties	Local resettlement departments	Agricultural experts	acquisition-affected people	Training of skills applicable in the rural area (crop cultivation, livestock breeding techniques, etc)
2013.2	Labor and Social Security Bureaus of affected counties	Local resettlement departments	Teachers from Vocational schools	acquisition-affected people	Professional skills required by urban enterprises, (food processing, sewing, computer operations, etc.)
2013.2	Labor and Social Security Bureaus of affected counties	Local resettlement departments	Teachers from Vocational schools	acquisition-affected people	Services skills in the urban area, (security guarding, cooking, cleaning, babysitting, and health care, etc.)

Data source: local resettlement departments

6.3.1.2 Resettlement Plan for Villages Affected by Station Land Acquisition

172. Land acquisition for engineering construction influences all villages to different degrees. Especially, the construction of railway stations will product centralized land acquisition and will greatly impact the production and living of local villagers. The resettlement pays special attention to affected villagers. A total of 15 villages and 1 state-owned forest farm are affected by the land acquisition for stations.

173. Resettlement working groups, local governments and other resettlement authorities, together with the resettled people, will work together to make a recovering planning. The planning will take actual situation in each village and actual land acquisition into consideration. The production recovery plan for severely affected villages is summarized as follows:

■ Allocation of the collectively owned reserved land

Most of the village collectives can allocate the reserved land to the farmers whose land is mostly expropriated.

■ Various non-agricultural settlement:

Those resettlers who are not eligible for resettlement with land, such as those near stations, can get monetary compensation and employment and skill training and be helped engaged in secondary and tertiary industries. The training can provide new skills for farmers and help them find new jobs through information transfer, and actively recommend labors to developed areas. The training content will involve food processing, machinery, sewing, woodworking, security, cooking and main housekeeping. These trainings will be jointly organized by labor departments and enterprise employees.

■ Social security

Social security will be arrangement for eligible villagers in the principle of voluntariness according to social security measures for land-losing farmers. There are 9 land-losing people who are eligible for social security. The investigation discloses that those who voluntarily subscribe to social insurance are mostly the old, namely women above the age of 55 and men above 60. Experts of local social security bureau express that the compensation for land acquisition is sufficient to pay the insurance. County (district) social security bureaus will go through the formalities according to relevant policies and procedures.

■ **Specific resettlement plan for villages affected by station land acquisition:**

The station land acquisition totally affects 15 villages. 1,078 people have to be resettled. 320 of those people work in other areas for a long term. Meanwhile, 1,150 job opportunities can be provided around the station. In such a way, all affected people will have job opportunities and their living standard will not be lowered. Among the 15 affected villages, Jianguo Village and Kaoshantun Village are severely impacted, with separate land acquisition rate to 7.34% and 5.11%. For the specific resettlement plan for the two villages, see Table 6-3 and 6-4.

Table 6-3 Specific Resettlement Plan for Jianguo Village

Item	Content
Basic situation	The village now has a population of 874 in 190 households, including 861 rural people. It has 7,980 mu arable area, 9.3 mu per capita arable area, and 720 mu collective reserved land. It has 315 labors including 80 working in other areas. Its per capita net income reaches 9,500 yuan. The economic condition is relatively good.
Land acquisition affect	The land acquisition plans to cover 585.92 mu arable area (including 541.2 mu for station). Before land acquisition, the village has 7,980 mu arable area. The land acquisition rate gets to 7.34%, thus it is the most severely affected village. After land acquisition, the per capita arable area will decrease to 8.59 mu.
Negotiation and decision-making	At the project design phase, the village held a village assembly immediately when informed of land acquisition to discuss the resettlement measures. Then, with the progress of project, the village convened 3 negotiation meetings in different forms and finally formed an initial resettlement plan: the village as a whole would relocate those land-losing households with collective reserved land; meanwhile allocate land compensation, offer free employment training for labors and utilize the advantages of locating near the station to provide job opportunities, and subscribe endowment insurance for those eligible land-losing people.
Resettlement measures	<ul style="list-style-type: none"> ➤ After land acquisition, the affected village will allocate land compensation to each household in time and adjust land. The collective reserved land of the village is sufficient for land adjustment. ➤ The resettlement department will provide free employment training for villagers with labor capacity. By virtue of the advantages for locating near the station, about 155 people will have priority to get the job opportunities to support the operation of production and living facilities of the station, such as handling, cleaning, catering and service. The resettlement department will organize relevant enterprises to conduct all-round trainings for land-losing villagers. Farmers participating in training will be exempted from all training expenses and also be provided with subsidy for three meals as well as free training manuals. After training is finished, they will be supplied with job recommendation letters for such an industry. ➤ Social security will be arrangement for eligible villagers in the principle of voluntariness according to social security measures for land-losing farmers. There are 9 land-losing people who are eligible for social security. The investigation discloses that those who voluntarily subscribe to social insurance are mostly the old, namely women above the age of 55 and men above 60. The standard on land compensation is 32,683 yuan/mu. Experts of local social security bureau express that the compensation for land acquisition is sufficient to pay the insurance. County (district) social security bureaus will go through the formalities according to relevant policies and procedures. The social insurance fee is 370 yuan/month once insured. ➤ This land acquisition has to relocate 146 people. 80 of those people work in other areas for a long term. Meanwhile, 155 job opportunities can be provided around the station. 9 are eligible for endowment insurance. In such a way, all affected people will have job opportunities and their living standard will not be lowered.
Implementation organizations	<ul style="list-style-type: none"> ➤ Resettlement office in Fangzheng County: responsible for compensation payment and working out and implementing the village production and living restoration measures and in-time supervision and check. ➤ Fangzheng County Labor and Social Security Bureau: formulating and implementing farmer training measures.

	<ul style="list-style-type: none"> ➤ Jianguo Village Committee: assisting the superior department in formulating and implementing village production and living restoration measures.
Budget	<ul style="list-style-type: none"> ➤ Compensation for land acquisition: 19,150,000 yuan ➤ Training fee: 130,000 yuan (estimated according to training content, number of people, and training time). <p>Total: 19,280,000 yuan</p>
Schedule	February 2013---August 2014

Table 6-4 Specific Resettlement Plan for Kaoshantun Village

Item	Content
Basic situation	The village now has a population of 1,365 in 265 households, including 1,350 rural people. It has 16,147 mu arable area, 12.01 mu per capita arable area, and 1,560 mu collective reserved land. It has 465 labors including 185 working in other areas. Its per capita net income reaches 6,500 yuan. The economic condition is ordinary.
Land acquisition affect	The land acquisition plans to cover 824.6 mu arable area (including 485.5 mu for station). Before land acquisition, the village has 16,147 mu arable area. The land acquisition rate gets to 5.11%, thus it is one of the most severely affected villages (only inferior to Jianguo Village). After land acquisition, the per capita arable area will decrease to 11.4 mu.
Negotiation and decision-making	At the project design phase, the village held a village assembly immediately when informed of land acquisition to discuss the resettlement measures. Then, with the progress of project, the village convened 3 negotiation meetings in different forms and finally formed an initial resettlement plan: the village as a whole would relocate those land-losing households with collective reserved land; meanwhile allocate land compensation, offer free employment training for labors and utilize the advantages of locating near the station to provide job opportunities.
Resettlement measures	<ul style="list-style-type: none"> ➤ After land acquisition, the affected village will allocate land compensation to each household in time and adjust land. The collective reserved land of the village is sufficient for land adjustment. ➤ The resettlement department will provide free employment training for villagers with labor capacity. By virtue of the advantages for locating near the station, about 155 people will have priority to get the job opportunities to support the operation of production and living facilities of the station, such as handling, cleaning, catering and service. The resettlement department will organize relevant enterprises to conduct all-round trainings for land-losing villagers. Farmers participating in training will be exempted from all training expenses and also be provided with subsidy for three meals as well as free training manuals. After training is finished, they will be supplied with job recommendation letters for such an industry. ➤ This land acquisition has to relocate 206 people. 185 of those people work in other areas for a long term. Meanwhile, 260 job opportunities can be provided around the station. In such a way, all affected people will have job opportunities and their living standard will not be lowered.
Implementation organizations	<ul style="list-style-type: none"> ➤ Resettlement office in Jiamusi outskirts: responsible for compensation payment and working out and implementing the village production and living restoration measures and in-time supervision and check. ➤ The Labor and Social Security Bureau in Jiamusi outskirts: formulating and implementing farmer training measures. ➤ Kaoshantun Village Committee: assisting the superior department in formulating and implementing village production and living restoration measures.
Budget	<ul style="list-style-type: none"> ➤ Compensation for land acquisition: 33,000,000 yuan ➤ Training fee: 170,000 yuan (estimated according to training content, number of people, and training time).

	Total: 33,170,000 yuan
Schedule	February 2013---August 2014

6.3.2 House Demolition Resettlement Planning

6.3.2.1 Rural House Demolition Resettlement Planning

■ Selection of resettlement homestead and standard

174. The main track project involves 275 relocation households in rural area and 77 relocation households for environmental protection. Rural relocation households are scattered and all adopt nearby resettlement within the village. According to the previous characteristics and based on the local conditions, new houses will be built and scattered on resettlement homestead in area near road and in the relatively centralized residential area within the village, in the principle of trying not to occupying arable land. Specific issues about scattered reconstruction should be coordinated by the government. Besides, the government must be responsible for that new houses must reach the requirement on three supplies (water, sewage and road) and one leveling.

175. The land for building new houses should be distributed by the village for free. These households concerned have no need to buy the land for new houses. The land for a new house should have an area equal to the original. Affected households will get compensation for house demolition. The cost of homestead will be separately calculated and paid to the village collective. Then the village collective should coordinate with the local government to confirm the distribution method. In principle, affected population enjoys priority.

176. When a Chinese villager requires land owned by village collectives to construct new houses, the villager will have to submit an application. This application will need to be approved through a conference by villagers, examined by the village committee, examined and verified by township level governments, and to be submitted to county level governments to be approved.

177. Land for a new house should be confirmed by villagers and relocated farmers. Normally, those farmers like location having good transportation facilities like highway or both sides of road. The village should try its best to satisfy them, and within authorized area, the village should permit the farmers to choose the location to rebuild their house.

178. Standard of house site should be implemented according to relevant regulations of different counties (cities and districts)

■ Land leveling and infrastructure planning

A. Land leveling for house base: Most of the farmers are resettled separately, so the resettled farmers can choose sloping land within their village or other villages. Generally, the base land with good geology can be built after leveling.

B. Infrastructure facilities

(1) Water supply: According to existing conditions to affected residents, the water shall be provided by existing water supply network or digging well by themselves.

(2) Power supply: connecting to existing power supply facilities by 220v poles.

(3) Road: villages should be responsible for arranging the new house to locate near existing roads and centralized residents point avoiding road construction additionally, and it will improve transportation conditions for those live separately.

(4) Broadcast and TV: relocated people can receive broadcast signal by existing facilities, meanwhile, they can reinstall their original TV facilities or use existing facilities to receive TV signal in the resettlement area.

(5) Hospital and school: In principle, the relocated people should be resettled to centralized resident point and after allocation; they can use existing school and health facilities, so that improving their hospital and school conditions.

■ It is suggested that local governments shall implement new rural construction to the advantage of resettlement.

179. Local governments should promote rural transformation and implement new rural construction by the advantage of resettlement. Led by village and town planning, rural infrastructure construction should be facilitated. Here puts forward the following conceptions for reference:

I What comes first is the establishment of a management system, which helps to make a scientific and reasonable planning for the construction of townships. The planning and construction of townships should develop in a systematic and standardized way. We should follow the principle of "Fitting into local conditions, highlighting local characteristics, moderately advancing, achieving a goal in one leap" and the requirement of "merging small villages, demolishing empty villages, reducing natural villages, establishing central villages". There should be a special organization which is responsible for the planning.

II Secondly, we should strictly follow the principle of "first planning then construction, no planning then no construction". Under the guidance of the approved planning, local authorities should supervise the villagers and help them construct residences, infrastructures and public facilities. The following measures are recommended: moving scattered households into the village; renovating the original village; protecting historical and cultural village; constructing environment-friendly village; constructing rural new village.

III Thirdly, the construction of residential houses should follow the planning and be within local capability. Public opinions should be taken into account. And housing styles need not be identical. No uniform design should be forced upon the locals and unnecessary demolition and extravagant constructions should be avoided.

IV Fourthly, we should improve the village and township images and protect the environment of rural markets. Special attentions should be paid to better the sanitation in rural areas. Therefore, activities like "clearing rubbish and sludge, removing barricade, relocating water lines, and renovating kitchens, lavatories and loops" should be encouraged. The greening and beautifying of the environment should also be practiced. Besides, human residences should be separated from loops. All the actions aim to achieve the rural residents' dream of "walking on flat road, drinking clean water, having sanitary toilet and living in clean room".

V Fifthly, efforts should be made to offer better rural infrastructures and services. The construction of roads, especially hard roads, should speed up. The use of rural biogas and renewable clear energies such as straw gasification is to be encouraged. Besides, the farmers' work of relocating water lines, renovating kitchens, lavatories and loops, and building bathrooms should be vigorously promoted.

The popularization of Tri-Linkage biogas toilets: the Tri-Linkage toilets link the septic tank, the animal loop and biogas digester together. Human faeces and animal wastes enter the biogas digester completely and are fermented there. The biogas toilets can transform wastes, useless straws, and abandoned plant leaves and stems into useful things. For instance, processed slurry and residue can be used as agricultural fertilizer.

Promotion of urine and dung diverting toilet: it is composed of urine pit, dung pit, exhaust pipe, and absorber plate (drying plate). Dust covering on dung is the key to the application of this toilet. Sufficient dust is able to keep dung clean. Before the use of the toilet, 5~10cm dust is added to the pit. After each use, the dust with an amount equal to 3 times of dung is applied. Dung is stored in the pit for about 0.5-1 year. Urine cannot flow into the dung pit. The urine pit should be enclosed and keep out of light. Urine, diluted by water with 5 times amount, can be directly utilized to fertilize crops.

■ Others

180. The time needed for construction of the new rural houses is about 3-5 months. Generally, they will entrust the construction work to a local businessman. Villagers can salvage construction materials from their original houses without charge. There will be no deduction of expenses from their compensation.

181. Compensation for the demolished house will be paid to the village household by the resettlement departments of the county prior to relocation.

182. The principle is that new houses are to be constructed before the demolition of the old ones. If demolition is carried out prior the construction of the new house, it will be necessary to provide village households will transition subsidies. This is to enable them to rent houses during the transition period. Villagers often seek refuge with relatives and friends during the transition period. They will seek to borrow empty houses of relatives and friends for the transition period. Under these circumstances, transition subsidies must still be made to them. The standard is about 5-10 yuan/m²/month (six months), which shall be paid just for once by resettlement administration agency. The total demolition area is about 150-280m² for each household, so the total subsidy amounts to 750-2,800 yuan each month. The transportation fees are 200-300 yuan per household. However, it must be stressed that, no matter the circumstances, demolition is not to be carried out until after the construction of new houses.

183. If villagers would like to enlarge the area or raise the standards of the new houses, they will have to make payment for the additional costs; based on their financial situations. Villagers are to decide for themselves whether or not to enlarge the area or raise the standard of quality of the houses.

184. The residences of village households are much dispersed. They will build their new houses themselves. Labor costs and expenses for construction materials are included in the compensation for demolition. Villagers who are to construct new houses can select: (i) enlarge the area of the house and raise the level of comfort; (ii) construct new houses that are of the same area, quality and standard as the previous ones and the remaining compensation can be used in other ways. The location of the new house can be negotiated between the villager and villages or village groups. Nevertheless, the new residential plot will be provided by the village to the villager without charge.

185. It will motivate the affected families that reconstruction of new houses is completed by themselves after they get the compensation. The families can take many ways to control and reduce cost, such as getting help from relatives and friends, utilizing original housing materials and local materials. In addition, they can also choose the house styles they like etc.

6.3.2.2 Urban House Demolition Resettlement Planning

The main track project totally affects 1,210 house relocation households and 925 relocation households for environmental protection, i.e. 2,135 households in total. Compensation for urban house involves land acquisition fee.

Table 6-5 Urban Household Resettlement Willingness Questionnaire

county/District	Monetary	Resettlement	Property Right Replacement	Total (household)
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	(household)	(household)	
Daowai District, Harbin	1085	65	1150
Jiamusi	941	44	985
Total (household)	2026	109	2135

Data source: field investigation

186. For the resettlement of urban residents, all cities and counties along the line should implement the *Regulations on Acquisition of Houses on State-owned Land and Compensation* issued in 2011. The value of requisitioned house should be determined by a qualified real estate price assessment organization according to the real estate acquisition assessment measures. Relocation people can select monetary compensation or property right replacement.

187. Urban residents involved with this demolition can select monetary compensation or property replacement. This policy has been effectively implemented in the urban house demolition for Harbin-Dalian Railway project and other similar railway projects. We have collected the opinions of resettled residents on site. Most of the 2,135 urban households concerned select monetary resettlement. Meanwhile, we learn from the investigation that there are abundant house sources of all types and prices around the demolition area. The resettlement price specified in Chapter 5 can be enough to buy a house in the same section. They will get settling-in allowance and transition fee. The principle is: compensation first and then relocation.

188. For those who select property right replacement, the city and county governments should provide houses for such a purpose and calculate and settle the difference price between the value of demolished house and that of the new one for replacement. Recently, Harbin and Jiamusi are both constructing several relocation residential communities, which can meet the different demand of those people selecting property right replacement. The house source is sufficient and the policies are reasonable. And certain assistance is given to vulnerable groups. By negotiation with the local government, we have initially determined that the following resettlement community is used for property right replacement.

Overview of resettlement communities in Daowai District, Xiangfang District and Acheng District of Harbin

All districts have successively built resettlement communities which can meet the demand of households that select property right replacement. The affected Daowai District, Xiangfang District and Acheng District now have such resettlement communities as Qingming Community, Fulu Passenger Car Station Community, and Guangxin New City. The Guangxin New City with an area of 1,152,200 m² is located in the area surrounded by 160 road under planning, 3rd ring road, Guangxin Road and 32 road under planning and is mainly used by relocation residents. It plans to cover a land of 585,300 m² and be constructed by two stages, with a total investment of 4.373 billion yuan. The first-stage project is composed of 32 high-rise residential buildings, 18 commercial service buildings and 4 underground garages and provides 8,004 apartments including 392 as low-rent houses. Up to now, 24 high-rise buildings have been capped and are expected to be delivered for use in the first half of 2013. There are library, entertainment center for the aged, medical center and music fountain. The library with area to 1,233 m² can accommodate as much as over 300 peoples. In view of house design, these apartments are will ventilated from south to north and are combined in harmony with view outside windows. The green space in community will reach more than 9,000 m². Besides, more than 2,000 m² flowers will be planted. Every place will be decorated with landscape.

As regulated, there are three types for resettlement houses: construction area of 50m², 60m² and 70m². Resettled people can select a proper house type according to the construction area of the original house (the right type above the original area). The price for the original area will not be calculated, but that for

the area beyond the original one will be determined based on the comprehensive construction cost. For example, the original house has a construction area of 55 m². As specified by the policy, the resettled people can select a house of 60 m². The original 55 m² has no price, but the newly added 5 m² has to be purchased at a price of the comprehensive construction cost.

Additional policies for vulnerable groups: for the resettlement of extremely poor households, there is an indemnificatory house type of 40 m² construction area. Besides, sufficient attention has been paid to the vulnerable groups in terms of house purchase price. They only have to pay the construction and installation cost for the area beyond the original area. Those who still cannot pay the house can rent the area beyond the original according to cost rent. If their economic conditions are improved in future, they can repay the price and resume all property right.

Resettled households who choose standard house type (with an area properly more than the original) have to pay the comprehensive construction cost while those who choose an indemnificatory house type to pay the construction and installation cost. The two prices are measured under the organization of Harbin Shed Transformation Office, Harbin Construction Commission, Harbin Price Bureau and Harbin Real Estate and Housing Bureau and issued once each year at a regular time. The construction and installation cost refers to labor cost, material fee, and machinery fee produced from construction and other indirect costs. The comprehensive construction cost refers to land acquisition and demolition compensation, preliminary engineering and survey and design expenses, construction and installation engineering expense (construction and installation cost) and construction expense for infrastructure supporting facilities yielded in the construction of a residential community. Both the two prices do not contain required management expense and tax so as to make them completely benefited.

Overview of resettlement communities in Jiamusi

In the outskirts affected by the project, there are 1,300 sets of resettlement houses under construction, with house types like 40m², 50m², 60m² and 70m². The diverse house types can meet the demand of those who choose property right replacement. Recently, all the houses have been started for construction and are expected to be delivered for use in June 2013. The community has an entertainment center for the aged and green landscape. Besides it enjoys complete supporting facilities like nearby markets, bus stops, schools and hospitals.

For the option of property right replacement, the principle of “one for one” will be followed, namely one house is demolished and one will be replaced. The difference price should be paid. There are such house types: 40m², 50m², 60m² and 70m². Resettled people can select a proper house type according to the construction area of the original house (the right type above the original area). The resettled people should pay the area beyond the original area at rates of 850 yuan/m² (settlement fee) and 150 yuan/m² (structural difference price).

Additional policies for vulnerable groups: resettled people with *Certificate of Minimum Living Guarantee for Urban Residents* can be given with additional 5 m² resettlement area for free based on the original area. The disabled who have registered on *Certificate of Minimum Living Guarantee for Urban Residents* and hold Disability Certificate can be given with additional 3m² resettlement area for free based on the previously described privilege. Poor households with actual resettlement area at or below 60m² can apply for going through low-rent house joint property procedures at the city housing security office after the delivery is handed over, and can enjoy subsidy of 20,000 yuan/household.

The above measures will improve the housing conditions.

189. Urban resident resettlement measures and procedures

(1) Investigation and verification.

The measurement of usable area and auxiliary area and the contracted area need be verified. The verification also covers population structure, age, health status, occupation, and so on.

(2) Door-to-door visit for advice.

As to how to compensate, the demolished residents can choose money or house exchange.

(3) The compilation of demolition plans.

After having the land use rights, the party in charge of demolition shall go to the local police station and Bureau of Houses and copy the affected residents' house ownership record. Then, the party in charge of demolition should visit every household, verify the real condition, and make a classified record. According to the verification and the state and provincial compensation standards, the developers should work out a detailed demolition planning.

(4) The procedures of applying for land use permit

The party in charge of demolition should have the land use rights of the demolished houses first. To do so, they should apply to related government departments for the construction land use license. If approved, they will be given the license. Meanwhile, the geographical scope of their demolition will be regulated. Then, the government authorities will stop the reconstruction and the expansive construction of the residences to be relocated.

(5) Application for the demolition permit

The Chinese government uses a licensing system for house demolition. The units which are to demolish houses could only take practices after having the demolition permit. To obtain the house demolition permit, the applicants should submit the following materials to the house demolition and relocation department of local (city/county) government departments: the construction project approval documents; the construction land use license; state-owned land use permit; demolition and relocation planning; evidence of funds for demolition compensation issued by the banking institutions. The house demolition and relocation department should review the applications within 30 days from the date of receipt; upon examination, they will issue house demolition license to the applicants.

The house demolition permit is the legal proof for the developers to practice demolition activities and there is a time limit and power limit for it. The demolition activities must be confined in the area approved by the permit. No discretionary expanding or narrowing is allowed. Besides, the demolition must be completed within the stipulated period. No discretionary postponement is allowed. If, for some special reasons, demolition area and time duration needs to be changed, the developers must promptly report to the house demolition departments, make explanation and wait for approval.

(6) Publicity

Upon issuing the demolition permit, the departments for demolition management should publicize its content, including: the developer, the demolition scope, demolition duration, etc.

The departments for demolition management should publicize and explain the details to the people whose residences are to be demolished.

The house demolition notice should be posted in places that are eye-catching and easily accessible. For large-scale demolitions, the notice should be placed in the local newspaper. By publishing house demolition notice, people to be removed will have more knowledge on the construction process and

relevant laws and policies. They will know their rights and obligations and avoid future conflicts. The notice should cover the following information: name of the construction project, the developer, the demolition time, the demolition scope, implementation units, etc.

(7) Signing the contract of demolition and resettlement compensation. After the demolition notice is publicized, both sides should sign a contract, covering the way and amount of compensation, resettlement housing area and the resettlement sites, relocation period, relocation pattern and transition pattern.

(8) The notarization and record of the demolition and resettlement contract.

(9) The implementation of the demolition.

6.3.3 Resettlement Planning for Affected Factories and Mines

190. There are 39 factories and mines that are affected by the project and have to be relocated, with construction area of 197,070 m², accounting for 51.53% of the total relocation area.

191. For enterprises for land acquisition, an independent professional evaluation organization will evaluate it according to market price and determine the compensation fee. Affected factories and mines will be compensated based on the reconstruction cost of land, architecture, equipment and other auxiliary construction. The compensation will contain (enterprise and equipment) relocation expense and loss in income due to shutdown or output reduction. Among the 39 affected factories and mines, there is only 1 military facility (a discarded underground tunnel) and the rest are all private enterprises and individually owned enterprises with a small scale. Their employees are all contract workers or temporary workers.

192. Except the one military facility, the other 11 ones are only partially affected and their production and operation are not influenced. Thus monetary compensation will be adopted. For the remaining 27 enterprises which have to be totally demolished, governments at all levels will assist those affected enterprises to re-build and restore production, guide and help them to re-select a new business location, actively assist them with industrial transfer or upgrading and production optimization, encourage qualified enterprises to rebuild in industrial parks, guarantee rebuilding and production and operation restoration of affected organizations and provide and improve working opportunities for affected employees. For those which do not plan to rebuild, the resettlement department and the enterprises should give a public notice to the staff on the resettlement method 6 months in advance, so as to facilitate them to find new jobs, and should also provide free training and recommend new jobs meanwhile. Affected employees will be compensated for shutdown/transition and will have the priority to get new jobs after the enterprise is relocated. For enterprise resettlement plan, see Table 6-6.

Table 6-6 Preliminary Plan for Resettlement of Enterprises and Mines

County/District	Name of Enterprises	Preliminary Plan
Daowai District	Jinjia Art Glass	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	North Edge Measuring Tool Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Xingsheng Plastic Packaging Company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Xinlong Machinery Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Hongda Hardware Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Three Trees Locomotive Depot	Railway internal production reorganization. Production and operation not affected.
	Medicine Company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Longyun Road Passenger Transport Co., Ltd.	Monetary compensation; production and operation not affected.
	Machinery Branch of Special Equipment Co., Ltd.	Monetary compensation; production and operation not affected.
	Qiaoyi Stainless Steel Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Hajingdian Printing Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Zhonglian Machinery Manufacturing Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production and encourage it to rebuild in development areas.
	Zhengda Medical Equipment Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production and encourage it to rebuild in development areas.
	Chenggong Weiye Doors and windows company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
Aosen Furniture Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.	

	Aotong Auto Electric Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production and encourage it to rebuild in development areas.
	Common Non-standard Tool Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Wei Cheng Cable Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production and encourage it to rebuild in development areas.
	The 4 th Material Branch of the 13th Engineering Bureau under the China Railway Corporation	Monetary compensation; production and operation not affected.
	Longjiang Special Equipment Co., Ltd. (131)	Monetary compensation; production and operation not affected.
Fangzheng County	Gaoleng Hatching and Breeding Base	Monetary compensation; production and operation not affected.
	Explosive magazine of Fangzheng Branch Company of Qitaihe Oversea Civilian Blasting Materials Monopoly Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Demoli Mineral Water Co., Ltd.	Monetary compensation; production and operation not affected.
	Longjiang Woxue Mastiff Park	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
Yilan County	Yilan Water Source	Monetary compensation; selecting a new site.
Jiamusi	Shihongxing Construction Company, the 6 th Agency	Monetary compensation; production and operation not affected.
	Military Facilities	The relocation should be negotiated by military and local government.
	Hongxing Breeding Base in outskirts of Jiamusi	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Jiamusi Union Agricultural Machinery Manufacturing Co., Ltd.	Monetary compensation; production and operation not affected.
	Jiamusi Goods Yard Tarpaulin and Working Suit Company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Jiamusi Railway Parts Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore

	Jiamusi Xinda Railway Track Bridge Service Co., Ltd.	production.
	Jiamusi Working Suit Company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Jiamusi Breeding Factory	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.

Table 6-6 Preliminary Plan for Resettlement of Enterprises and Mines (continued)

County/district	Name of Enterprises	Preliminary Plan
Jiamusi	Lijia Fishery	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Rongxin Template Renting Station in outskirts of Jiamusi	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Jiamusi Hengfeng Wood Import & Export Company	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production.
	Jiamusi Xiangyang Wood Products Co., Ltd.	Monetary compensation. Production and operation not affected.
	Heilongjiang Xiaoheilong Ecological Fertilizer Co., Ltd.	Monetary compensation. Government should assist in renting a nearby land or unused plant to restore production and encourage it to rebuild in development area.
	Jiamusi Ronghua Machinery Manufacturing Co., Ltd.	Monetary compensation. Production and operation not affected.

193. Local resettlement will follow the following resettlement measures and procedures for affected factories and mines:

- ◆ Negotiation for relocation plan: negotiating the relocation and employee resettlement plan based on the construction of Harbin-Jiamusi Railway construction and the overall planning for urban industry.
- ◆ Assessment expense: the owner invites an independent professional assessment organization to conduct evaluation and determine the amount of compensation.
- ◆ Expense payment: enterprise compensation, relocation expenses, compensation for income loss in shutdown or output reduction, and salary compensation for shutdown/transition.
- ◆ Assisting in enterprise reconstruction and employment: governments at all levels will assist those affected enterprises to re-build and restore production, guide and help them to re-select a new business location, actively assist them with industrial transfer or upgrading and production optimization, encourage qualified enterprises to rebuild in industrial parks, and provide and improve working opportunities for affected employees. For those which do not plan to rebuild, the resettlement department and the enterprises should give a public notice to the staff on the resettlement method 6 months in advance, so as to facilitate them to find new jobs, and should also provide free training and recommend new jobs meanwhile. Affected staff will be compensated for shutdown/transition and will have the priority to get new jobs after the enterprise is relocated.

194. Harbin downtown, Bin County and Jiamusi outskirts affected by the project all are constructing and completing industrial parks step by step. All governments have preferential policies to encourage and guide these enterprises to rebuild in industrial parks. **Harbin High-tech Industrial Development Zone, Harbin Binxi Economic Development Zone and Jiamusi Emerging Industry Park (former Jiadong Industrial Park)** are applicable to the project. For the overview of relevant development zones along the line, see Table 6-7.

Table 6-7 Overview of Relevant Development Zones

County/District	Name of Development Zone	General Situation	Relevant Policies	Enterprises Encouraged to Rebuild
Harbin	Harbin High-tech Industrial Development Zone	Harbin High-tech Industrial Development Zone is one of the 56 national high-tech industrial development zones of China. It was approved to be constructed by CPC Heilongjiang Provincial Committee and Heilongjiang Provincial Government in 1988 and was approved to be one of the first national-level high-tech zones by the State Council in March 1991. It has a total planning area of 23.9 square kilometers including 19.7 square kilometers for the centralized area.	Providing the investment organization with per capita office occupancy of 15 m ² and rent subsidy for 3 years.	Zhengda Medical Equipment Factory, etc. The compensation is sufficient for resettlement and reproduction.
Bin County	Harbin Binxi Economic Development Zone	Harbin Binxi Economic Development Zone is a provincial development zone that was approved to be established by Heilongjiang Provincial People's Government on September 11, 2002. It is located in the east outskirts of Harbin and adjoins Daowai District and Acheng District of Harbin City as well as Tongsan Expressway and Hatong High-grade Highway. It is an important channel to cities and foreign trade seaports in eastern Heilongjiang Province.	Planned enterprises are exempted from local administrative charges during the agreed construction period. The operational charges are collected at the lowest rate. After the construction is completed, enterprises can apply to financial institutions for loan with land, plant and equipment on mortgage so as to solve the insufficiency of circulating fund.	Weicheng Cable Co., Ltd., Zhonglian Machinery Manufacturing Co., Ltd., Aotong Auto Electric Factory, etc. The compensation is sufficient for resettlement and reproduction.
Jiamusi	Jiamusi Emerging Industry Park	Located in east of Jiamusi, it was founded on August 31, 2009 and was approved to be a provincial high-tech zone by the provincial government on December 21, 2009. It has total planning area of 192 square kilometers and is designed to consist of one district and five parks.	All required administrative charges, government fund (excluding land-transferring fees) and security deposit generating in the approval and construction period are exempted or firstly collected and rewarded later.	Heilongjiang Xiaoheilong Ecological Fertilizer Co., Ltd., etc. The compensation is sufficient for resettlement and reproduction.

195. Typical cases of factories and mines resettlement

Typical cases of factories and mines resettlement in Harbin

Table 6-8 Resettlement Plan for Ordinary Non-standard Tools Factory

Item	Content
Basic Situation	<p>This factory is a private enterprise that locates in north of the existing Harbin East Station. A small amount of its employees are contract workers while most are temporary labors.</p> <p>Factory director: Zhang Wenzhong; Tel: 13904658627</p> <p>With 180 workers on the job, it covers an area of 7.5mu and has an annual output of 25 million yuan. 5,000 m² will be demolished.</p>
Demolition Impact	7.5 mu for land acquisition and 5,000 m ² for demolition.
Negotiation and Decision-making	Through negotiation, the factory directory Zhang Wenzhong agrees on monetary compensation and approves to invite an independent specialized assessment organization to make an evaluation and determine the amount of compensation. The local government will assist him in renting an unused plant nearby to restore production in time.
Resettlement Measures	<p>Paying compensation to the enterprise. The compensation for the affected enterprise is calculated based on the reconstruction cost of architecture, equipment and its appendages.</p> <p>The compensation includes relocation fee (enterprise and equipment relocation) and income loss during shutdown or output reduction period.</p> <p>According to the willingness of the enterprise, the local government will actively assist the enterprise to rent an unused plant in Sankeshu Street near the original factory site, where there are many unused plants and sufficient options, so as to guarantee reconstruction and restore production and operation in time. Besides, the local government will provide and improve employment opportunities for affected employees.</p> <p>Affected employees will get salary compensation for the shutdown/transition period and will enjoy the priority for reemployment after the enterprise is relocated.</p>
Budget	15 million yuan
Implementation organization	Resettlement department of Daowai District, Harbin.
Schedule	July 2013

Typical cases of factories and mines resettlement in Jiamusi

Table 6-9 Resettlement Plan for Ronghua Machinery Manufacturing Co., Ltd.

Item	Content
Basic Situation	<p>This factory is a private enterprise that locates in west of Jiamusi Station. It is located at a place on the line 334km away from the starting point of Harbin-Jiamusi Railway. It is a private enterprise.</p> <p>Factory director: Chu Wenhui; Tel: 18604541188</p> <p>There are 140 workers on the job. A small amount of its employees are contract workers while most are temporary labors.</p> <p>It covers an area of 6 mu and has an annual output of 20 million yuan. 3,235 m² will be demolished.</p>
Demolition Impact	6 mu for land acquisition and 3,235 m ² for demolition.
Negotiation and Decision-making	Through negotiation, the factory directory agrees on monetary compensation and approves to invite an independent specialized assessment organization to make an evaluation and determine the amount of compensation. The local government will assist him in renting an unused plant nearby to restore production in time.
Resettlement Measures Budget	<p>Paying compensation to the enterprise. The compensation for the affected enterprise is calculated based on the reconstruction cost of architecture, equipment and its appendages.</p> <p>The compensation includes (enterprise and equipment) relocation fee and income loss during shutdown or output reduction period.</p> <p>According to the willingness of the enterprise, the local government will actively assist the enterprise to rent an unused plant in Hangman Street near the original factory site, where there are many unused plants and sufficient options, so as to guarantee reconstruction and restore production and operation in time. Besides, the local government will provide and improve employment opportunities for affected employees.</p>
Budget	Total investment: 20 million yuan
Implementation organization	Resettlement department of Jiamusi
Schedule	July 2013

6.3.4 Resettlement Plan for Affected Infrastructure

196. The infrastructure like water conservation, electricity and road affected in the construction of Harbin-Jiamusi Railway project will be restored by the owner according to actual situation in the principle of facilitating and benefiting local living.

197. The project will impact all kinds of infrastructures and their appendages, including communication line, transmission line, roads, irrigation facilities, and drainage systems. When infrastructures are affected, the construction unit will repair the facilities or offer proper compensation for the facilities owners, service providers or agencies. The owner, together with local government and affected people, will determine the measures for restoration of affected infrastructure based on the field investigation in the project proposal design. The restoration of infrastructures is one of the essential conditions for the delivery acceptance of the project.

198. The affected infrastructures will be mainly restored in the following 3 ways:

- The railway construction unit directly restores the infrastructures such as rural roads and farm-oriented channels during the construction;
- The railway side invites a professional team to relocate the infrastructures such as communication facility and power facility and bears relevant expense;
- The railway side pays compensation to affected parties for their self-reconstruction of some public infrastructures like drink water tower.

6.3.5 Resettlement of Vulnerable Groups

199. For especially impoverished population, single parent households managed by women, old and elderly people, disabled or sick people with no working capacity and ethnic minorities not living in communities, they will receive fair compensation and resettlement according to regulations and policies

200. During the relocation and resettlement period, governments at all levels will actively assist the 29 households of vulnerable groups. Specific measures: (1) providing materials and cash. Each household will be offered with 2,000-10,000 yuan subsidy to build new houses (e.g., in Yilan County, extremely poor households will get 4,000 yuan and the disabled without finance source will get 8,000 yuan/household; in Bin County, the household with Certificate of Minimum Living Guarantee for Urban Residents will get 2,000 yuan and the disable will get 10,000 yuan). This subsidy is special allowance for vulnerable groups who are affected by the demolition. (2) offering vehicles or pay for remover to help them make a move. (3) If they are not capable to build new houses, the governments at all levels will help them with relocation and resettlement.

Chapter 7 Resettlement Implementation Plan

7.1 Implementation Procedures

201. A. Land Acquisition and Compensation

Collaboration between relevant agencies is needed during land acquisition and resettlement. Detailed procedures are as follows:

- a. The Third Railway Survey and Design Institute should provide detailed drawing about land acquisition scope and specify the scope and amount of land acquisition.
- b. The Harbin-Jiamusi Railway Company will apply to the land management departments for land acquisition right.
- c. Confirmation of acquisition application
- d. Harbin-Jiamusi Railway Company will consult with relevant land management department for issues on land application; both sides will sign a land acquisition contract and handle procedures for land use.
- e. District and county land management departments and related towns, villages and groups have field confirmation of the scope and the amount of land acquisition.
- f. District and county land management departments and related towns, villages and groups sign a land acquisition contract.
- g. Allocation of compensation;
- h. Legal procedures;
- i. Commencement of land acquisition.

202. B. Production restoration and compensation allocation

203. Resettlement and production rehabilitation will be implemented by the village committee. The working procedures are as follows:

- a. Holding a village assembly and discussing the resettlement plan with village representatives;
- b. Publicizing the resettlement plan to solicit the views of all villagers;
- c. Payment of compensation

204. C. House demolition and reconstruction

The procedure of house relocation and reconstruction:

- a. The Third Railway Survey and Design Institute will decide the scope of house demolition.

- b. District/county, town, village and group hold field investigations of the number and quality of houses to be demolished.
- c. District/county governments consult with the village and town committees on the compensation standards; agreement on the compensation standards is signed;
- d. District/county governments and the village and town committees sign a contract on house demolition compensation.
- e. Town resettlement groups publicize the amount of the demolition of houses, compensation standards and demolition date and solicit the views of the relocatees;
- f. Town resettlement group, village, village group and relocatees sign a demolition contract.
- g. Town or district committees distribute the homestead land to the relocatees;
- h. Relocatees obtain compensation fee;
- i. Relocatees build new houses and move in new homes.
- j. Relocatees demolish their old houses.

7.2 Schedule

205. The schedule of land acquisition and resettlement depends on that of the railway construction. The following principles will be followed:

- (1) Housing demolition will be carried out by stage, but it must be completed before the starting of the stage's construction. Specific demolition schedule is in accordance with the speed of project construction.
- (2) The notice of demolition should be given to the relocatees at least 3 months in advance. Thus, the relocatees could have at least 3 months to reconstruct their homes. The relocatees can stay in their old house before the new one is constructed.
- (3) The duration of the relocatees' reconstruction may be extended if necessary;
- (4) Land acquisition should be completed before the construction of the Railway Line starts;
- (5) Labor employment is completed before land requisition;

206. The construction period of this project is about 4 years. Land acquisition and demolition are planned to begin in 2013 and end in 2014. Specific schedule for land acquisition and demolition is in accordance with the speed of project construction. Details are shown in Table 7-1.

Table 7-1 Resettlement Schedule

Action	Participant	Time
Project preparation and preliminary design	The Third Railway Survey and Design Institute	2009.5-2013.12
Confirmation of planned expropriated land (including temporary land acquisition)	Local land management department, local project office, township committee, village committee, and railway construction unit	2014.2-2014.5
Investigation and confirmation of demolished land (including housing appendages); investigation of the resettlement	Local land management department, local project office, township committee, village committee, and railway construction unit	2014.2-2014.5
Consultation meeting and resettlement meeting are held	Local land management department, local project office, township committee, village committee, relocated household, railway construction unit, the Third Railway Survey and Design Institute	2014.2-2014.9
Detailed planning for compensation and resettlement (including new homestead land); project staff training	Local land management department, local project office, township committee, village committee, relocated household, railway construction unit, the Third Railway Survey and Design Institute, the Ministry of Railways	2014.2-2014.9
Pre-land acquisition plan	Land and resources department	2013.12
Publicity of the resettlement plan to the relocatees	Local land management department, local project office, township committee, village committee, relocated household, railway construction unit	2014.1
The signing of land acquisition contract and resettlement contract with villages and relocated households	Local railway bureau, local land management department, local project office, township committee, village committee, relocated household	2014.5-2014.9
Allocation of compensation	Railway construction unit, local railway bureau, affected village, relocated household, affected enterprises	2014.6 -2014.10
Resettlement and reconstruction	Affected village, railway construction unit, local railway bureau, affected village	2014.7-2015.5
Rehabilitation of production and living	Relocated household, township committee, village committee, railway construction unit	2014.7-2015.5

Data source: government document and project planning

7.3 The Appropriation of Funds

7.3.1. Principles for Appropriation

207. **A.** All costs associated with land acquisition and resettlement will be included in the total estimated cost of the project. The compensation fees and other costs will be delivered from the preparatory group of the Harbin-Jiamusi Railway Company to local Project Coordination Offices. Through them, the money will be allocated to relevant units and personnel;

B. Housing compensation will be paid to the relocated households before their reconstruction. The payment will be given in several phases;

C. Compensation for other facilities will be paid 3 months prior to the acquisition

D. Project management departments at all levels should establish their own finance institution in order to supervise the appropriation of all the funds and ensure all compensations are allocated rightly.

7.3.2. Authorities Responsible for the Management of Funds

208. **A.** The authorities responsible for the management of land acquisition compensation include provincial or city resettlement offices, county or district coordination offices, and village committees.

B. The authorities responsible for the management of resettlement compensation include provincial or city resettlement offices and county or district coordination offices.

C. All the compensation is allocated from higher authority to lower authority. Authorities at all levels will enforce the financial settlement and audit. They will keep regular inspection and reporting on the allocation and use of funds. Furthermore, they will respond to eventualities and bring up effective remedial measures as soon as possible so as to ensure the normal allocation and use of money.

7.3.3. Funds Flow

209. **A.** In accordance with established compensation policy and compensation standards, provincial or municipal resettlement office will coordinate with the district or county coordination office (Resettlement Office). Both sides will sign the "Housing Demolition Agreement" and "Land Acquisition Agreement".

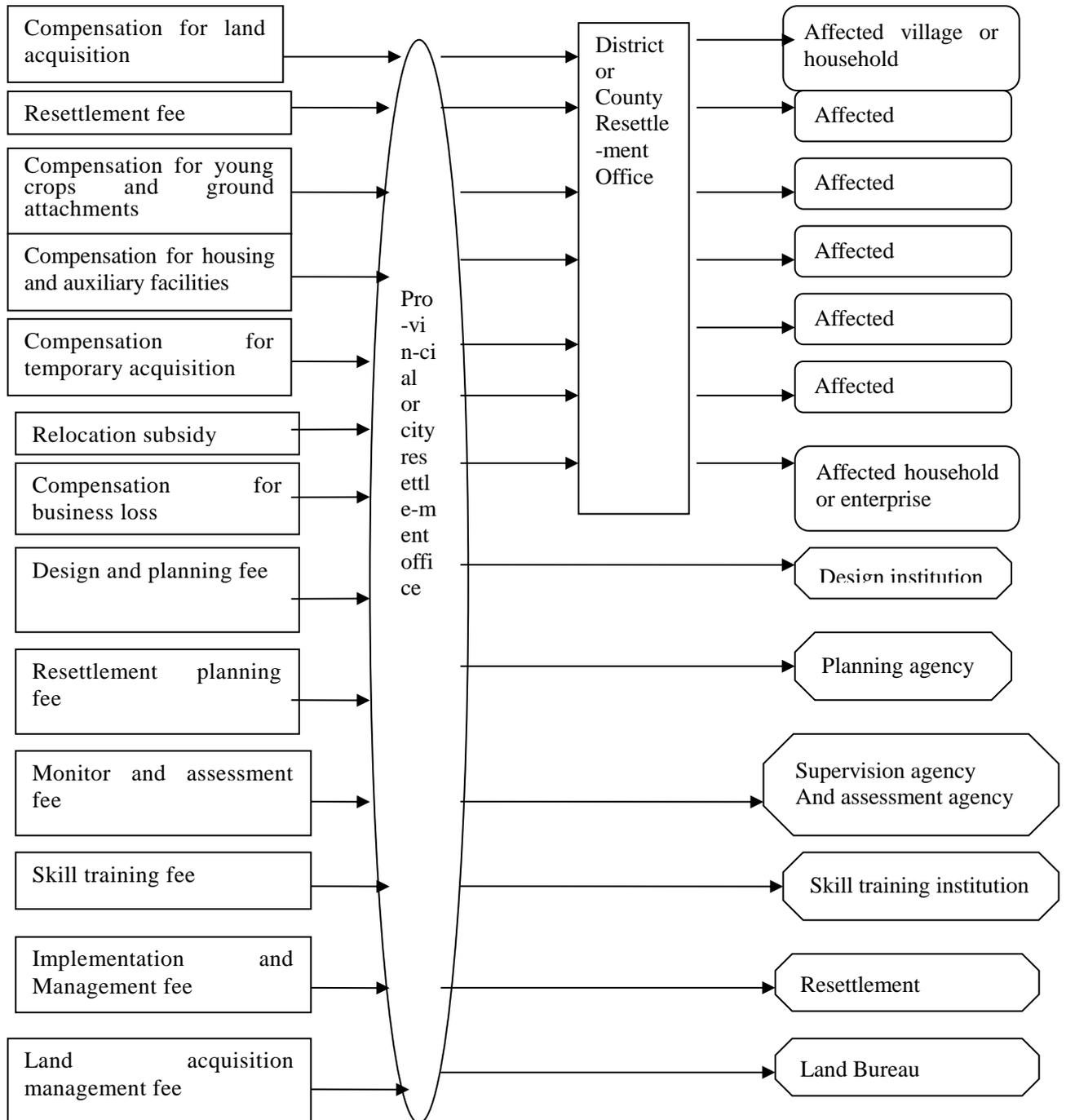
B. District or county coordination office will sign a compensation agreement with the village where there are relocatees.

C. Provincial or city resettlement office will grant the approved compensation through banks to district or county resettlement office within the agreed period of time. Then, district or county resettlement office will reallocate the money to the relocatees.

D. Provincial or city resettlement office will grant the compensation for young crops to district or county resettlement office according to the agreement. Then, district or county resettlement office will reallocate the money to the relocatees.

The process of funds flow is shown in Figure 1.

Figure 1 Funds Flow



Chapter 8 Organizational Structure

8.1 Organizational Framework

210. To complete the work of land acquisition, demolition and resettlement of the project, it is planned to establish a resettlement organization network. The network transverses among the China Railway Corporation (including all contractors and subordinating entities) and local governmental departments. These organizations include land acquisition demolition teams of all contractors and coordination agency at the different levels of local governments.

211. Currently, some local governments along the railway line have set up leadership organizations for the railway construction. The leadership organizations are headed by leaders of governments and members include persons-in-charge of departments. Although there are no such leadership organizations in other areas, local governments of every level expresses that relevant work during the preparation period will be handled by the Development and Reformation Committees of every levels. The local governments will establish offices for supporting the construction work of the railway line or such similar organizations to implement the railway construction and resettlement arrangement. See Figure 2 for operation of the organizations.

212. Resettlement organizations under the implementation organization

Harbin-Jiamusi Railway Company

Land acquisition and demolition teams of contractors participating in the project;

Design members of the Third Railway Survey & Design Institute Group Co., Ltd.

213. Resettlement organizations under the local government departments:

Heilongjiang Provincial Commission of Development and Reform

Provincial Department of National Land and Resources

Harbin Municipal Commission of Development and Reform

Harbin Municipal Bureau of National Land and Resources

**Jiamusi City Commission of Development and Reform
Jiamusi City Bureau of National Land and Resources**

Department of Development and Reform and Railway Supporting Offices of involved counties (cities and districts)

Bureau of National Land and Resources of involved counties and districts

Land requisition and demolition team in affected towns and villages

216. County-level resettlement offices: Be responsible for the compensation, review and approval of the resettlement location construction plans under the leadership of municipal resettlement office; organize the implementation of specific implementation of the project resettlement arrangement plan in this county. In charge of the instruction and supervision of village-level implementation of plans concerning production and living, social security, agricultural residents changing to non-agricultural residents, vocational training of farmers and non-agricultural residents employment; at the same time be responsible for the relevant coordination and cooperation issues concerning resettlement during the implementation of the project. Be responsible for preparation and submission of quarterly resettlement internal monitoring report. Before assessment, ensure at least 3 full-time persons are in place, and define a full-time director for resettlement office and maintain its relative stability, with its replacement subject to the opinion of the World Bank.

- County Land Resources Bureau is responsible for the approval of specific land acquisition, and payment of land acquisition compensation;
- County Labor and Social Security Bureau is responsible for instructing land acquisition affected villages to make plans concerning production and living, social security, agricultural residents changing to non-agricultural residents, vocational training of farmers and non-agricultural residents employment, and shares the responsibility with the affected villages over implementation of the plans;
- County Agriculture Bureau is responsible for the agricultural skill training of the land affected people;
- County Construction Bureau is responsible for the approval of the construction plans of demolition and resettlement, and the supervision of the implementation.

217. City/prefecture level resettlement offices are responsible for the land acquisition, demolition, resettlement of resettlers and administration of funds of areas within its jurisdiction. They are also to coordinate and cooperate with the railway line to collect and summarize relevant land acquisition statistics, coordination and administration of any problems regarding the project.

218. Provincial level resettlement leading group (with team leader who is in charge of the province or appointed person as group leader, team members from Committees of Development and Reformation, Department of Land and Resources, Human Resources, Civil Administration, Electric Power Bureaus, Security Departments, Industrial and Agricultural Departments and etc) is responsible for formulating macro policies, negotiating with the China Railway Corporation, coordinating and cooperating with departments of all levels and formulating the compensation standard.

219. Provincial level resettlement office is responsible for resettlement implementation and management and resettlement capital allocation; resettlement internal monitoring, and preparation and submission of quarterly resettlement internal monitoring report in the resettlement implementation of the project of this province. The office shall be established before assessment, and provided with at least 3 full-time resettlement staff.

220. The Transportation Division of the Provincial Committee of Development and Reformation is the standing department of the government responsible for macro administration. It is responsible for the study of development of transportation and important strategic topics and measures of policies; formulate long-term plans for construction of transportation and economic development, planning of specialized projects and annual plans; approve and report to higher levels on basic transportation projects; examine and supervise collection and usage condition of all transportation funds; responsible for the balance of the capability of different transportation models; coordinate key problems amongst the implementation of transportation plans and etc. The Transportation Division shall be responsible for all kinds of coordination and preparation work during the preparation period of this project.

221. Land acquisition teams of contractors in every construction section along the railway line are responsible for submitting reports of land acquisition for approval. They are also responsible for reporting

daily work and progress of the construction to the Department of Land and Resources, and also handle sudden matters or emergencies. Land acquisition teams of the contractors of the railway line are responsible for planning the use of land for construction. They are also responsible for coordinating work with the Department of Land and Resources and county level Railway—construction Supporting Offices.

222. Resettlement office of the preparation team of Harbin-Jiamusi Railway Passenger Dedicated Line Corporation of the China Railway Corporation are responsible for land acquisition and resettlement of resettlers of the project; negotiating and corroborating with provincial levels Committees of Development and Reformation/Railway Construction Support Offices; paying for the resettlement funds; and conducting internal monitoring within the construction period of the project. The office shall be established before assessment, and provided with at least 3 full-time resettlement staff.

223. The Centre of Foreign Capital of the China Railway Corporation will be responsible for coordinating the formulation of the resettlement plan of the project. They are also responsible for the administration work of the socioeconomic survey analysis conducted by consulting professionals and the design institutes. The Centre of Foreign Capital is also responsible for coordinating the submission of monitoring reports to World Bank.

224. Designing teams of The Third Railway Survey & Design Institute Group Co., Ltd. are responsible for surveying and making measurements of land to be acquisitioned, houses to be demolished and the number and types of other attachments and basic infrastructures during the stages of research for feasibility, preliminary design and implementation. They are also responsible for formulating the estimated expenses for land acquisition, demolition and resettlement of resettlers.

8.3 High-level coordination

225. The Centre of Foreign Capital of the China Railway Corporation is a higher coordination organization. It is responsible for relevant work during the preparation stage of the project and resettlement of resettlers. It is also responsible for monitoring and evaluating work during the implementation and after the completion of the project.

226. The Harbin-Jiamusi Railway Company should carry out responsibilities of the project owner on behalf of the China Railway Corporation. They are to closely corroborate and cooperate with the Committees of Development and Reformation/Railway Construction Supporting Offices of the Heilongjiang Province; arrange close corroboration work between land acquisition and demolition department with the Railway Construction Supporting Offices, handle matters regarding land acquisition, demolition and resettlement of resettlers. The company should sign the RAP Commitment Agreement with the provincial government on behalf of the China Railway Corporation.

227. The Heilongjiang Provincial Committee of Development and Reformation, Provincial Bureau of National Land and Resources and Railway Construction Supporting Offices are responsible for negotiating with the China Railway Corporation on major problems; they are also responsible for formulating macro policies on resettlement of resettlers.

228. Committees of Development and Reformation/Railway Construction Supporting Offices of involving cities are responsible for the implementation of the resettlement plan, coordinate administration work and coordination with the railway departments.

8.4 Institutional capability and training

229. Committees of Development and Reformation and Land and Resource Bureaus of local governments have collected rich and abundant experiences in the construction of large scale basic infrastructure

projects such as municipal works and expressways (e.g. Harbin-Dalian Railways and Harbin-Qiqihar Railway under construction). Relevant personnel have mastered regulations and policies of land acquisition, demolition and resettlement of the state and province. They are quite familiar with World Bank Policies on Involuntary Resettlers. It is apparent officials of governments of prefectures are familiar with laws of the People's Republic of China and the requirements of resettlement and compensation policies of World Bank. These officials clearly knows that there is one target reflected from the laws of the People's Republic of China and World Bank Policies and that is the living standards of the affected people will at least be maintained the same after the construction of the project as prior the construction.

230. To ensure the implementation of the resettlement and the benefit of the affected population, it is necessary to provide specialized training for the implementing organizations, local Railway Construction Supporting Office and members of other organizations to strengthen their planning and administrating capabilities. The training work will be taken by Harbin-Jiamusi Railway Company under the instruction of the Centre of Foreign Capital of the China Railway Corporation. The training expenses will be undertaken by the Company. The qualified experts with the large experience of resettlement action in World Bank projects will be retained as instructors. The trainers can be divided into 2 kinds: one group can be organized for involved personnel of two cities; the other group can be organized for involved executors of every county by the county itself before implementation of this project. Main contents of the training include

- Relevant state and local laws and regulations regarding land acquisition and immigration
- World Bank's policies and requirements.
- RAP
- Procedure and experience of resettlement and land acquisition

231. The expense of resettlement organization for governments of all levels can be from the special management fee of this project, normally 2-3% of the total cost for resettlement. The training fee is also included in the special management fee. Detailed training plan seen in Table 8-1

Table 8-1 Training Plan for Major Staff in Resettlement Agencies

Time	Venue	Hosting organization	Trainers	Participants	Training Programs
2013.2	Heilongjiang Province	Harbin-Jiamusi Railway Company	World Bank officials and experts, local experts	Leaders and key personnel responsible for resettlement from provincial government, Harbin, Jiamusi and all affected counties and districts; leaders and key personnel responsible for resettlement from railway headquarters and construction unit.	<ol style="list-style-type: none"> 1. Laws and regulations on land requisition and resettlement at the national and local levels 2. policy and regulations of the world bank 3. RAP 4. Procedures and experience on resettlement and land acquisition
2013.2	All affected counties and districts	Resettlement departments of all affected counties and districts	Relevant experts	Leaders and key personnel from the affected towns, townships and villages.	<ol style="list-style-type: none"> 1. Laws and regulations on land requisition and resettlement at the national and local levels 2. Policy and regulations of the

					world bank 3. RAP 4. Procedures and experience on resettlement and land acquisition
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Chapter 9 Consultation, Grievance and Participation

9.1 Consultation

9.1.1 Stakeholders

9.1.1.1 Identification of project stakeholders

232. In accordance with the feasibility study conducted by the Third Railway Survey and Design Institute Group Limited (TSDI), stakeholders of this project are identified as follows:

- ◆ China Railway Corporation: Project owner, funder, and the World Bank loan borrower
- ◆ The Harbin-Jiamusi Railway Company: The special project implementation agency set up by the China Railway Corporation
- ◆ Heilongjiang Provincial People's Government: one of the project owners, invest with its local fiscal revenue on land acquisition, demolition and resettlement
- ◆ Project-affected cities, counties/districts and township governments: be responsible for the specific implementation of land acquisition, removal and resettlement in respective areas;
- ◆ World Bank: provide loans for the project;
- ◆ Project-affected enterprises and institutes: refer to project-affected enterprises, institutions and commercial shops, etc.;
- ◆ Project-affected villages and individuals: include village collectives and individuals affected by the land acquisition, demolition and resettlement;
- ◆ Constructor: the project contractor responsible for the construction of the project.

9.1.1.2 Analysis on major stakeholders

◆ China Railway Corporation

233. The China Railway Corporation is the highest administrative department in charge of the construction, development, operation and management of China's national railway transport. In this project, the China Railway Corporation is the main funder as well as the World Bank loan borrower, shouldering the responsibility to supervise and manage the implementation of the project.

◆ Harbin-Jiamusi Railway Company

234. Harbin-Jiamusi Railway Company is set up especially by the China Railway Corporation to manage the project. The Preparatory Organization is responsible for the project bidding, supervision over the implementation of the project contractor. The organization also undertakes the task to coordinate with local governments and relevant agencies to jointly fulfill the land acquisition, demolition and resettlement during the implementation of the project.

235. Land acquisition, demolition, resettlement and construction are major activities among the functions of the Preparatory Organization, which is directly related to the benefits of the project-affected collectives and individuals. The Company, on the one hand, must perform its functions to strictly supervise the safety of the project, regulate construction, and protect the production and living facilities of the affected villages and villagers. Once the facilities are used by the project, the organization should ensure that reasonable compensation is made, facilities are returned immediately; once the facilities are damaged they should be compensated accordingly and restored. Also the organization, together with the local government, shall properly carry out the land acquisition, demolition and resettlement, and ensure the affected farmers get the full compensation. On the other hand, the company should accept the supervision of the China Railway Corporation, local government and villages along the line; ensure to perform its functions in accordance with national and local policies and regulations; stick to the principle of "unlimited inform and consult in early phase", properly handle all possible problems concerning the rights and interests of the affected villages and villagers along the line during construction, protect the interests of the affected collectives and individuals as well as the project image.

◆ Provincial government

236. The provincial government is the investor as well as beneficiary of the project, taking its local fiscal revenue on land acquisition, demolition and resettlement as investment. The government not only shoulders the cost of land acquisition, demolition and resettlement and ensures the construction team's implementation, but also shoulders the important duty to protect the rights and interests of the village groups and villagers. Therefore, the government should emphasize the coordination between the constructor and the affected collectives and individuals along the line, and properly solve any possible disputes and conflicts. It should also pay the affected farmers the full compensation of land acquisition, demolition and resettlement, arrange homesteads timely. The government should strengthen communications and coordination and provide proper solutions to sensitive compensation standard problems concerning the vital interests of the affected collectives and individuals; it should attach great importance to any problems left behind in the past and may interfere with the current project. Through consultation with relevant parties the government should provide a practical solution and reduce obstacle for the grassroots government.

237. Through field investigation it is learned that the provincial government has profound experience in implementing or coordinating of the construction of railways, highways, high-voltage transmission lines, pipelines and other important projects for nearly 20 years. The Provincial Railways Construction Office was especially set up to do preparatory work will also contribute to a skilled team and extensive project experience.

◆ Project-affected cities, counties / districts and township governments

238. Project-affected city, county and township governments are beneficiaries of the project, and also shoulder the territorial responsibility for the preparation and construction in every stage of the project. Their major tasks are to ensure the specific implementation of land acquisition, demolition and resettlement, the release of compensation, to keep order of the construction, to meditate any disputes and conflicts caused by the project, and to maintain local social order, and the rights and interests of affected businesses and residents and so on. Though these governments of different levels enjoy little power but shoulder very important responsibilities. Therefore, on the one hand, they must observe national and local policies and regulations and rightly perform their duties; on the other hand, because they're familiar with

local customs and conditions as well as the laws, regulations and policies, they must make full use of these advantages to play their roles in coordination, communication and conflict resolution.

239. Through field investigation it is found that cadres appointed by government of all levels to assist the project, especially those appointed by the governments they're working in, have very good understanding of the project. They are well aware of potential risks and the difficulties to perform their duties. Besides they have deep understanding of local customs and conditions and are very familiar and trusted by the masses. These are the important precondition for them to do contributions to the project.

◆ **World Bank**

240. World Bank is one of the loan providers of the project. Its contribution to the project is not limited to the loans. World Bank will specially set up a team to help owners implement the project and reduce the risks of loans. With its relevant operation policies and extensive experience in international projects, the team will strictly supervise and instruct the preparation, implementation of the project and also the operation and management of the later stages of the project. World Bank insists its security policies be strictly carried out in the whole process, which not only helps improve the standards of the project both in policies and operation, but also plays an important role in reducing the potential risks of the project.

◆ **Project-affected villages and individuals:**

241. Project-affected collectives refer to village groups by land acquisition, and enterprises and institutions affected by demolition. Project-affected individuals refer to villagers, urban residents, employees in enterprises and institutions and students affected by the project. The collectives and individuals can continuously enjoy the benefits of the project, such as convenient transportation and local development, and at the same time bear the potential negative impacts of the project directly.

242. Through field investigation, it is found that residents along the line, particularly rural residents generally have relevant project experience in early stage, and are informed of both positive and negative impacts of the project. They trust local governments and cadres, hoping to solve disputes and conflicts through equal consultation and negotiation. They believe the village committee can represent them, knowing how to protect their own interest through appealing to the government, other legal bodies, having a universal understanding and support of the project. They are generally concerned with the following issues: Can the affected farmers be fully compensated in time? Can homesteads be arranged timely and rightly for the households whose houses are demolished? Will their living standards be maintained and improved? Will relevant information be disclosed timely? Will their suggestion be respected and adopted? Will the project bring any hidden dangers to production and living and so on.

◆ **Constructor**

243. Currently the project is still in the early stage of preparation. The owner said it would carry out public project bidding strictly observing the national and sectoral policies and regulations to ensure the contractor is qualified. It will also strengthen the supervision and management of the contractor. Based on the principle to benefit the communities and residents, the owner will also ask the contractor to give priority to local surplus labor in the recruitment and give priority to local resources and products when choosing raw materials.

9.1.2 Stage, Ways and Contents of Public Participation

244. Public participation of the project is reflected in:

Public participation during the project preparation stage;

Public participation during the implementation of land acquisition and resettlement;

Public participation during construction; and

Public participation for monitoring and appraisal after Project completion.

197. Contents and methods of public participation are respectively reflected through the following ways:

Consultation;

Resettlement meetings;

On-the-spot investigation of the potential loss of material possessions and socioeconomic conditions;

Comments and evaluation on the standard of compensation;

Choice of locations for new buildings;

Building of new houses by affected households;

Investment of collective compensation;

Income restoration assistance, advice and training for affected households.

198. Contents in the participation are mainly as follows:

Village level: i) Village group leaders and villager representatives have been involved in investigating and confirming the amount of land to be acquired and the attachments. The participants in these investigations were the household heads, villager representatives, village cadres, the town RSOs, and the railway SDIs; iii) After the investigation is completed, the details of the expected loss of land, buildings, crops, etc. will be verified and confirmed by the affected persons. Compensation agreements will be signed by all the parties concerned with copies retained by the affected households, the RSOs of local governments, and the railway contractors; iii) The location of the new house site has significant impact on the villager's future life and on his/her other business activities. The villagers usually hope to build their housing on both sides of highways so that they may engage in business. The Project will respect the villagers' expectations, provide them with opportunities, and allow them a great deal of freedom in choosing new home sites. The Project also will give the affected villages sufficient room for adjustment and amelioration of their moving schedule which will reduce the need for temporary housing. Establishment of a set of monitoring mechanisms is directed against the procedures of practical implementation circumstances.

Public participation is one of the most important and indispensable steps in the project survey and design. Following training, the project survey and design units will go to the construction sites and conduct in-depth investigations. They hold many types of negotiation and consultation meetings to gather comments and demands on the Project from all parties along the proposed alignment. Through many consultations, including signing contracts with the concerned departments of local governments along the rail line, solutions are found to issues, which must be settled before Project construction begins, such as water supply sources, drainage, sites for fill and disposal of spoil, and stone and sand supply. In addition, the survey and design specialists discuss issues of district interest and work out plans to handle these issues.

Public participation is also an important aspect of Project evaluation. During compiling of the Resettlement Plan for the project, in-depth investigations were conducted by the Consultant to identify issues of common concern to the affected people. Questionnaire-based surveys and interviews along the rail line were conducted. People from provinces, prefectures, counties, townships and affected villages took part in the investigations and actions, so that they became clear about the Project. The households

interviewed were cooperative and provided detailed data on the size of family, the area of household land, household income and expenditure, housing condition and the number of durable items. Households also indicated the impact they expected from land acquisition and housing demolition, and expressed their opinions about resettlement and their attitudes toward the construction of ZXR. This process will continue for the preparation of detailed resettlement plans and for resettlement implementation.

The Project construction process is also the process of public participation. During construction, the rural farmers and urban citizens along the alignment will have job opportunities and participate in the construction. The materials used for the construction may be procured from local sources, which will have a positive impact on the local people, industries and enterprises.

During and after the completion of the Project, the monitoring and the appraisal activities will also need public participation, in order to ensure that entitlements have been received as planned. The surveys and assessment for monitoring and appraisal will need public participation and support.

As the resettlement census work program is implemented, public participation must be included as a component. Then public participation must become a component of the monitoring and evaluation program.

9.1.3 Participation in Preparation

9.1.3.1 Meetings in Preparation of Resettlement Plan

245. A lot of conferences were held by state, provincial and local departments during the design period (see Table 9-1). A lot of conferences were held also for representatives of enterprises. They represent enterprises that will benefit from the construction and operation of the project. The most important is the ascertaining of affected villages and urban neighborhoods. Aside from holding conferences with village residents, conferences were also held for representatives of schools and other institutions that may be affected. There were a series of problems that were discussed and evaluated regarding the number of affected people, institutions, schools and enterprises. The extent of impact was also discussed. For example: the number of people to be relocated; the amount of land to be requisitioned, and the compensation standards. From 2008 to 2012, the Third Railway Survey & Design Institute Group Co., Ltd. as the RAP preparatory and designer had conducted many investigations.

Table 9-1 Stakeholders' Meetings and Investigation Situation

Date	District	Organization	Participants	Number of persons	Content
2009-6-20	Harbin	Different offices in municipal government and design institute	Persons in charge in different county offices and technical persons in design institute	22	Opinions on route direction and location of new stations
2009-6-26	Yilan County	Different offices in county government and design institute	Persons in charge in different county offices and technical persons in design institute	26	Opinions on route direction and location of new stations
2009-7-3	Fangzheng County	Different offices in county government and design institute	Persons in charge in different county offices and technical persons in design institute	30	Opinions on route direction and location of new stations
2009-7-9	Bin County	Different offices in county government and design institute	Persons in charge in different county offices and technical persons in design institute	25	Opinions on route direction and location of new stations
2009-6-25	Jiamusi	Different offices in municipal government and design institute	Persons in charge in different offices and technical persons in design institute	31	Opinions on route direction and location of new stations
2009-6-10~8-15	Districts along the line	Affected villages, office of national land and resources and design institute	Affected villages, representative of design institute and bureau of national land and resources	1850	Opinions on railway construction and land requisition and demolition
2009-10-14	Harbin	City bureau of national land and resources, women federation, bureau of civil affairs and design institute	Persons in charge in different offices and technical persons in design institute	11	Opinions on railway construction and land requisition and demolition
2009-10-15	Bin County	Bureau of national land and resources, women federation, bureau of civil affairs and design institute	Persons in charge in different offices and technical persons in design institute	34	Opinions on railway construction and land requisition and demolition
2009-10-17	Fangzheng	Harbin city bureau of national land and	Persons in charge in different offices	28	Opinions on railway construction and land

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	g County	resources, women federation and design institute	and technical persons in design institute		requisition and demolition
2009-10-18	Yilan County	Bureau of national land and resources, women federation, bureau of civil affairs and design institute	Persons in charge in different offices and technical persons in design institute	34	Opinions on railway construction and land requisition and demolition
2012-5-14	Yilan County	All departments of county government and design department	County head in charge, responsible persons of all departments, and representative of design department	30	Attitude towards railway construction, opinions on route direction, location of new stations and land acquisition and relocation.
2012-5-15	Fangzhen g County	All departments of county government and design department	Secretary of CPC county committee, responsible persons of all departments, and representative of design department	28	Attitude towards railway construction, opinions on route direction, location of new stations and land acquisition and relocation.
2012-5-15	Binxi Develop ment Zone	Competent department of Bin County Government, all departments of Development Zone Administration Committee, Binxi Local Railway property owner and design department	Secretary of CPC county committee, responsible persons of all departments, and representative of design department	22	Attitude towards railway construction, opinions on route direction, location of new stations and land acquisition and relocation.
2012-5-17	Bin County	All departments of county government and design department	Secretary of CPC county committee, responsible persons of all departments, and representative of design department	25	Attitude towards railway construction, opinions on route direction, location of new stations and land acquisition and relocation.
2012-5-23	Jiamusi City	All departments of city government and leaders from district and county	Secretary of CPC district committee, responsible persons of all departments, and representative of design department	38	Attitude towards railway construction, opinions on route direction, location of new stations and land acquisition and relocation.
2012-8-2	Harbin City	Center of Foreign Capital of the China Railway	Responsible persons of all departments	45	Attitude towards railway construction, opinions on land

		Corporation, all departments of provincial, city and county governments, Harbin-Jiamusi Railway Company, design institute and resettlement planning unit.			acquisition and relocation and promotion for resettlement plan.
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Data source: data compilation provided by design institutes

246. In the process of the preparation for land acquisition, housing demolition and resettlement, consultations and meetings have been conducted by the Consultant and will be conducted during the Project's implementation. Consultations will be mainly held between:

China Railway Corporation and the affected provinces, prefectures and county governments;

The railway contractors and prefectures, and county governments along the rail line;

The local RSOs, local Bureaus of Land and Resources and the affected villages and groups;

The local RSOs, villages/groups and farmer households.

247. The content of the consultations will mainly involve the compensation standard for land acquisition and building demolition, the location and the means of new building construction, the schedule of removal, use of compensation fee and the resettlement methods, etc.

248. In the preparation and implementation stages of land acquisition and building demolition for the Project, the local government and the affected people, the railway support institutions at different levels, the railway sector and the local sectors will constantly hold various types of meetings, including:

Villager meetings to be held in the villages or groups;

Consultation meetings with the affected families to be held at the county, the township and the village levels;

Meetings of the village cadres and villager representatives to be held at the county and the township levels;

Negotiation meetings on the resettlement plans to be held between the RSOs at the county and the township level;

Working level meetings to be often held between the RSOs and removal groups of the Project contractors; and

Meetings to be held between the prefecture RSO and the county RSO.

At the stage of project preparation, the resettlement implementation organization will arrange public participation meetings to make all affected households have chance to discuss compensation issues before signing relocation compensation agreements. For the specific public participation process and plan, see Table 9-2.

Table 9-2 Affected People's Participation at Preparation Stage

Time	Site	Participants	Contents	Main Findings
October 2011---August 2012	All sub-districts/towns (townships) and residential communities/villages within the project scope	Design unit, environmental evaluation unit, and resettlement implementation organization	Necessity of project construction, proposal negotiation, environment impact investigation and public participation	Project implementation plan has been determined
December 2011---March 2012	All sub-districts/towns (townships) and residential communities/villages within the project scope	Design unit, affected residents, and responsible persons of implementation organization for land acquisition and relocation; relevant government institutions like land and resources bureau	Resettlement socio-economic investigation, project influence scope and physical quantity investigation, resettlement policies consultation and negotiation, and resettlement plan investigation	① Compensation and resettlement policy: according to latest national and local policies; ② resettlement plan: most households affected by land acquisition hope for land resettlement. 28 old people voluntarily subscribe social insurance for land-losing farmers. The houses available for property right replacement are types with small area, but the original houses of these households are large. Most of them are willing to select monetary compensation. ③ If getting reasonable compensation, affected people will support the construction of the project.
July 2012	Design unit	Design unit, demolition office and government institutions like land and resources bureau	Compensation and resettlement policies and resettlement plan optimization	
July 2012	Villages and groups affected by land acquisition	Design unit, resettlement implementation organization, main responsible persons of affected villages and groups, and migrant representatives.	Selection of compensation and resettlement plan, resettlement policies communication and negotiation, and learning opinions on	Affected villages express support for the project, approve the resettlement policies, and hope for compensation and resettlement in time.

Time	Site	Participants	Contents	Main Findings
			project and resettlement.	
July 2012	Scope of influence of land acquisition	Design unit, resettlement implementation unit and affected people	Individual problems in resettlement policies and plan	Individual problems have been additionally negotiated when finalizing the resettlement plan.

9.1.4 Public Opinion Survey

249. In October 2009, the organization responsible for formulating the RAP conducted a relatively large scale survey on opinions of the society. Through random taking of samples, the opinions of 135 people were collected. This is to identify with the opinions of the public in relevant villages with regards the project construction, land acquisition, demolition and resettlement. See Table 9-3 and 9-4 for results on relevant public and resettlers' opinions.

250. On the overall, majority of the people acknowledged the information that the project is to start construction and expresses they are in favor of the project construction. Over half of the survey individuals (72.34% understood the Harbin-Jiamusi Railway project is to be constructed, but there are still some who did not understand (10.64%); A large number of people expresses they are in favor of the project construction (82.22%) while 8.89% disapproves. 8.89% are indifferent;

251. The people also clearly expresses that they are worried about the impact of land acquisition and demolition on their lives. When questioned about impacts, 57.63% of the people considered the project will improve transportation conditions and traveling will become more convenient; 6.78% of the people considered that project will affect the local investment environment: attract outside investors to invest locally and thus create more chances for the people;

252. As compensation policies for land acquisition and demolition have not be finalized, a portion of the surveyed targets (4.55%) expressed they understood relevant compensation policies for land acquisition, but over ½ of the people (70.45%) are not very clear on the policies; nevertheless, more than one third of the people (35.56%) expressed that they understood methods of appeal to safeguard their legal rights.

253. Surveyed targets put forward various suggestions while revolving around their worries (see Table 9-4 for details). 94% of the people hoped the railway line will not possess their land and houses. Most of the people suggested increasing the existing compensation standard, realizing resettlement in nearby areas and improving their living standards. It is obvious that the people are very concerned of whether compensation for land acquisition and demolition would be according state policies and would be promptly made according to procedures. They requested that resettlement departments ensure the living standards of the affected people. These suggestions reflect that the public has high hopes regarding resettlement for land acquisition and demolition.

Table 9-3 Statistics Table of Public Opinion Survey

Unit: people %

No	Questions	Options	Percentage
1	Are you clear that the project will be constructed soon?	(1) clear	72.34%
		(2) not so clear	17.02%
		(3) unclear	10.64%
2	How do you know about the project?	(1) documents issued by the upper government	0.00%
		(2) from other residents	83.33%
		(3) from TV and radios	16.67%
		(4) impacts on local investment environment	0.00%
3	Do you agree to the construction of the project?	(1) agree	82.22%
		(2) disagree	8.89%
		(3) not to matter	8.89%
4	Who do you think the project will benefit? (multi-choice allowed) ?	(1) the state	44.44%
		(2) the state	17.46%
		(3) the individual	38.10%
5	What do you think is the maximum benefit to you?	(1) passenger transport	57.63%
		(2) goods transport	13.56%
		(3) possibilities of employment and becoming rich	5.08%
		(4) impacts on local investment environment	6.78%
		(5) household incomes	11.86%
		(6) no benefits	5.08%
6	What kind of impacts will be caused by the line?	(1) no impacts	20.00%
		(2) impacts on traffic conditions caused by construction	3.64%
		(3) economic losses caused by housing demolition	54.55%
		(4) reduced economic revenues caused by land requisition	12.73%
		(5) other impacts	9.09%
7	What is the most favorable approach	(1) monetary	49.09%

	of land requisition and resettlement	(2) land readjustment	30.91%
		(3) social assurance	1.82%
		(4) others	3.64%
8	Your actual approach of land requisition and resettlement	(1) monetary	57.78%
		(2) land readjustment	20.00%
		(3) social assurance	0.00%
		(4) others	4.44%
9	What is the most favorable approach of demolition and resettlement	(1) concentrated resettlement	4.35%
		(2) unconcentrated resettlement	23.91%
		(3) monetary resettlement	50.00%
		(4) new housing replacement	21.74%
		(5) others	0.00%
10	Your actual approach of demolition and resettlement	(1) concentrated resettlement	4.65%
		(2) unconcentrated resettlement	25.58%
		(3) monetary resettlement	32.56%
		(4) new housing replacement	23.26%
		(5) others	4.65%
11	What's your requirements on compensation funds	(1) pay in time	11.11%
		(2) pay in full amount	75.56%
		(3) compensation standard requirement	4.44%
12	Are you clear about land requisition and demolition compensation policies	(1) clear	4.55%
		(2) not so clear	25.00%
		(3) unclear	70.45%
13	Do you know how to appeal when your legal rights are invaded in the process of land requisition and demolition?	(1) clear	35.56%
		(2) unclear	64.44%

Data source: field investigation

Table 9-4 Statistics Table of Public Opinions and Suggestions

No	Questions	Options	Percentage
1	Housing conditions	below 50 m ²	3.51%
		50-80 m ²	9.65%
		80-120 m ²	12.3%
		120m ² above	89.54%
2	Type of housing	Purchase of commercial houses at own expenses	10.49%
		Publicly owned housing	0
		Building of houses on owned house sites	89.51%
3	Prices of local commercial houses (yuan/m ²)	Below 2000	1%
		2000-4000	98%
		4000-6000	1%
		Above 6000	0
4	Preferred payment approach of compensation fees	Paid by railway bureaus through local government	0
		Directly paid by railway bureaus	100%
		Others	0
5	Expected living standard after resettlement	Improve moderately	100%
		Keep unchanged	0
		Decline moderately	0
6	If removal and resettled, you expect	Resettlement in the nearest possible areas	95%
		Relocation in other areas	1%
		To their own preferences	4%
7	If unsatisfied with land requisition, removal and resettlement, your preferred measures	Appeal to upper governments	85.63%
		Obstruct the construction	1.32%
		Protect rights by legal means	13.05%

Data source: field investigation

9.1.5 Participation Plan in Implementation Stage

254. During the period of negotiation on land acquisition, every village or group will hold the following two types of meetings:

Meetings of the villager representatives held by the county or the town land administration departments. The themes of such meetings are to make clear the significance of the Project; the area, location, and the time of land acquisition; and the state and province laws, policies and regulations about land acquisition. Such meetings are often held during the consultation and negotiation on land acquisition for a project.

Meetings of all the villagers to be held by the village assembly with all the villagers or the heads of households as participants at one month before making decisions. The themes of these meetings are to explain state and provincial regulations and policies and World Bank Policy; the area and amount of land acquisition; the standards of compensation; measures of rebuilding and people resettlement; rehabilitation plans for income restoration; allocation of compensation between the collective and affected households; investment of collective compensation; living training needs and plans; and other issues identified during the consultative process. At each meeting opinions, suggestions, and complaints from the villagers are to be collected. Such meetings are often held during the period of land acquisition, implementation, and signing of contracts on compensation.

A public meeting is to be arranged for affected people and relevant beneficiaries in their village or another easily accessible location at least one month prior to the implementation of the resettlement. The area of the expropriated land and the amount of land attachment of each household will be confirmed. Details should be noticed publicly; each party should sign to confirm the amount of the physical impact of announcement; after the area of the expropriated land and the amount of land attachment are confirmed and agreed, both sides will sign on a compensation contract; compensation for expropriated land will directly allocate to the affected villagers according to the compensation contract signed by both sides. The China Railway Corporation, local government resettlement offices and the World Bank will regularly supervise the detailed planning process at village level and their implementation. These will also be regularly covered in the project internal progress report as well as the independent monitoring reports. Above process ensures full consideration for the views of the affected villagers, and benefit of affected villagers are guaranteed.

9.2 Publicity and Information Dissemination

255. Publicity and information dissemination on the Project opening started at the Project preparatory stage. The purposes and significance of the Project, the time and location of the Project construction components, as well as the relevant state and World Bank policies concerning land acquisition and housing demolition by the governments at the provincial, prefecture and county levels will be all publicized in various media, such as newspapers, broadcasting, TV, and magazines. These activities are aimed at letting the local residents know the relevant issues concerning land acquisition and building demolition for the Project.

256. Unified land acquisition and housing demolition notices will be publicized to all the affected people before implementing the demolition and relocation. The purpose is to make the public become familiar with the issues related to land acquisition and housing demolition, land acquisition scope, policies of compensation and resettlement, regulations of residence registration, and the prohibition on planting unplanned crops.

257. A Resettlement Information Booklet is being prepared and will be distributed to all affected villages through the land acquisition and resettlement supporting offices of local government one month before implementation of RAP. The Booklet will include a detailed description of many contents such as the scope, procedures, principles, unit values of compensation, and grievance mechanisms associated with the Project's land acquisition, building demolition, and resettlement.

258. The resettles' meetings are another essential way of message dissemination. The purpose of such meetings is to let the participants know the implementation of land acquisition, policies and standards of compensation, the strategies of housing rebuilding and resettlement, as well as to collect feedback information from the participants.

9.3 Grievance Redress

259. Resettlement is a complicated task. It is inevitable that the affected persons will have grievances and complaints during the resettlement implementation. For the purposes of guaranteeing the interests of the affected persons, the resettlement offices will establish a set of highly transparent and simple procedures for collecting and handling grievance and complaints, so as to objectively, justly and efficiently deal with the grievances and complaints of the mass and to ensure the smooth progress of the resettlement.

9.3.1 Procedures for Complaints and Appeals

260. There are mainly the following procedures for complaints and appeals

- Collecting grievances of the affected persons from the report of the local resettlement offices, including grievances of the mass, the progress, working measures and existed problems.
- All contractors must submit construction journal to the project owner every week, from which information on whether there is any people affecting the construction can be known.
- Problems on land acquisition and relocation coordination discovered by Guiguang Company in field inspection.
- Relevant information reflected by IMO.
- Letters and calls of the affected persons.
- Relevant information and problems reflected from local ROs at all levels.
- Relevant special problems reflected by the audit and disciplinary inspection divisions.
- Special investigation of internal and external monitoring.

9.3.2 Procedures for Complaints and Appeals

9.3.2.1 The First Stage

261. The affected persons may present their grievances to the village committee or the local ROs at township level orally or in a written form. For oral grievances, the village committee or the local resettlement offices at township levels must keep a written record and provide a clear reply within two weeks. When it involves serious problems needing to be reported to resettlement office at a higher level, the village committee or the local resettlement offices at township levels must endeavor to obtain a reply from the RO at the higher level within two weeks.

9.3.2.2 The Second Stage

262. In case that reply at the first stage does not satisfy the complainants, the complainants may appeal to the resettlement office at a higher level within one month after receiving the reply at the first stage. The resettlement office at the county or district level must make a decision within three weeks.

9.3.2.3 The Third Stage

263. In the event that the affected persons are not satisfied with the reply of the resettlement offices at district or county level, they may appeal to the PROS within one month after receiving reply at the second stage. The PROS should make a reply within four weeks.

9.3.2.4 The Fourth Stage

264. In case that the affected persons are not satisfied with the reply at the third stage, they may appeal to the civil court within 15 days after receiving the reply from the PRO.

9.3.3 Principles to Deal with Grievances and Complaints

265. The resettlement offices at all levels must conduct field investigation and research about the grievances of the public, and provide objective and just resolutions in line with the principles and standards specified in the national laws and the Resettlement Action Plan after full consideration of the public's opinions and after patient consultation. Complaints beyond their capability of handling must be submitted to resettlement offices at the higher level and they should lend a hand in the investigation.

266. The appealed has the right of further appeal on condition that the decision-making institution does not reply within the specified dates.

267. In the process of resettlement, women may have some special grievances and complaints, so PRO has planned at least one female worker in every resettlement group to be responsible for the women's grievances. The local government and the NGOs (such as Civil Administrative Bureau and the Women's Federation) will also supervise the resettlement activities and safeguard the APs especially the women's rights.

9.3.4 Contents and Measures of Reply

9.3.4.1 Contents of Reply

268. Contents of replay mainly contain:

- A brief of grievances of the complaints;
- Results of fact-investigation;
- Principles and standards in the relevant national regulations and RAP;
- Resolutions and references
- The complainants have the right to appeal to resettlement offices at a higher level and the civil court. The company should pay the legal costs;

9.3.4.2 Way of Reply

269. The ways of replay are described as below:

- Reply to complaints on exceptional cases should be delivered to the complainant in written form.

●Reply to complaints that frequently occur should be made public to the villages or groups the complaints belonged to via holding villagers' meetings or issuing documents.

●Whatever the forms of reply, they must be delivered to the resettlement offices which the complaints belonged to.

9.3.5 Record Grievance and Final Feedback

270. During the process of resettlement implementation, resettlement offices should record the complaint and its resolution, and report it to the PROS in written form monthly. Each PROS should look into the complaint resolution records and conditions regularly. In order to standardize the records about complaints and register the resolution completely, the company has formulated a form sheet to record or register the complaints and its resolution is formulated in Table 9-5.

Table 9-5 Migrant Appeal Registration Form

Name of complainant		Filing office	
Date		Receiving point	
Complaints content			
Problems required to resolve			
Options to deal with the problem			
Actual result of problem resolution			
Signature of complainant		Signature of recorder	
<p>Note:</p> <ol style="list-style-type: none"> 1. The recorder shall register honestly the content of complaint and the complainant's requisition; 2. No obstruction or obstacle is existed in the process of appeal; 3. Options taken to deal with the problem will be replied to the complainant within scheduled period. 			

Chapter 10 Monitoring and Evaluation

To ensure the implementation as per the resettlement plan and realize the goal of proper resettlement, this project will monitor the whole process of the implementation for land acquisition and demolition and resettlement. The monitoring work will be carried out by two parts: internal monitoring of resettlement organization and external independent monitoring. The internal monitoring will be conducted by the resettlement organizations at all levels, and the external one will be entrusted to an independent and just third party that has 5-year experience in World Bank loan project monitoring and evaluation and will monitor and evaluate the land acquisition and demolition and resettlement activities.

10.1 Internal Monitoring

10.1.1 Objective and Task

271. Harbin-Jiamusi Railway Company will establish a database for land acquisition & demolition and resettlement, and conduct internal monitoring and check-up on the whole process of the resettlement preparation and implementation according to the resettlement plan that is approved by the World Bank, with a resettlement internal monitoring report to be submitted to the World Bank at least half a year since the project implementation

10.1.2 Institutions and Personnel

272. The internal monitoring for land acquisition & demolition and resettlement of the project is led by Harbin-Jiamusi Railway Company and implemented by provincial and city resettlement offices, project coordination offices (resettlement offices) of all counties (districts) and all villages. To effectively perform the internal monitoring function, all resettlement organizations are supplied with special personnel who have participated in the compilation and implementation for RAP and will conduct internal monitoring and control on its implementation process.

10.1.3 Monitoring Contents

273. The main contents for internal monitoring include land acquisition & demolition progress, capital allocation, resettlement and complaints & grievance. This aims to make internal monitoring and check-up on the implementation of resettlement plan.

10.1.4 Implementation Procedures

During the implementation process, Harbin-Jiamusi Company will set up a corresponding resettlement database and collect and record information about village resettlement according to the monitoring samples, record the implementation progress and maintain continuous monitoring on resettlement implementation.

10.1.5 Internal Monitoring Report

The coordination offices in 3 counties and 7 districts submit to the company reports on the progress of land acquisition & demolition and resettlement each quarter. Then the company clears up the internal monitoring report on land acquisition & demolition and resettlement of the whole project, and submits that to the World Bank at least half a year, with the specific time between July and January of each year.

Resettlement monitoring reports of Harbin-Jiamusi Railway Company, and provincial and county level resettlement agencies shall comprise the tables and texts, in which the forms shall be filled with

implementation progress of resettlement impact types according to the format in Chapter 3 herein, capital utilization progress to the format in Chapter 5 herein, and statistical data on housing, production and enterprise arrangement for each household to the format in Chapter 6 herein, and the texts shall be used to analyze the tables, describing the resettlement implementation progress, capital, and quality condition, setting forth existing problems and corresponding measures.

10.2 Independent External Monitoring and Evaluation

10.2.1 Objective and Task

274. External monitoring and evaluation mainly carry out periodical monitoring and evaluation of land acquisition, demolition and resettlement activities outside of the resettlement institutions to evaluate if the target of resettlement has been attained. The external monitoring work is to provide evaluation, opinions and suggestion on the whole process of resettlement and circumstances of the rehabilitating the production and living standards of the resettlers. The external monitoring work is also to provide an early warning system for the project management departments and to provide channels for reflections for the opinions of the resettlers.

275. The external monitoring organization will shoulder the responsibility of being a consultant for coordination teams for land acquisition, demolition and resettlement of resettlers of the China Railway Corporation and Harbin-Jiamusi Railway Company. The external monitoring organization will follow, monitor and evaluate activities for implementation of the resettlement plan. The external monitoring organization will also provide opinions and consultations on decision-making.

10.2.2 Institutions and Personnel

276. Before the commencement of land acquisition and demolition, the China Railway Corporation will invite tenders and entrust an independent and just third party which has 5 years' experience in monitoring and evaluation on World Bank loan project to monitor and evaluate the land acquisition, demolition and resettlement. The independent external monitoring organization will implement all basic monitoring work by providing technical assistance to China Railway Corporation or the company and carrying out resettlement investigation and survey on affected people's living standards.

10.2.3 Leading indicators of monitoring and evaluation

Leading indicators of external monitoring contain:

- Socio-economic indicators: per capita income, gross domestic product and employment rate
- Organization indicators: personnel composition, staff quality, rules and regulations, equipment and affairs transaction efficiency
- Resettlers affected by land acquisition: ratio of compensation in place, production resettlement way, ratio of change in economic income, employment rate and degree of satisfaction for resettlement.
- House demolition and resettlement: ratio of compensation in place, construction of resettlement houses and degree of satisfaction for resettlement.
- Infrastructure facilities: ratio of compensation in place and function recovery rate.
- Temporary occupancy: ratio of restoration compensation in place for temporary occupancy and land property recovery progress

Specific monitoring indicators will be reflected in the monitoring and evaluation outline which will be submitted to the World Bank for approval before monitoring and evaluation.

10.2.4 Work Steps and Contents

- 1) Preparation of monitoring and evaluation outline,
- 2) Developing computer software for monitoring and evaluation of the resettlement,
- 3) Drafting the investigation outline, survey forms, and record cards for sample villages and sample households,
- 4) Design of the sampling survey,
- 5) Base-line survey,

Basic survey that is required for the independent monitoring and evaluation on households affected by land acquisition and demolition; getting basic information about the living standards (living, production and income levels) of resettlers

- 6) Establishing monitoring and evaluation information system

To establish monitoring and evaluation information system, classify all kinds of data about resettlement monitoring and evaluation and set up a database, and provide computer assistance to analysis and tracking monitoring.

- 7) Monitoring and evaluation survey

(1) Evaluation on the capability of resettlement implementation organization: to investigate the service ability and work efficiency of the implementation organization

(2) Resettlement progress, compensation standard, monitoring on typically affected households, monitoring on compensation allocation, income recovery, resettlement quality, vulnerable group restoration measures, and compensation for temporary land occupancy and restoration.

(3) Public participation and negotiation: participating in the public participation activities to be conducted in the preparation and implementation of resettlement plan, and monitoring the effect of public participation.

(4) Grievance: monitoring the recording and transaction of grievance.

- 8) Clearing up monitoring data and establishing a database.

- 9) Contrastive analysis

10.2.5 External Monitoring and Evaluation Report

The external monitoring and evaluation report is submitted once for half a year till the production and living standard of resettlement is restored to that before relocation (usually half a year before the completion of the project). The submission of monitoring report is planned as below:

- March 2013: establishing an independent resettlement monitoring and evaluation team and compiling the work outline;
- April 2013: preparing for independent resettlement monitoring and evaluation, including compiling survey outline and form, establishing monitoring system, define tasks and selecting monitoring points.
- June 2013: putting forward the monitoring and evaluation report No.1 (base-line survey report)
- December 2013: the secondary monitoring; putting forward the monitoring and evaluation report No. 2;
- June 2014: the third monitoring; putting forward the monitoring and evaluation report No. 3;
- December 2014: the fourth monitoring; putting forward the monitoring and evaluation report No. 4;
- June 2015: the fifth monitoring; putting forward the monitoring and evaluation report No. 5;
- December 2015: the sixth monitoring; putting forward the monitoring and evaluation report No. 6;
- June 2016: post evaluation report.

10.2.6 Post Evaluation

Post evaluation for resettlement will be carried out by utilizing post evaluation theories and methods based on the monitoring and evaluation after the land acquisition and demolition is completed. The successful experience and lesson in land acquisition and demolition will be evaluated and provided as a reference to future resettlement. The post evaluation will be conducted by an external independent monitoring and evaluation organization which is entrusted by Harbin-Jiamusi Railway Company. The organization responsible for post evaluation will compile the post evaluation outline, set up the evaluation indicatory system, conduct socio-economic analysis investigation and write the “resettlement post evaluation report”.

Chapter 11 Right Matrix

For the matrix of affected people's rights decided according to the resettlement compensation principles of all governments along the line, see Table 11-1.

Table 11-1 Rights for Land Acquisition and Demolition Compensation and Resettlement of the Construction of the Harbin-Jiamusi Railway Line

Types of Impact	Affected People	Compensation or Measures for Resettlement	Compensation Standards
Land Acquisition	Village collectives	1) Compensation for land acquisition	The compensation fees for land requisition defined by comprehensive land price should be first used to pay for the social security program which should be contributed by the collective economy and the individual. Then 30% of the rest compensation fees should be used for the construction of infrastructure and public facilities organized by the collective economy which holds the collective land property, founding village-run enterprises and the living subsidy of farmers whose lands are requisitioned.
	Farmers	1) Compensation for land requisition 2) Compensation for young crops 3) Compensation for individual owned auxiliaries	1. For farmers affected by land acquisition, the collective reserved land of the village should be distributed to land-losing farmers. 2. The compensation fees for land requisition defined by comprehensive land price should be first used to pay for the social security program fees which should be contributed by the collective economy and the individual, upon the agreement of villagers council. Then 70% of the rest compensation fees should be used as subsidies for resettling the farmers whose land are requisitioned. 3. Compensation for young crops can be paid with a rate at 4% of the comprehensive land plot-price. 4. The compensation and housing resettlement of attached objects on the land should be made according to the compensation regulations of urban villages defined by local governments, or by referring to specific regulations issued by city (prefecture) people's government.
Relocation of Residential Houses	Rural households	1) Compensation payment for houses at replacement cost 2) Relocation expenses 3) Free allocation of new residential plots by the	1. Compensation is calculated based on reconstruction cost of new houses 2. Relocation and transition expenses include loss of income and damages property during relocation 3. New residential plots to be chosen and agreed, provided within existing villages without cost 4. Salvageable materials can be retrieved without cost

		villages	
	Urban residents	<p>1) House replacement expenses and compensation</p> <p>2) Relocation expenses</p> <p>3) Transition fee</p>	<p>1) As per the principles of property right exchange and compensation based on market price, implementing replacement or the combination of both two methods. For property right replacement, the house area should be the total area of relocated house. And the compensation amount should be reconstruction cost of relocated house.</p> <p>2) Compensation should contain the cost for relocating from the original house to a new one. All legal transaction fees and registration charges should be exempted. The relocated people should have the right to use the salvage materials used in relocation.</p> <p>3) If it can not be avoided to carry out demolition first (and reconstruction then), temporary house rent should be provided for up to 6 months.</p>
	Vulnerable groups	<p>1) The above rights relevant to house demolition and priority attention</p> <p>2) An additional cash assistance at 2000-10000 yuan per household; assistance of manpower and transport tools in transition, new houses construction</p>	<p>Each household is given 2,000-10,000 yuan for new house construction (In Yilan County, 4,000 yuan subsidy is provided to each extremely poor family; 8,000 yuan subsidy provided to the disabled without sources of incomes; In Bin county, 2,000 yuan is provided to each household holding <i>Certificate of Minimum Living Guarantee for Urban Residents</i>, and 10,000 yuan provided to the disabled.) It is a special subsidy for the vulnerable groups affected by the demolition and resettlement. For the resettlement of extremely poor households in Harbin, there is an indemnificatory house type of 40m² construction area. Besides, sufficient attention has been paid to the vulnerable groups in terms of house purchase price. They only have to pay the construction and installation cost for the area exceeding the original area. Those who still cannot pay the house can rent the area beyond the original according to cost rent. If their economic conditions are improved in future, they can repay the price and resume all property right. In Jiamusi, resettled people with <i>Certificate of Minimum Living Guarantee for Urban Residents</i> can be given with additional 5m² resettlement area for free based on the original area. The disabled who have registered on <i>Certificate of Minimum Living Guarantee for Urban Residents</i> and hold <i>Disability Certificate</i> can be given with additional 3m² resettlement area for free based on the previously described privilege. Poor households with actual resettlement area at or below 60m² can apply for going through low-rent house joint property procedures at the city housing security office after the delivery is handed over, and can enjoy subsidy of 20,000 yuan/household.</p>

Table 11-1 Rights for Land Acquisition and Demolition Compensation and Resettlement of the Construction of the Harbin-Jiamusi Railway Line (continued)

Types of Impact	Affected People	Compensation or Measures for Resettlement	Compensation Standards
Relocation of Enterprises	Factories and mines	1) House compensation 2) Relocation expenses for enterprise and equipment 3) Income loss for shutdown or output reduction 4) Employee salary compensation for shutdown or output reduction	1) For enterprises for land acquisition, an independent professional evaluation organization will evaluate it according to market price and determine the compensation fee. Affected factories and mines will be compensated based on the reconstruction cost of land, architecture, equipment and other auxiliary construction. The compensation will contain moving fee (for enterprise and equipment relocation) and lose in income due to shutdown or output reduction. 2) Those factories and mines, which are partially influenced but whose production and production are not affected, will get monetary compensation. 3) For those enterprise to be totally demolished, the governments at all levels will help them re-build and restore production, guide and help them to re-select a new business location, actively assist them with industrial transfer or upgrading and production optimization, encourage qualified enterprises to rebuild in industrial parks, guarantee the rebuilding and production and operation restoration of affected organizations and provide and improve working opportunities for affected employees. 4) For those which do not plan to rebuild, the resettlement department and the enterprises should give a public notice to the staff on the resettlement method 6 months in advance, so as to facilitate them find new jobs, and should also provide free training and recommend new jobs meanwhile. 5) Affected employees will be compensated for shutdown/transition and will have the priority to get new jobs after the enterprise is relocated.
Relocation of Infrastructures	Affected basic infrastructures	1) To be demolished by construction departments of railway 2) Owner of infrastructure will make use of compensation to reconstruct	(1) The railway construction unit directly restores the infrastructures such as rural roads and farm-oriented channels during the construction; (2) The railway side invites a professional team to relocate the infrastructures such as communication facility and power facility and bears relevant expense; The railway side pays compensation to affected parties for their self-reconstruction of some public infrastructures like drink water tower.
Temporary Occupation of Land	Village collectives and villagers	1) Procedure 2) Compensation for young crops 3) Fee for temporary occupation of land 4) The land is to be recovered to its original condition when returned to	1) to apply for a permission from and register in the local county-level land and natural resources bureau, and attain such approval;。 2) The compensation rates should be based on the loss of affected people. The temporary land acquisition fee is calculated by the constructor on the basis of AAOV × years, and directly paid to the land-users.

		owner	3/4) Guarantee fee for the land reclamation will be paid, and paid back after the land is restored. Or the guarantee fee will be used as deposit, and reclamation will be done by villagers. Reclamation should be supervised and confirmed by the local land and natural resources bureau.
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