Resettlement Action Plan

for Zhongnan Road Fresh Market

Guizhong Watertown Development and Investment Limited Liability Company
of Laibin Municipality

November 2014
Foreword

I. Purpose of preparing this resettlement action plan

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

II. Definitions of terms

Displaced persons

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

a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);

b) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets—provided that such claims are recognized under the laws of the country or become recognized through a process identified in the Resettlement Plan; and

c) those who have no recognizable legal right or claim to the land they are occupying.

3 Persons covered under paragraphs 2(a) and (b) are provided compensation for the land they lose, and other assistance. Persons covered under paragraph 2(c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objective set out in this policy, if they occupy the project areas prior to a cut-off date established by the borrower.

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1 Normally, this cut-off date is the date the census begins. The cut-off date could also be the date the project areas was delineated, prior to the census, provided that there has been an effective public
and acceptable to the World Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in paragraph 2(a), (b), or (c) are provided compensation for loss of assets other than land.

**Compensation and resettlement measures**

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

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

   (i) informed about their options and rights pertaining to resettlement;

   (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and

   (iii) provided prompt and effective compensation at full replacement cost, for losses of assets attributable directly to the project.

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

   (i) provided assistance (such as moving allowances) during displacement; and

   (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

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

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

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

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

5 Cut-off date: means the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person
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1. Project Overview

1.1 Project Background

Guangxi Zhuang Autonomous Region is one of the 12 underdeveloped provinces in western China. Laibin Municipality is located in the middle of Guangxi, it administrates one city and four counties with 2.6 million permanent resident population, among which 270,000 are urban. So far, there is no effective flood control and stagnant water drainage engineering system or non-engineering measures in the main urban area of Laibin, the frequent floods has caused serious impact on the economic development and resident’s life.

The flood control circle dyke in the urban area has not been formed, the height of dyke of south and north banks of Hongshui River, east bank of Beizhijiang River has not met the flood control standard of once in 10 years. In the mouth of inland rivers, such as the Caoxiegou and Shizheng Canal, there is no flood control and drainage system for flooded fields. The drain-pipe network used currently was built in 1980s’. The layout of old pipe network is unreasonable, the built standard is low and pipe is small. In some areas, drainage relies on nature caves and underground rivers. The capacity of withstanding waterlogging is fragile and the current drainage pipe network cannot satisfy the requirement of urban development.

Laibin was built 10 years ago. The frequent and serious waterlogging has become the mortal malady for city development. A short time heavy rain can cause waterlogging in urban area, and a torrential rain can make the city marshland. Therefore, Laibin municipal government decides to apply 80 million USD loan from the World Bank for developing water environment comprehensive management. The main object is to build a comprehensive flood control and drainage system combined with engineering and non-engineering measures. The specific contents including: 1. Levee engineering, Flood wall in north bank of Hongshui River (section at Shizheng Canal and Caoxiegou), a part along Binhebei Road, and a part located at the inner side
of Binhebei Road; Flood wall in north bank of Hongshui River (section at Xiangyang Road and Railway bridge); Flood wall in the east bank of Beizhijiang River (section at north part of Beizhijiang River); Flood wall in the north of Longdong River (section at Mengcun and Tianran Bridge); 2. Revetment engineering: Hongshui River (section at Shizheng Canal and Caoxiegou); Hongshui River (section at Xiangyang Road and Railway bridge); 3. Flood control and waterlogging switch: each switch at Shuiyun Canal, Modong Canal, Shizheng Canal, Caoxiegou, Xiangyang Road and Longdong River respectively; 4. Waterlogging pumping station: each station at Shuiyun Canal, Modong Canal, Shizheng Canal, Caoxiegou, Xiangyang Road and Longdong River respectively; 5. Regulating sluice and flood dam: each sluice at Laihua Canal and Caoxiegou, and two rubber dams at Caoxiegou; 6. a channel renew engineering at Caoxiegou, the remediation range covers Guizhong Avenue and Hongshui River; 7. Sewerage engineering: including rain water engineering and sewerage pine network in old town, the Zhongnan Road sewerage engineering involves the shift of Zhongnan Road fresh market. Figure 1-1 is the project sketch map.
1.2 The Basic Information of Zhongnan Lu Market

In order to coordinate the implementation of Laibin Water Environment Comprehensive Project with the World Bank loan, Guangxi Guoye Project Management Consulting Co., Ltd, entrusted by the project proprietor, has carried out the responsible investigation on resettlement of inhabitant during July and Oct. 2014. The field survey shows that the Zhongnan Lu Market was built in 1985 by Laibin county government for the convenience of more than 20,000 people lived around the area. At that time, it was just a temporary roadside market built at Zhongnan Lu (a dead end road). Refer to Figure 1-2. The management agency was Xingbin District
Market Service Centre, which was a public institution under the management of Laibin Industrial and Commerce Bureau.

Figure 1-2 The Old Zhongnan Road Fresh Market

1.3 Due diligence

For the purpose of monitoring and checking the process and status of moving resettlement, and ensuring the legitimate interest of affected people, Laibin World
Bank Loan Project Management Office (hereinafter referred to as Laibin PMO) and Guizhong Watertown Development and Investment Limited Liability Company of Laibin Municipality (hereinafter referred to as Proprietor) have done the due diligence assessment of Zhongnan Roadside Fresh Market relocation and resettlement of affected people with the help of an institute specialized in resettlement.

1.3.1 The Objective of the Due Diligence

A comprehensive review on land involved in the project and affected persons resettlement was carried out. It includes: 1. evaluating whether the land involved in the project and resettlement is in accordance with ‘The Land Management Law of People’s Republic of China’, the regulations of resettlement, procedures and requirements of resettlement compensation of Laibin as well as the provisions in the Bank Operational Policy on Involuntary Resettlement and if there is difference and remedial measures should be proposed; 2. analyzing and evaluating the work procedure, schedule, the impact of relocating the affected people, as well as the compensation issues; 3. analyzing and evaluating the response from affected people, whether there is any potential problems, and corresponding measures should be proposed.

1.3.2 The Methods of Due Diligence

Two methods have been adopted for the investigation, one is desk work and the other is fact-finding and affected people interviews. During the investigation, all document and materials related to the project and inhabitant resettlement were selected and verified.

The document and materials selected include: the baseline investigation report of Laibin Water Environment Comprehensive Management Project (WECMP, the resettlement action plan for Laibin WECMP, the name list of self-employed business owners of Zhongnan Lu market and various agreements related to resettlement;

Public participation information related to land requisition and resettlement such
as telephone number, website, removal notice, newspaper and so on.

In-depth interviews: the investigation group interviewed key informant during the period of 10th – 14th July 2014, the key informant includes self-employed business owners, temporary vendors and people living around the market.

1.3.3 The Contents of due diligence

Before the investigation, following contents have been examined:

Land rights
Resettlement policies and implementation
Development scheme and construction status of the new market
Relocation options
Income recover, market reestablishment and affected persons satisfaction
Running efficiency of resettlement organization
Public participation and negotiation
Complain and appeal

2. The Impact of market relocation and resettlement

2.1 Relocation

The investigation group reports that a meeting of Zhongnan Road Market Relocation was held by Mr. Pang Biaoyi, member of the standing committee and executive vice mayor, in the afternoon 8th Oct. 2014. Through the coordination, the relocation site is decided to be located at the roadside of Heshan Road, to the east of the present Zhongnan Market, in other words, it is located at the developing land of Laibin Railway Station area, where belongs to Laibin Railway Station Old City Renovation Project Headquarters (refer to Figure 2-1 for the land ownership certification). The area is 1,898 m² (Refer to Figure 2-2 Site Planning). The meeting has also determined the removing frame scheme (refer to Annex 1). The removing site selection refers to Figure 2-3.
Figure 2-1 Certification of land ownership

Reply Letter
Laibin World Bank Loan Project Management Office,

The letter for Request of Providing Certificate of Land Rights has been received. After checking files, the response as follows:

The land mentioned in your letter is located at Heshan roadside southeast of Zhongnan Lu market, where is the developing land belonged to Laibin Railway Station Comprehensive Old City Renovation Project Headquarters of Nanning Railway Bureau, it is currently used for storing supplement of Laibin Management Section of Liuzhou Railway Station.

Land Registration Section
Laibin Land Resource Management Bureau
11th Nov. 2014
Figure 2-2    Planning Map of Proposed New Market
The impact of market relocation

The competent organization of Zhongnan Roadside Market is Xingbin District
Market Service Centre. It is a public institution. The centre is in charge of market planning, construction, management and service. The duty includes: 1. responsible for implementing the laws, regulations and policies relate to market management, it will also research the relevant policies, measures and management method based on the specific situations of Laibin and put them into practice. 2. preparing plan to establish market system and commercial network, guiding market construction and development. 3. organizing and implementing new market project approval and examination. 4. responsible for reception and management of new market or commercial areas invested by various investors. 5. responsible for the asset management of state owned markets. 6. responsible for putting the same attributive commodities into the same area for trade, renovating and punishing the trade going beyond its attributive, and forbidding unlicensed road market and illegal stalls. 7. responsible for market public security, fire control, sanitary and so on. 8. providing trading places and service facilities, it will also provide service of storing up, transportation and information consulting. 9. collecting facility rents, trading fee, service fee and other fees according to national and provincial regulations.

The data provided by the centre indicates that there are 44 business owners who had signed formal contract with the center, market relocation will affect their business activities. All the vendors are the residents of Xingbin District, table 2-1 (more details refer to Annex 2).

Table 2-1 Name list of Zhongnan Lu market

<table>
<thead>
<tr>
<th>Serial number</th>
<th>Place of residence</th>
<th>Trade</th>
<th>Number of vendor</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Xingbin District of Laibin</td>
<td>Fresh meat</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Same as above</td>
<td>Vegetable</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Same as above</td>
<td>Fruit</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Same as above</td>
<td>Food and beverages</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

This data come from the Market Service Centre of Xingbin District.
<table>
<thead>
<tr>
<th></th>
<th>Same as above</th>
<th>Grocery</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Same as above</td>
<td>Grains</td>
<td>4</td>
</tr>
<tr>
<td>7</td>
<td>Same as above</td>
<td>Sewing and bicycles</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>44</strong></td>
</tr>
</tbody>
</table>

There are 44 permanent vendors in the market, all live in Xingbin District of Laibin City. They got their stalls through the open tendering organized by the Property Management Office, under the leadership of Laibin Market Service Centre, on 1st January 2014. The signed contract appoints the business operation period is one year and will be ended on 30th December 2014. When the contract is expired, anew open tendering will be held. The annual rent is 4,000 yuan RMB, and will be paid in full one time. During the lease term, it is not allowed to sublease to other people. The sample of lease contract refers to Figure 2-4.
市场摊位租赁协议

出租方：来宾市场物业管理所
承租方：韦祖福

根据《中华人民共和国合同法》及相关规定，为明确甲、乙双方的权利和义务，经双方协商一致，签订本协议，以共同遵守。

一、乙方参加甲方组织的市场摊位公开招标，以人民币￥###.###元中标，甲方为租赁方，乙方为承租方。

二、甲方将此摊位租赁给乙方作为经营场地使用，租赁期限为壹年，从2023年3月1日至2024年12月31日止，场地限用于经营###。乙方应于甲方一次性交清第一年中标摊位租赁费￥###.###元，第二年中标摊位租赁费￥###.###元，于###年###月###日支付。

三、乙方在租赁期间，未经甲方同意，不得转租、转让摊位；不得擅自改变或扩大摊位使用面积和摊位设施，如损坏租赁场地及设施的，应承担修复或赔偿责任。

四、乙方在租赁期间，必须合理使用租赁场地、安全、卫生，不准在经营场地周围乱堆放，不准在经营场地内燃烧纸、香、蜡烛等易燃易爆物品，若出现安全事故应承担一切责任。

五、乙方在租赁期间，必须服从甲方管理，按照甲方规定的场地面积进行经营，如有违反取消原摊位，租金不予退还。

六、乙方在租赁期间有下列情况之一的，甲方有权终止本协议，并强行收回租赁的摊位、设施、场地，租金不予退还。

（1）擅自改变摊位使用性质的；
（2）未经甲方同意擅自转租、转借、转让摊位从事非法活动的；
（3）逾期支付租金，经甲方催促后仍不支付的。

七、租赁期间遇到整体搬迁的，甲方按乙方实际经营天数予以扣除租赁费后余额退还给乙方。
八、乙方在租赁摊位期间，甲方有义务对有安全隐患的出租场地进行维修，维修费用由甲方承担（当事人另有约定的除外）。

九、乙方在租赁摊位期间，甲方有下列情况之一的，乙方有权终止本协议。
（1）甲乙方未按协议约定支付出租摊位给乙方使用的；
（2）在租赁期间，甲方摊位有可能倒塌的危险，而甲方未按时修缮的；
（3）甲方以监督为名，干预乙方合法的生循环经济的。

十、乙方需要用水、电的，应向甲方申请安装水电表，经同意后，由甲方统一安装水、电表，乙方每月按实际用水用电量，向甲方支付水电费。乙方应爱护水电设施，凡有盗用水、电现象，一经查出，甲方有权强行收回经营场地（设施、摊位），并按正常使用水电标准的五倍收取水电费。

十一、货物保管由乙方自行负责，所损失与甲方无关。

十二、乙方在租赁摊位期间，如逾期交纳租金、水、电费的，逾期按每天加收违约金元。

十三、乙方摊位必须配备一个卫生桶，实行摊前卫生“三包”，时刻保持良好的卫生经营环境。卫生状况极差的摊位，又屡教不改的，甲方有权取消其摊位，租金不予退还。

十四、摊位使用期满后，本协议书自行终止。本协议未尽事宜，甲、乙双方另行协商解决。

十五、本协议自签订之日起生效，本协议一式三份，甲、乙双方各执一份，管理部门一份。

甲方：乙方：

年 月 日
年 月 日

Figure 2-4  The lease contract between old market and vendor
The lease contract for stall in the market

Lessor:                                   Party A
Leasee:                                   Party B

Based on ‘Contract Law of the People’ Republic of China’ and relevant regulations, in order
to definite the rights and obligations for both Party A and Party B, this contract is signed through
the negotiation.

1. Party B participated the open bids for leasing stall in the market, and won the bidding of No.1
   stall in mutton zone with 4,000 yuan.

2. Party A leases the stall to Party for business operation, the lease term is one year, from 1st Jan.
   2014 to 30th Dec. 2014. The stall can be only used for selling mutton. Party B should pay the
   first year rent 4,000 yuan to Party A all in once.

3. During the lease term, Party B is not allowed to transfer the stall to others without the agree
   of Party A. It is not allowed to change or enlarge the stall area and facilities. If the stall or its
   facilities are damaged, Party B will take the responsibility of repairing and compensation.

4. During the lease term, Party B will keep the stall safety and sanitation, not allow burning
   paper, joss sticks, candle and other flammable and combustible materials. It is not allowed to
   connect extra electronic line or water pipe. If unsafe event occurs, Party B will take the
   responsibility.

5. During the lease term, Party B should obey the management of Party A, running the business
   in the area Party A defined. If Party B violates, the stall will be taken back and the rent will
   not refund.

6. During the lease term, if one of the following circumstances occurs, Party A has the right to
   end the contract, take the stall and its facilities back and the rent will be not refund:
   1. Changing the nature of the premises;
   2. Transferring stall to others without the agree of Party A or using stall for illegal activities;
   3. Overdue rent payment, and don’t pay the rent after Party A warning.

7. During the lease term, if the market removal in a whole, Party A will refund the rent residual
to Party B after deducting the actual rent.

8. During the lease term, Party A has the responsibility to maintain the stall to avoid hidden
   trouble. The maintenance cost will be covered by Party A (except some other agreement has
   been reached)

9. During the lease term, if one of the following circumstances occurs, Party B has the right to
   end the contract:
   1. Party A does not hand over the stall to Party B on time according the contract appointed
      time;
   2. During the lease term, there is a foreboding that stall may collapse, but Party A does not
      repaired
   3. Party A interferes Party B’s legal business activities in the name of supervision.
10. Party B needs to use water and electricity, it should apply to Party A and Party A should unified install water meter and electricity meter. Party B should pay the fee to Party A at the end of each month according to dosage. Party B should treasures water and electricity facilities. If water or electricity are pilfer used by Party B, once it is found out, Party A will take the stall and its facilities back and charge 5 times of the water and electricity fee.

11. Party B should take care for all its belongs, Party will not take any responsibility if something loss.

12. During the lease term, if the rent, water fee or electricity fee is overdue, every will charge penal sum of ______

13. Party B should put a trash can in front of their stall, and take the obligation for sanitation ‘Three guarantee’, keep health environment all the time. If the sanitation conditions of some stalls are very bad and no rectified action is taken, Party A has the right to cancel these stall and not refund their rent.

14. Once the lease term is expired, the contract is ended automatically. Any unaccomplished matter in the contract, Party A and Party B should have further negotiation.

15. The contract comes into force since both sides sign. The contract is in triplicate, Party A, Party B and Management agency will keep one for each.

<table>
<thead>
<tr>
<th>Party A</th>
<th>Party B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>Date</td>
</tr>
</tbody>
</table>

The investigation group conducted 5 days surveys on site from 10th to 14th July 2014. The questionnaire target was all the market vendors and some residents living close to the market. All together 45 questionnaires were given out and 43 were regained, 40 of them were effective. The regain rate is 95.56%, the effective questionnaire is 93.02%. 16 interviewees are male, accounting for 40%, 24 are female,
accounting for 60%. All the interviewees are Xingbin District residents. As for the nationality, 26 are Zhuang, accounting for 65%, 13 are Han, accounting for 32% and 1 is Dong, accounting for 3%.

In terms of education level, 17 are primary school, accounting for 43%, 20 are junior high school, accounting for 50%, and 3 are senior high school or technical school, accounting for 7%. Refer to Annex 3 for more detail.

The investigation shows that the vendors’ income for year 2013: 22 had the annual income between 10,000 – 30,000 yuan, accounting for 55%, 18 had income more than 30,000 yuan, accounting for 45%. The operation input: 7 vendors were less than 10,000 yuan, accounting for 17%, 21 vendors were between 10,000 – 20,000 yuan, accounting for 53%, 12 vendors were more than 20,000 yuan, accounting for 30%. In general, the earning level for vendors was not high in 2013. It is hard to support the whole family if only relied on the stall. Therefore, more than 90% of the vendors have some other income. The stall is only one way to increasing family income.

About 74% of vendors have their business in the market for more than 3 years. Speaking of the current operation environment and sanitary conditions, 57% feel not satisfactory. Some 50% do not satisfy the routine management, 10% feel basically satisfy the current management. There are only 3% satisfy for both management and sanitary conditions. Along with the development of the city, more and more chain hypermarkets that provide clean and health environment and lower price products. The number of people goes to Market is going down. The vendors express they would like to choose a place with better environment so that they could retain their regular customers. The e investigation also shows that 50% commercial tenant would like to settle their dispute by themselves.

When they talk whether market removal is in favor of the development of Laibin city, 85% vendors think it will be helpful to improve the image of Laibin and development, 10% vendors don’t know the situation and 5% vendors don’t want to give their opinion. As for the new market construction, 80% vendors suggest it should concentrate on the improvement of sanitary conditions, 80% vendors suggest it should
concentrate on management standardization and 38% care more about the improvement of site facility.

![Interview with fixed fruit vendor](image1)

**Figure 2-5** Interview with fixed fruit vendor

![Interview with groceries vendor](image2)

**Figure 2-6** Interview with groceries vendor

3. Project resettlement implementation

3.1 Implementation Organization

Resettlement covers a wide scope. It needs the cooperation and help of various sectors. To ensure the goal realization of market removal, a set of organization at different level should be set up before the project commence. The organization will
effectively implement the inhabitant resettlement plan and take the responsibility of management and monitoring. Laibin World Bank Project Management office (PMO), Laibin Municipal Administration Bureau (MAB), Construction Committee, Comprehensive Law Enforcement, Industrial and Commercial Bureau (LEB), Laibin Water Investment Company (WIC) and Ningtie Longteng Real Estate Company (NLREC) will participate and help the implementation of market relocation and resettlement. Furthermore, Xingbin Market Service Centre will also arrange 1 – 2 leaders to help the market resettlement. The organization structure refers to Figure 3-1 and the functions of each organ refer to table 3-1.

**Figure 3-1 Project Implementation Structure**

The major duties of relevant organizations as following:

1. **Laibin World Bank Project Management Office**
   - The main duty is to guide and supervise the resettlement of the project, it is
responsible for policy formulation for the activities of relocation and resettlement, it will also coordinate the relationship between resettlement organizations at different levels. It is the bridge between the World Bank and all the project implementation organizations.

(2) Laibin Land and Resource Bureau

- Implementing national relevant policies and regulations
- Carrying out national policies and regulations relate to project construction land use;
- Participating project land acquisition and compensation standard preparation for land and its attachments;
- Handling the land acquisition approval process;
- Participating social economic survey;
- Participating resettlement plan preparation and review;
- Issuing project land use preliminary report;
- Inspecting, coordinating and supervising the activities of land acquisition and resettlement;
- Coordinating and dealing with disagreements and problems occurred during the land acquisition and transfer.

(3) Laibin Municipal Administration Bureau, House Construction Committee, Comprehensive Law Enforcement, Industrial and Commercial Bureau etc.

- Implementing national relevant policies and regulations;
- Signing the relevant compensation agreement with vendors;
- Responsible for material object inspection and registration;
- Dealing with the problems occurred during removal.
(4) Market Service Centre of Xingbin District

- Participating project physical quantity investigation;
- Organizing public participation and disseminating inhabitant resettlement policy;
- Implementing, checking, monitoring and recording all the activities of inhabitant resettlement within the scope of the market;
- Responsible for the management and payment of the relocation compensation fund;
- Supervising the market relocation work;
- Reporting to the project management office on the relocation and resettlement status;
- Deal with disagreements and problems occurred;
- Transferring the comments and suggestions of affected people to higher level authorities;
- Reporting the progress of resettlement;
- Providing help for needy households.

(5) Laibin Water Investment Company

- Providing fund for relocation and resettlement;
- Publicizing and explaining the purpose of the relocation to the affected vendors;

(6) Ningtie Longteng Real Estate Development Company

- Constructing new market according to the scheme negotiated between government and public;
- Publicizing and explaining the purpose of the relocation to the affected
vendor;

- Responsible for clearing the land attachment and the new market operation after removal.

**Table 3-1 Full time staff allocation for resettlement organization**

<table>
<thead>
<tr>
<th>Inhabitant resettlement organization</th>
<th>Full time staff</th>
<th>Profession</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project leading group office of Laibin World Bank Loan WECMP</td>
<td>3</td>
<td>Management</td>
</tr>
<tr>
<td>Laibin WIC</td>
<td>2</td>
<td>Engineer</td>
</tr>
<tr>
<td>NLREC</td>
<td>6</td>
<td>Management and technical staff</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>11</strong></td>
<td></td>
</tr>
</tbody>
</table>

In order to implement resettlement work smoothly, resettlement agency at all levels arrange special staff and an information transmission channel has been formed. The management and technical staff in the resettlement agency has professional background, management capacity and considerable experience of land requisition and resettlement.

**3.2 Specific implementation status**

In order to push relocation work forward, a meeting of Zhongnan Road Fresh Market Removal was held by Mr. Pang Biaoyi, member of the standing committee and executive vice mayor, at the 730 meeting room of Municipal Administrative Centre, in 8th Oct. 2014. Leaders of Municipal Development and Reform Committee, Land and Resource Bureau, Construction Committee, Municipal Administration Bureau, Industrial and Commercial Bureau, Health Bureau, Comprehensive Law Enforcement Bureau, Aquatic and Animal Husbandry Bureau, Traffic Police Detachment, Xingbin Districtovernment, Xingbin Industrial and Commercial Bureau, Xingbin District Market Service Centre, Laibin Water Investment Company took part
in the meeting. The meeting discussed the resettlement plan for the Zhongnan Road Fresh Market. Refer to Annex.

For the purpose of implementing old market relocation, standardizing the new market construction and accepting the affected people, Laibin Government formulated series documents such as ‘The Removal Work Program for Zhongnan Lu Roadside Market in Laibin’, ‘Laibin Market Construction Standard (provisional)’, ‘Interim Measure for Farm Product Market Construction in Main Urban Area of Laibin’ and ‘The favor Policy for Farm Product Market Construction and Management in Main Urban Area of Laibin (provisional)’ in 25th Oct. 2014. Refer to Annex 2-4. The main contents as following:

1. The new market construction should follow ‘Interim Measure for Farm Product Market Construction in Main Urban Area of Laibin’ and ‘The favor Policy for Farm Product Market Construction and Management in Main Urban Area of Laibin (provisional)’ and ‘Laibin Farm Product Market Construction Standard (provisional)’, adhere to the principle of people oriented, and accord with regulations of transportation, fire control and environment protection etc. It should also assort the old city renewal, residence zone and community construction;

2. The construction and management of the new market will be undertaken by the Laibin Railway Station Old City Renovation Project Headquarters. The stall distribution will be allocated under the supervision of Xingbin Government, Xingbin Industrial and Commercial Bureau and Xingin Market Service Centre. The Laibin Municipal Health Bureau will be responsible for the hygiene and disease control.

3. New market operation

3.1 The original contracted owners take preference for renting places at the new market, Xingbin Government, Xingbin Industrial and Commercial Bureau and Xingin Market Service Centre and Laibin Railway Station Old City Renovation Project Headquarters could make the arrangement;

3.2 The access to the new market for other lessees will be arranged by Xingbin District Tax Bureau, Industrial and Commercial Bureau and Xingin Market Service
Centre;

3.3 The level of rent in year 2015 for the new market will remain unchanged. The rent after 2015 will be adjusted according to the government written instructions;

3.4 The subject of the contract will be the legal commercial tenants and NLREC.

4. Old Market Demolition

The demolition of old market will be carried out by LEB, Xingbin government, Xingbin Land Acquisition Office and Xingin Market Service Centre.

In order to maintain the living standard of the resettlement affected households not lower than their origin level after the market removal, and the removal construction does not cause environment pollution, the principle for moving resettlement is ‘voluntary removal and steady removal’.

1.3.1 Removal site, time and new market construction plan

(1) The Zhongnan Lu roadside market will be removed to the roadside of Heshan Road, to the east of the present Zhongnan Market, in other words, it is located at the developing land of Laibin Railway Station Old City Renovation Project Headquarters, it occupies the area of 1,898 m²;

(2) New market construction time: 1st Nov. to 1st Dec 2014;

(3) Market relocation time: 1st to 15th Dec. 2014.

1.3.2 New Market Constructor and Operator

Both new market constructor and operator will be Laibin Railway Station Old City Renovation Project Headquarters. NLREC is a state owned real estate company set up by Laibin Railway Station Old City Renovation Project Headquarters and it will specially take charge of the construction and operation of the new market and old city renovation project.

1.3.3 The guidance and supervision of the new market

The guidance and supervision of the new market construction will be undertaken
1.3.4 The new market construction, operation and management

（1）The new market construction will be undertaken by Laibin Railway Station Old City Renovation Project Headquarters;

（2）The construction guidance, supervision and management of the new market will be undertaken by Laibin Industrial and Commercial Bureau and Xingbin District Industrial and Commercial Bureau;

（3）The level of rent in year 2015 for the new market will remain unchanged. The rent increment after 2015 will be controlled at about 10%, not more than 20%.

The implementation plan has explicitly stipulated the work tasks and responsibilities for each functional sector. 1. Laibin Industrial and Commercial Bureau, Xingbin government, Xingbin District Industrial and Commercial Bureau and Xingbin District Market Service Centre are responsible for ideological mobilization works to those new market vendors. 2. LEB and WIC are responsible for ideological mobilization works to the nearby inhabitants and other vendors along the streets. 3. Municipal Traffic Police Detachment, Municipal Administration Bureau, Construction Committee and LEB are responsible for traffic control and the scene order maintenance work. 4. LEB, Municipal Land Acquisition Office and Xingbin District Land Acquisition Office are responsible for demolition of old market and illegal buildings at the new market site.

During the period of project implementation, Municipal Traffic Police Detachment will formulate temporary traffic control scheme and create favorable conditions for the implementation.

Based on the field investigation, displacement and resettlement schedule is prepared as table 3-2.

<table>
<thead>
<tr>
<th>Time</th>
<th>Work activities</th>
<th>Responsible unit or person</th>
<th>Remarks</th>
</tr>
</thead>
</table>

**Table 3-2** Schedule for displacement and resettlement
### 3.3 Evaluation

For the implementation of the fresh market resettlement, the project proprietor, WIC, has signed entrust agreement with each implementation agency and evaluation agency, the responsibilities and obligations of both sides are definite in the agreement. With the World Bank safeguard policy training, all the related organizations and staff have clearly understood the project work and relevant policies, laws and regulations. The staff for inhabitant resettlement organization is all in readiness. With high professional quality, they can carry out their responsibilities and duties.

In order to minimize the impact caused by market removal on local people, a set of operating mechanism and measure have been prepared through the actively cooperation of all implementation agencies. The responsible investigation group thinks the removal and resettlement organizations are highly efficient, the implementation will be also put into effect efficiently. The resettlement schedule accords with the World Bank OP4.12 requirement.

### 4. Compensation and Placement

#### 4.1 Compensation

The field investigation shows that Zhongnan Lu market removal does not involve land acquisition. It only involves demolition of tents in the old market. But the tents were set up temporarily by the government, it is not necessary to pay compensation to the affected people.

#### 4.2 Placement
The investigation group realizes that the new market construction and the operation will be done by NLREC. There are 44 vendors in the old market, they can choose priority into the market stalls if they want. The stall rent for the new market for year 2015 will maintain the same as the rent of the old market. For the rent after 2015, the increment will be controlled at about 10%, not more than 20%. The contract will be signed once a year. Under the equal conditions, the 44 vendors have priority. If they don’t want to continue their contract, the Market Service Centre will refund the residual to them after deducting the actual rent according to the Article 7 of the signed contract.

Because the site selected for the new market is only 200 meters to the east, and it is a relatively isolated area, there will be no traffic problem. The vendors can continue their business during the project implementation. The 5 days field investigation and interview shows the local people understand and support the project. 77% residents express the new market construction will not affect their daily life and they would like to purchase goods in the new market. Only 10% residents feel not familiar with the location of new market, it may take some time to get used to it. From the entrance of old market to the entrance of new market, the straight-line distance is not more than 300 meters. The flow of people will be the same as the old market. It does not worry to loss consumers. The operation situations for those shifted vendors will be the same as before, therefore, the relocation of the market will not have negative impact on the life of the affected people.

In-Depth interview with market vendor:

In-Depth interview 1: Ms Huang age 40, fruit vendor

I am native Laibin people, and I have sold fresh fruit in this market for more than 5 years. Every year, I will sign a one year contract with the market management section. The benefit for selling fruit is about 2,000 yuan a month. Some members of my family do work for others and get some income, so the livelihood is all right. I don’t know much about the Laibin water environment management project, but I
support the government doing some work to improve the infrastructure. I fully support to shift the market to the new site. The improved environment for sure would be good for my business. The old market has been here for too long, the environment is bad and the sanitary conditions are poor. For fruit sale, the environment is very important. The relocation of the market has only little impact on my business, I support the market removal.

In-Depth interview 2: Ms. Wei, age 30, running the grocery business

I have run the grocery business in this market for more than 3 years. The business is all right because there are lot of living quarters and households nearby, flow of people is high, my monthly benefit is about 2,500 yuan. Now, the government wants to relocate the market through the project, it certainly has some impact on my business. But I still support the government’s decision. I hope the new market would have better infrastructure, better management regime and let our old vendors have priority. So far, I don’t fully know the project and don’t know the accurate location of the market. I wish the related departments can tell us more.
In-Depth interview 3:  Ms. Cui, age 60, cereal vendor

I have sold cereal since the market was built. The monthly income is more than 1,000 yuan. I am unsatisfactory the operation environment and the health environment. It is said the market will be shifted to other place, I support the government project. But I also worry the flow of people may go down, the business may not as good as now after the market shifting to the new place. Nevertheless, I still support the project as far as it is helpful for the city development. In recent years, heavy rain causes waterlogging, many places were drown, therefore I support the water environment management project.

In-Depth Interview 4:  Mr. Wei, age 32, pork vendor

I sell pork here for 2 – 3 years. The monthly income is about 3,000 yuan. I think the flow of people is large and more people prefer to buy meat, even though the market environment is not very good. If the market will be relocated, the flow of people is a key issued to be considered. For sure, I support the government project. If the market has to be removed, I hope it can be moved to a place where the flow of people is high, it will be better if the operation environment is also improved.
5. Participation and negotiation

of Laibin (provisional)

In order to preserve the legal rights and interests, avoid discontent and dispute, Laibin municipal government formulated a series regulations such as ‘The Removal Work Program for Zhongnan Lu Roadside Market in Laibin’, ‘Laibin Farm Product Market Construction Standard (provisional)’, ‘Interim Measure for Farm Product Market Construction in Main Urban Area of Laibin’and‘The favor Policy for Farm Product Market Construction and Management in Main Urban Area of Laibin (provisional)’. It will further formulate detailed rules for inhabitant resettlement during project implementation period. It will also pay great attention on the participation and negotiation of immigrants, listen to their voice, and prepare corresponding schemes so that the legal rights and interests of immigrants can be properly preserved, the impact on them can be reduced and the impact on the local inhabitant can be also reduced.

In the aspect of participation and information publicity, the project working group has held internal meetings and seminars at various levels, the comments and suggestions of affected people were fully considered. As for the market removal scheme, the working group has sufficiently communicated with affected people, their comments and suggestions were positively accepted.

Laibin PMO, WIC, Flood Control and Waterlogging Drain Division of Laibin Water Resource Bureau, land acquisition competent authority and design department should publish the relevant information and resettlement policies to the affected people by various channels.

<table>
<thead>
<tr>
<th>Table 5-1 Project Information and Policy Publicity Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Document</strong></td>
</tr>
<tr>
<td>Notices and introduction related to the Laibin WECMP</td>
</tr>
<tr>
<td>Document</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Publicity of inhabitant resettlement plan of Laibin WECMP</td>
</tr>
<tr>
<td>Removal announcement of Zhongnan Lu market</td>
</tr>
<tr>
<td>Stall chartering notice of the new market</td>
</tr>
<tr>
<td>Publicity of investigation report on Zhongnan Lu market</td>
</tr>
</tbody>
</table>

Proprietor and PMO have posted the removal notice at each crossing of the main roads at or near Zhongnan Lu market in 18th Nov. 2014. Refer to Figure 5-1.
Laibin PMO paid great attention to information publicity and public participation at different stages of project implementation and resettlement process, the
Communication with affected people is continuously, so as to ensure the project goes smoothly.

Along with the project preparation and implementation making progress, further communications and negotiations are essential. The problems and requests related to inhabitant resettlement should be resolved before removal. Further communications and negotiations contents include:

1. Arrangement for moving resettlement progress;
2. Negotiation for detail stall selection option;
3. The problems may face in moving resettlement;
4. The problems may arise when vendors recover their business;
5. The other issues that the affected people concern.

According to the scheme of PMO, the vendors involved in the project will hold meeting irregularly under the coordination of Xingbin market service centre and the results will be reported to the proprietor, NLREC and PMO in written form. The vendors can also send their complaints and appeals to the relative authorities.

### Table 5-2 Complain and Appeal Channels for Immigrants

<table>
<thead>
<tr>
<th>Organs accept appeal or complain</th>
<th>Person</th>
<th>Contact with</th>
</tr>
</thead>
<tbody>
<tr>
<td>PMO of Laibin Municipal</td>
<td>Tan Biao</td>
<td>0772-4278212</td>
</tr>
<tr>
<td>Xingbin District Government</td>
<td>Wei Tao</td>
<td>0772-4216069</td>
</tr>
<tr>
<td>Land acquisition office of Xingbin</td>
<td>Ye Zhimin</td>
<td>0772-4270032</td>
</tr>
<tr>
<td>Laibin Municipal WIC (proprietor)</td>
<td>Qiu Pingping</td>
<td>18078266655</td>
</tr>
<tr>
<td>NLREC</td>
<td>Chen Zhen</td>
<td>0772-6680888</td>
</tr>
</tbody>
</table>
6. Conclusion

1. Land approval process for the new market

According to ‘Land Administration Law of the PRC’ and related laws and regulations, any units or individuals want to use land for construction, they must hand up their application. The land used for the new market has been approved by Laibin Land Resource Bureau that it is belonged to Liuzhou Railway Station and managed by NLR, EC. For the purpose of ensuring its legality, it is suggested to get ready the copies of the land certificate. This project meets the legal requests of state, province and Laibin in terms of land use.

2. Impact on affected people

The removal of Zhongnan Road fresh market does not involve land requisition and demolishing. The construction and management will be undertaken by NLREC. The construction term is from 1st Nov. to 1st Dec. 2014. The construction guidance, supervision and management of the new market will be undertaken by Laibin Industrial and Commercial Bureau and Xingbin District Industrial and Commercial Bureau. The moving resettlement time is from 1st to 15th Dec. 2014.

It is known from the investigation that part of vendors worry the flow of people may drop down once the market removal. Consequently, their business may be affected in some extent.

Because the new market site is only 300 meters away from the old market, the construction will not cause problem. Whereas, the area of new market is 800 m2 bigger than the old one, the stalls will be 3 times more than that of the old market, the new market can hold more range of goods, it will attract more people, and the business status of vendors will be improved. Therefore, the removal will not impact on the business and livelihood of vendors.

3. Implementation organizations

The staff in Laibin PMO riches in work experience. Personnel allocation in PMO, WIC and related sections are all in readiness. They have experience in inhabitant resettlement. They are familiar with policies and regulations in land requisition and capable to performing their duties. NLREC is the constructor and operator of the new market, it can efficiently complete the construction and removing work under the supervision and monitoring of the government functional sections.
4. **Resettlement policy**


5. **The implementing status of inhabitant resettlement**

The new market construction time is from 1st Nov. to 1st Dec. 2014, and the removal time is from 1st 15th Dec. 2014. For those vendors who would like to continue their business in new market, they have priority to choose stall and the rent of year 2015 for those vendors will maintain unchanged. The rent for following year will be adjusted about 10% - 20%. For those vendors who would not like to continue their business in new market, they can have their refund the residual to them after deducting the actual rent. These procedures meet the requests of land requisition laws and regulations of Guangxi and Laibin.

6. **Public participation**

Government and resettlement sections will greatly concern the participation and communication with the affected business owners. During the period of market removal, it will publish the time table to public and listen to the comments of affected people. It will provide an unimpeded, transparent and efficient channel for the affected people’s complains and appeals.

The investigation group believes that the relocation and resettlement of Zhongnan Lu market will be put into practice efficiently. This resettlement plan meets the requests of World Bank OP4.12.
来宾市世界银行贷款项目办公室

中南路菜市场搬迁框架方案

中南路菜市场为原来宾县为了解决中南路周边居民购物难而临时修建的马路菜市。当前来宾市利用世界银行贷款项目开工在即，中南路菜市场直接影响到了该项目的开工建设。现在，根据周边环境以及菜市的服务范围等因素，特制定以下搬迁框架方案：

一、搬迁地点与搬迁时间
1. 中南路马路菜市搬迁至原中南菜市场东面合山路旁南宁铁路局来宾火车站站区综合旧城改造项目指挥部地块，占地面积1898平方米（附件1）；
2. 新市场建设时间：2014年11月1日至12月1日；
3. 市场搬迁时间：2014年12月1日至15日。

二、市场建设，经营及管理
1. 新市场的建设及经营将由南宁铁路局来宾火车站站区综合旧城改造项目指挥部负责；
2. 新市场的建设指导、监督及管理工作由市工商局、兴宾区工商局负责；
3. 2015年度新市场经营户的摊位租金将维持原市场租金水平。

三、搬迁工作及其他事项

1. 中南路菜市经营户的思想动员以及管理工作；
2. 周边单位、居民以及沿街商户的宣传动员工作；
3. 涉及城区交通管制工作；
4. 主要涉及部门及分工：①菜市经营户的思想动员工作，由市工商局、兴宾区政府、兴宾区工商局、兴宾区市场服务中心负责；②周边单位、居民以及沿街商户宣传动员工作，由市综合执法局、市水投公司负责；③交通管制工作及周边现场秩序维护工作，由市交警支队、市市政管理局、市住建委、市综合执法局负责；④旧市场的拆迁以及新市场进出口违章建筑物的拆迁工作，由市综合执法局、市征地办、兴宾区征地办负责。

附件：示意图
The Removal and Resettlement Frame Scheme for the Zhongnan Lu market.

Zhongnan Lu market was originally a temporary roadside market that built by Laibin municipal government for the convenience of the people living around Zhongnan Lu. At present, Laibin World Bank loan project is going to commence, Zhongnan Lu market will affect directly the implementation of the project. Therefore, the following frame scheme is prepared in the consideration of market surrounding environment and service covering scope:

1. Removal site, time and new market construction plan

1.1 The Zhongnan Lu roadside market will be removed to the roadside of Heshan Road, the east of the present Zhongnan Market, in other words, it is located at the developing land of Laibin Railway Station Old City Renovation Project Headquarters, it occupies the area of 1,898 m²;

1.2 New market construction time: 1st Nov. to 1st Dec 2014;

1.3 Market removal time: 1st to 15th Dec. 2014.

2. New market construction, operation and management

2.1 New market construction will be undertaken by Laibin Railway Station Old City Renovation Project Headquarters of Nanning Railway Bureau;

2.2 The construction guidance, supervision and management of the new market will be undertaken by Laibin Industrial and Commercial Bureau and Xingbin District Industrial and Commercial Bureau;

2.3 The rent for year 2015 for the vendors in new market will remain unchanged.

3. Other issues related to removal

3.1 Ideological mobilization and management for vendors in the market

3.2 Propaganda and mobilization for the units and inhabitants living around and the commercial tenants along the road

3.3 Urban traffic control

3.4 sections involved and their duties: ① ideological mobilization and management for vendors in the market will be responsible by Laibin Industrial and Commercial Bureau, Xingbin government, Xingbin District Industrial and Commercial Bureau and Xingbin District Market Service Centre ② propaganda and mobilization for the units and inhabitants living around and the commercial tenants along the road will be responsible by LEB and WIC ③ urban traffic control will be responsible by Traffic Police Detachment, Municipal Administration Bureau, Construction Committee and LEB ④ demolition of old market and illegal buildings at the new market site will be responsible by LEB, Municipal Land Acquisition Office and Xingbin District Land Acquisition Office.

Attachment: Sketch Map

Laibin World Bank Loan Project Management Office

23rd Oct. 2014
The implementation plan has explicitly stipulated the work tasks and responsibilities for each functional sector. 1. are responsible for ideological mobilization works to those new market vendors. 2. LEB and WIC are responsible for ideological mobilization works to the nearby inhabitants and other vendors along the streets. 3. Municipal Traffic Police Detachment, Municipal Administration Bureau, Construction Committee and LEB are responsible for traffic control and the scene order maintenance work. 4. are responsible for demolition of old market and illegal buildings at the new market site.

During the period of project implementation, Municipal Traffic Police Detachment will formulate temporary traffic control scheme and create favorable conditions for the implementation.

Annex 2 Interim Measure for Farm Product Market Construction in Main Urban Area of Laibin

Chapter 1 General Rules

Article 1. In order to improve the construction level, speed up the transferring from tradition farm product market to modern circulation, promote the city image and long-term management and create safety consumption environment, this measures is formulated based on the ‘Standardization of the Establishment and Management of the Vegetable Market’ issued by the Commerce Department, ‘Market Management of Food Hygiene Standard’ published by Health Department as well as the specific situations of Guangxi.

Article 2. ‘Farm product market’ as mentioned in this measures means the fixed place, facilities provided by owners and registered at industrial and commercial administrative department. It include whole sale market of agriculture products, pedlars’ market and vegetable market.

Article 3. The measures apply for all the new establishment, reconstruction,
removal and renovation of farm product market in the main city zone.

**Chapter 2  Construction and Renovation**

Article 4  The land used for market construction and renovation in urban area will follow ‘The Near Future (2012 – 2015) Farm Product Market Network Layout Scheme in the Main City Zone of Laibin’. The construction must be dominated by government. The market can be divided into 2 categories, one is public welfare market and another is marketization market. The public welfare market will be established with government investment and financing platform company, the market service centre; the marketization market will be established with investors who will operate independently and self financing. The market construction must accord with the city’s overall plan and market allocation plan, it must be approved by the government.

Article 5.  New construction project, the project proprietor should hand up the application to municipal commerce competent authorities before project implementation, the application will be checked by the municipal trade logistic headquarters, and approved by the government. And then, the municipal development and reform committee will examine and approve the project. All agencies will carry out the relevant procedures according to the policies and project construction procedures.

Article 6.  Renovation project  The project proprietor should hand up the application to municipal commerce competent authorities, after the commerce department signs its preliminary verification comment and then the project proprietor should provide project application materials (business license or identity certificate, site certificate, house property right certificate, project proposal, renovation design scheme, legally required and effective certificates of all investors) . Municipal commerce sector will organize relevant sectors such as house construction committee, land resource bureau, development and reform committee, environment bureau, fire control bureau and so on, to hold a discussion meeting. Once the unified comment is formed, the related sectors will go through procedures according to the rules.
Article 7  The farm product market in urban area should be well designed, constructed and renovated. After the project completed, it can’t be put into operation until it examined and accepted by relevant departments.

Chapter 3  Construction requirement

Article 8  The market construction must follow the principles that accommodate the economic development, the livelihood standard of local people and the city modernization, it should also fit the request of safety, applicable, convenience, environment protection, health and economy etc.

Article 9  The market site selection for new establishment and renovation will accord with urban plan, land use plan and market allocation plan. The market allocation should adhere to people oriental principle, and meet the rules of transportation, environment protection and fire prevention. It should also mate urban renewal and residence zone construction. Taking market as the centre, the radiation radius is less than 1 km, about 10 minutes distance on foot. In order to standardize operation order, no other market which operates analogous products is allowed to be set within 1 km distance.

Article 10  The design of new construction and renovation market must accord with the unified Laibin market construction standards. The municipal house construction will examine the architectural design scheme. The civil construction materials for new market must be reinforced concrete or new materials that meet the national construction, safety and fire prevention requirements.

Article 11  The area for new market or renovating market should be determined according to the population, service radius, consumption demand and other factors. In line with Laibin’s specific situation, the area for each market is about 6,667 m², the construction area for each floor is bigger than 3,000 m², the building should have more than 2 storey.

Chapter 4  Reward, punishment and responsibility

Article 12  The market construction must follow the market construction standards. After the acceptance, it can enjoy the main city area construction and
operation priority policies (Provisional) of Laibin municipal.

Article 13 Once this measures is violated, it will be punished by relevant departments; if the case constitutes a crime, criminal sanctions will be applied.

Article 14 If market is changed to use for other purpose, this has violated the city plan and should be instructed to correct according to the regulations, the priority policies will not apply any more. The benefit obtained from priority policies should be taken back by relevant agency.

Chapter 5 Supplementary articles

Article 15 This measure will be applied from the date of release.

Article 16 Other county (city or district) can refer this measure based on its specific situations.

Annex 3 Laibin Farm Product Market Construction Standard (provisional)

This standard (provisional) is formulated for the purpose of strengthening the construction and management, heightening up the entirety construction level, improving the operational and shopping environment, and realizing the market standardization, normalization and modernization.

Chapter 1 Requirement of infrastructure construction

1. Trade bourse The trade bourse would use the steel framed structure with long span and large space. If it’s possible, it should be built as closed indoor market with reinforced concrete structure or brick-concrete structure. The construction area should be greater than 6,000 m² for urban synthesize market, and greater than 2,000 m² for living quarter market, greater than 2,500 m² for county market, and greater than 1,000 m² for township market. The building should have not less than 4 storey.

2. The ground and wall body The ground surface of the market should be harden, antiskid and slightly incline to drainage. If it’s possible, bounding wall or erection fence should be built around the open-type shed frame. Wall or fence must be
fastness, the height should be not lower than 1.8 meters. The inner wall should be pasted with tile, the height should not be lower than 1.5 meters.

3. Entrance, exit and passageway Market should set at least 2 entrances and exits, the width of main entrance and exit should be wider than 4 meters, the width of main passageway should be not smaller than 2 meters, and the width of sub passageway should be not smaller than 1.5 meters. If it’s possible, entrance or exit can be set specially for goods vehicles coming and going out.

The public space such as entrance, exit and passageway should set steps and barrier free way.

The emergency evacuation warming sign should be set at the upwards side of passageway in the market.

4. Parking lots Non-motor vehicle parking lots should set up according to the size of the market, the ground surface should be harden. The area for parking lots should be not smaller than 5% of the market area. If it’s possible, parking lots can be set separately for business users and consumers.

5. Sanitary facilities Public washroom should be set in the market. One toilet cubicle for every 2,000 to 3,000 people (the average population mobility in the market). Public washroom is not allowed to set at the cooked food area. If it’s possible, 1 – 2 barrier free cubicle should be set up in each market.

If it’s possible, market should set up certain number of garbage selection containers such as rubbish pool or trash can with caps.

Market should also set up some ratproof and deratization facilities.

6. Water supply and drainage facility Market should equip with reasonable water supply system, Water delivery should reach aquatic product stall and reach to the livestock and poultry meat selling area. Water will be sent to Butcher’s room and food processing room. Tape water for consumers set up in the market as well.

The inner blow-off line or trench should be set up alone, not link to construction sewage line. It is better to use straight blow-off line and minimizes bend and the degrees of the slope. If the public sanitary sewer system is already there, the market blow-off line should link with it.
Drainage tray (8 – 12 cm in width, 3 – 5 cm in depth, bottom show arc-shape) or open trench (section size is not less than 10 x 10 cm) should be set up at both side of the counter. It is necessary to have cover plate. There should be sewer line in the butcher’s room and food processing room. Isolation and filtration facilities should equip at the sewage line for aquatic product, livestock and poultry meat stalls.

Market should also equip with slushing equipment to clean wall surface, ground surface and facilities.

7. Electricity facility Market should have meet electricity load and the safety of power facilities. It is better to set up an independent switching room in the market, if it’s possible.

The electricity line should be unified allocated in the market. It is better to hide the line in the wall or underground and equip with electric leakage prevention facility.

Market should have unified spotlights. Inside the building, emergency lamp is essential.

In the area where water is used a lot, waterproof switch and dampproof illuminator should be used, and light shield should be explosion proof type.

The illuminance inside trade bourse should be not lower than 100 lx, the illuminance inside special room should be not lower than 200 lx.

8. Ventilation facility The ventilation condition inside market should be good. If it’s possible, low voice exhaust fan should be equipped. Based on the market area, it should be not lower than 2 KW for every 1,000 m² area, if the area is bigger than 1,000 m², the standard configuration is to increase 300 W power for every 100 m² area enlargement.

Butcher’s room and food processing room should equip with independent ventilation and air interchanger.

9. Fire fighting equipment According to the national regulations, market should equip with fire fighting equipment such as fire hydrant, fire hose, dry powder extinguishers and so on.

Chapter 2 The requirement for operational facility

Market should be scientifically divided into different zones according to the
categories of vegetable, fruit, grain and oil, dry flavoring, aquatic product, eggs, livestock and poultry meat, bean products, cooked food, subsidiary foodstuffs and commodities. All these categories would be reasonably allocated. Some isolation strip will be set up between cooked and raw product, between dry and wet product as well as between fresh and frozen product.

The distance of aquatic product zone from other food processing zones should be not shorter than 5 meters, or effective physical isolation trip must be set up. The food product zone should keep the distance from restroom not less than 5 meters, whereas the cooked food that can be direct eaten will keep the distance from alive poultry zone and restroom more than 10 meters.

1. Stall   Stall settings should be uniform, table-board, counter façade and outside water retaining edge should be smooth. The height of table-board is better at 70 – 80 cm, the water retaining edge is not less than 5 cm. The size for counter is 100 – 200 cm in length and 80 – 100 cm in width. The signboard such as price brand and stall number will be unified made.

1.1 Vegetable stall   The counter is suggested to make in bevel or ladder shape.

1.2 Livestock and poultry meat stall   The counter area should be not smaller than 1.4 m², special appliance such as stainless steel operating desk, chopping block, refrigerated cabinet and stainless steel hangers will be unified made. It is better to set special room equipping with air conditioner if it’s possible.

1.3 Aquatic product stall   The ground should have certain slop drainage, it is better to pave antiskid tile. Special appliance such as operating desk, chopping block, holding pond, or stainless steel plates, refrigerated cabinet will be unified made. As for alive fish selling, water fender should be put in front of fishpond or fish tank. The height of water fender should be 20 cm taller than fishpond and fish tank.

1.4 Cooked food, pickles in bulk and pastry stall   This kind of stall should equip with enclosed dust prevention, fly net. It is better to set special room equip with sliding glass doors or glass frame cabinet, heating and cold storage facility. Buffer room is set up for shop assistant washing hands, exchange dresses and sterilization.
1.5 Alive poultry butcher stall  This stall should be enclosed or half enclosed. Three area of storage, slaughter and sale should be separated. Poultry should be stored in the cage, there is device at the cage bottom in where poultry faeces can be held. The isolated slaughterhouse should equip with illumination, ventilation, heating and water control facilities.

2. Freshness retaining and measure facility  According to the requirement of ‘Farm Product Market Management and Technical Specification’, freshness retaining and measure facilities will be unified equipped. A fair balance will be put at the apparent place of the market.

3. Management service facility

3.1 Office facility  The office area can meet the routine management and service needs, it is the place accepting complaints and compensation demands, dealing with dispute, and maintaining market security order. It should equip with some infrastructure equipments such as telephone, file cabinets and so on.

3.2 Service facility  Market should institute public service facilities such as shopping guidance map and bulletin board. If it’s possible, market can open website, equip with computers and surf the internet. Market can also set up handy service for the public, arrange some stalls for repairing locks and making keys and small domestic appliance maintenance.

3.3 Public security facility  If it’s possible, market should equip with public security facilities such as electronic monitoring device.

3.4 Test facility  Market investors can set up test room and sanitation test equipments which meet specification requirement to test various food product.
In order to promote the farm product market construction progress, to meet the demand of people to production and living, and according to relevant regulations, this favor policy is formulated. While this document is preparing, the priority policy for urban market construction in other cities has been referred and the specific circumstance of our municipal has been fully considered.

**Chapter 1. Conditions for enjoying the favor policy**

Article 1 The applicable scope of location: All the newly construction resale and wholesale market in the main urban area of Laibin.

Article 2 The applicable scope of project: The investment for farm product market construction must accord with the city construction overall plan, commercial network distribution plan as well as ‘The Near Future (2012 – 2015) Farm Product Market Network Layout Scheme in the Main City Zone of Laibin’. The construction must be approved by the municipal government and follow the government’s unified standards.

**Chapter 2. Land supply**

Article 3 The Land used for farm product market and counterpart residential land. The land used for market will be controlled at about 6,667 m². If it is a marketization market, it may provide another 6,667 m² - 13,333 m² counterpart residential land nearby the market for the market investor to develop. The land used for market construction and residential development must through the way of bids or auction.

Article 4 In order to support the farm product market construction, the land used for market and residential will be preferentially guarantee. If the investment of enterprise meets the requirement of ‘Laibin Farm Product Market Construction Standard (provisional)’ and requests the land with favorable price, the price of land for market construction will be 150,000 yuan per mu (it is equivalent to 225 yuan
per square meters), the price of land for residential development will be 500,000 yuan per mu (it is equivalent to 750 yuan per square meters). After Land transaction, all the money will be one-off payment according to the final price. If the bids or auction price is higher than the favorable price, finance department will help the investor and provide subsidy. And the subsidy will be used for market infrastructure construction. After land transaction through open bids or auction, investor will pay land usage tax and deed tax according to the standard rate.

**Chapter 3 Construction fee discount**

Article 5 Fee discount for farm product market: ① The urban construction fee will be charged at minimum standard; ② The termite control fee will be charged at 50% of minimum standard; ③ Worker insurance expenses will be charged at minimum standard; ④ Market transaction fee will be charged at minimum standard; ⑤ Topographic mapping fee will be charged at minimum standard; ⑥ Fixed pile fee will be charged at 50% of minimum standard; ⑦ Civil Air Defence fee will be charged at 50% of minimum standard if the basement area can’t meet the standards; ⑧ Lightning protection device test fee will be charged at 80% of minimum standard.

**Chapter 4 Construction of tax incentives**

Article 5 All the tax during market construction period (not include residential construction) will pay first and then 50% of the local retained part will return to (taxpayer) investor and use for market infrastructure construction.

**Chapter 5 Sales tax incentives**

Article 7 The market transfer tax of the proprietor will pay first and then 30% of the local retained part will return to (taxpayer) investor and use for market infrastructure construction.

**Chapter 6 Sales charges discount**

Article 8 The municipal administrative and institutional fees for market transfer will be charged at minimum standard.

**Chapter 7 Market business preferential**

Article 9 Water and electricity used by stall owners in the market will be
charged according to ‘The general office of the State Council opinion concerning invigorating circulation and expanding consumption’. The water and electricity fee will be the same for both commercial usage and industrial usage.

**Article 10** The farm product farm, which starts its business after the date of preferential policy issued, will be managed by the property management company that set up by investment proprietor. From the date of business license issued, the municipal administrative and institutional fee of the first year will be exempted. From the second year to third year, the municipal administrative and institutional fee will only charge 50%.

**Article 11** People from outside of Laibin come to the market and start their business. They can enjoy the equivalent treatment as the local people, their children are allowed to enroll in nearby kindergarten and school.

**Article 12** For all stall owners in new market, from the date of business license issued, all the tax they should pay first and then the local retained part will all return to them for the first year, from the second year to the third year, the local retained part will return 50% to them.

**Chapter 8 Others**

**Article 13** The county (city, district) government can formulate relevant preference policies based on this document.

**Article 14** This favor policy (provisional) will be applied from the date of release.
## Annex 5  Name List of Vendors to be shifted the Market

### Vendor list of the market

<table>
<thead>
<tr>
<th>Name</th>
<th>Trade</th>
<th>Series No.</th>
<th>Name</th>
<th>Trade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wei Zuliu</td>
<td>Mutton</td>
<td>23</td>
<td>Qin Fangshun</td>
<td>Pork</td>
</tr>
<tr>
<td>Lu Haozhi</td>
<td>Diet</td>
<td>24</td>
<td>He Fengtian</td>
<td>Cereal</td>
</tr>
<tr>
<td>Huang Xizheng</td>
<td>Bean curd</td>
<td>25</td>
<td>Zuo Pixing</td>
<td>Cereal</td>
</tr>
<tr>
<td>Yu Jinfang</td>
<td>Bean curd</td>
<td>26</td>
<td>Cui Hongxiu</td>
<td>Cereal</td>
</tr>
<tr>
<td>Fang Dahang</td>
<td>Pork</td>
<td>27</td>
<td>Wei Wenyng</td>
<td>Cereal</td>
</tr>
<tr>
<td>Liang Bingquan</td>
<td>Pork</td>
<td>28</td>
<td>Zhu Honglian</td>
<td>Grocery</td>
</tr>
<tr>
<td>Liang Aixiu</td>
<td>Vegetable</td>
<td>29</td>
<td>Liang Liping</td>
<td>Grocery</td>
</tr>
<tr>
<td>Huang Yuezhen</td>
<td>Fruit</td>
<td>30</td>
<td>Xiao Pingzhen</td>
<td>Small articles of daily use</td>
</tr>
<tr>
<td>Lu Jingwei</td>
<td>Fruit</td>
<td>31</td>
<td>Jiang Xinwu</td>
<td>fish</td>
</tr>
<tr>
<td>Pan Hongfang</td>
<td>Grocery</td>
<td>32</td>
<td>Wei Feijiang</td>
<td>Alive chickens</td>
</tr>
<tr>
<td>Tan Sheng</td>
<td>Alive chickens</td>
<td>33</td>
<td>Luo Haizhen</td>
<td>Rice noodles</td>
</tr>
<tr>
<td>Liang Aiping</td>
<td>Fruit</td>
<td>34</td>
<td>Peng Yiying</td>
<td>Cooked food</td>
</tr>
<tr>
<td>Qin Jiuzhong</td>
<td>Fried bread</td>
<td>35</td>
<td>Wei Li</td>
<td>Small articles of daily use</td>
</tr>
<tr>
<td>Liang Jiaxin</td>
<td>Pork</td>
<td>36</td>
<td>Luo Liu Jin</td>
<td>General merchandise</td>
</tr>
<tr>
<td>Lu Fengfa</td>
<td>General merchandise</td>
<td>37</td>
<td>Wei Lebin</td>
<td>Vegetable</td>
</tr>
<tr>
<td>Yao Lanxing</td>
<td>Pettites</td>
<td>38</td>
<td>Tan Chaoren</td>
<td>Vegetable</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Annex 6 Questionnaire

Dear Interviewee:

How do you do.

I am the investigator of Monitoring and Evaluation Group of the World Bank loan Laibin WECMP, I want to know some information of the business and livelihood situations of the people who is affected by project which involves farm product market removal.

My investigation will provide the base for the project external monitoring and evaluation. So I sincerely hope you can truly answer my following questions. You don’t have to worry your answer is right or not, I will respect your privacy and dutifully keep your secret.

I hope you can spend some time in your busy schedule and accept my interview, the interview may need about 20 minutes.

Thank you for your cooperation.

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The Investigation Group of World Bank loan WECMP

### Project Brief Introduction

The flood control circle dyke in the urban area of Laibin has no been formed, the height of dyke of south and north banks of Hongshui River, east bank of Beizhi River
has not met the flood control standard of once in 10 - 20 years. In the mouth of inland rivers, such as the Caoxiegou and Shizheng Qu, there is no flood control and drain flooded fields. The drain-pipe net used currently was built in 1980s’. The layout of old pipe network is fragile, the current drainage pipe network can’t satisfy the requirement of urban development. Along with the rapid development of economy, urban social wealth is growing. The same level of flood would cause more serious loss. So it is urgently to heighten up the flood control and drainage waterlogging standards. This project is an important foundation project which will remain social stability, guarantee the safety of people’s lives and properties and ensure the economic achievement.

The project contents including: 4 sections of flood bank and bank protection wall at Hongshui River, Longdong River and Beizhijiang River; a channel renew engineering at Caoxiegou; 6 Flood control and waterlogging switches; 6 Waterlogging pumping stations and 2 small scale rubber dams. The project will improve the drainage facilities and sewage pipe network. The construction of flood prevention engineering of Hongshui River, Beizhijiang River and Longdong River is also the content of the project. It plans to implement the project from year 2013 to 2016.

Questionnaire No.
Name of Informant: Contact Number :
Date of investigation: Investigator:

1. Basic information
1.1 Residential address:
City/County District Township(Community) Village
1.2 Age
1.3 Gender: 1. Male 2. Female
1.4 Registered residence:
1. Laibin downtown  
2. County or District under the administration of Laibin  
3. Outside of Laibin

1.5 Nationality:  
1. Zhuang  
2. Han  
3. Yao  
4. Dong  
5. Miao  
6. Others

1.6 Degree of education:  
1. Illiteracy of read a little  
2. Primary school  
3. Junior high school  
4. Senior high school  
5. Technical school  
6. Junior college  
7. University or higher

1.7 Family members: Male

1.8 Age structure in the family:  
1. age 15 or younger  
2. age 16 – 60  
3. older than 61

1.9 Employment status: obtain employment among which, work on agriculture, industry (manufacture, mining, construction), Commerce (whole sale and retail), Transportation, others (detail description)

2. Economic Status

2.1 Family source of income and expenditure in year 2013 (Chinese Yuan)

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family total income</td>
<td></td>
</tr>
<tr>
<td>Family total expenditure</td>
<td></td>
</tr>
<tr>
<td>Non-agriculture income</td>
<td></td>
</tr>
<tr>
<td>Main resource of Income</td>
<td></td>
</tr>
<tr>
<td>(Code1, order of importance)</td>
<td></td>
</tr>
<tr>
<td>Main expenditure (Code2, order of importance)</td>
<td></td>
</tr>
</tbody>
</table>

Code 1: ①=agriculture (food production, cultivation and so on) ②=engage in trade (farm product market) ③=do work for others ④=wage earnings ⑤=property lease such as lease of land, facility and house ⑥ others

Code 2: ①=food (fuel, rice, cooking oil and salt) ②=general expenses (water,
electricity, gas）③=education ④=medical and health ⑤=clothing ⑥=agriculture means of production such as seed, pesticide, fertilizer and so on ⑦=transportation ⑧=house building or renting ⑨=land rent ⑩=others

2.2 Family income in detail in year 2013  (Chinese Yuan)

Agriculture income (planting)
Engage in trade（farm product market）
Do work for others
Wage earnings
Engage in trade（service）
House or shop façade leasing
Others

2.3 Family expenditure in detail in year 2013  (Chinese Yuan)

Food
General expenses
Education
Medical and health
Clothing
Agriculture means of production
Transportation
House building or renting
Land rent
Others

3. Business environment investigation of farm product market

3.1 How long have you engage in the farm product market ?
1. One year  2.  1 – 3 years  3.  3 – 5 years  4.  more than 5 years

3.2 What is the status of your contractual relationship ?

3.3 Do you satisfy the general trade environment of the market ?
1. satisfaction  2.  so so  3.  not satisfaction (reasons)

3.4 Do you satisfy the general sanitary conditions of the market ?
1. satisfaction  2.  so so  3.  not satisfaction (reasons)
3.5 Do you satisfy the current daily management of the market?
1. satisfaction  2. so so  3. not satisfaction (reasons)

3.6 To which sector you will report your problem when your interest suffers damage or dispute occurs (more than one answer can be chosen)?
1. market management authorities  2. city management authorities
3. sub-district office  4. handle by yourself  5. others

4. Project Impact
4.1 Do you believe the project is helpful for the development of Laibin?

4.2 Do you support the project?
1. Support ( ) Reasons of support: ① improve business environment; ② helpful for Laibin’s city construction; ③ increase income; ④ others;
2. Don’t care ( )
3. Not support ( ) Reasons of not support: ① affect on one’s business; ② affect the livelihood of surrounding residents; ③ others;

4.3 Do you know the Laibin Water Environment Management Project?
1. Don’t know  2. know a little  3. understand some  4. know it well

4.4 From where you know the project (more than one answer can be chosen)?
1. Television, newspaper or website  2. from government hearing  3. notice of government issued  4. from neighbor vendor  5. other approach (give more detail)

4.5 Do you think the market shifting closes to Laibin People’s Hospital would benefit to your business management?
1. very beneficial  2. quite beneficial  3. no difference  4. some harmful  5. very harmful

4.6 If you think it’s harmful, you mean:
   1. Transportation  2. flow of people  3. Others (detail description)

4.7 If the implementation brings some impact on your benefit, what will you do (more
than one answer can be chosen)?

1. tell the market management authority       2. tell project implementation agency
3. complain to proprietor       4. appeal for help
5. stop implementation       6. tell news media       7. family internal communication
8. others

4.7 Would you shift if the market removal can provide some favorable policies?

1. Willing       2. unwilling       3. not care

4.8 Which aspect do you wish the farm product market should be improved (more
than one answer can be chosen) ?

3. Facility improvement       4. scale operation
5. Others (detailed description)

4.9 Do you have any suggestions for the project implementation?