

**Due Diligence Report on Resettlement Work of  
2013 to 2016 for World Bank-financed Anhui  
Aged Care System Project**

**Commissioned by: Department of Civil Affairs of Anhui**

**Province**

**Prepared by: China Three Gorges University**

**Prepared in: December 26, 2017**

## **I. Background**

According to World Bank's policy on involuntary resettlement, World Bank-financed Anhui Aged Care System Project Office should submit a due diligence report on the resettlement of the completed and ongoing linked projects in recent two or three years (i.e. 2013 to 2016) so as to confirm that the resettlement of these linked projects complies with laws and policies of the People's Republic of China, Anhui Province and the related cities or districts and is in line with the World Bank's safeguard policy. It plans to set up care and rehabilitation center for the elderly people in the newly built multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine, build a nursing home for the elderly people in The First People's Hospital of Anqing, build a community-based in-home health and elderly care service center headquarters in Wuhu, demolish the existing old "Fuxingleyuan" in Ningguo Municipal Social Welfare Home and build a service center for the elderly on the site and relocate and rebuild Xuanzhou District Social Welfare Home. Upon investigation, land acquisition and house demolition for construction of multi-functional medical building in Lu'an City has been completed in 2015 and the land for construction of nursing home for the elderly people in the First People's Hospital of Anqing has been allocated in 2015. In accordance with the World Bank's policy on involuntary resettlement, due diligence report on resettlement of these two components should be submitted.

Since the new service center for the elderly people in Ningguo Municipal Social Welfare Home is built on the original site of the old center which was demolished according to the plan and it does not require any land acquisition, no due diligence report is required. The land acquisition for construction of community-based in-home health and elderly care service center headquarters in Wuhu has been completed before 2008, so no due diligence report is required, too. As for the impacts brought by relocation and rebuilding of Xuanzhou District Social Welfare Home, Resettlement Action Plan (RAP) is prepared according to requirements of the World Bank's policy

on involuntary resettlement.

## **II. Land Acquisition and House Demolition for Construction of Multi-functional Medical Building of Lu'an Hospital of Traditional Chinese Medicine**

### **(I) Basic information**

The existing nursing institutions for the aged in Lu'an are of support type and nursing type and weak in medical strength and there is no health care oriented nursing institution for the aged. Most of hospitals of Lu'an do not set Geriatrics Department. Lu'an is lack of professional and specialized hospitals which treat the age related diseases, such as, convalescent nursing home, nursing home and hospice. General practitioners in the community health service stations do not get sufficient training on the age related diseases. They do not have systemic rehabilitation and comprehensive intervention measures on the elderly patients suffering from acute and severe diseases, senile dementia, senile syndrome, combined mental retardation, long-term care, physical disability and dysfunction and requiring hospice.

In order to resolve the severe shortage of the nursing and rehabilitation service resources for the elderly people in Lu'an, meet the increasing demands of Lu'an people for nursing and rehabilitation of the elderly people and facilitate the combined medical and care service, Lu'an Hospital of Traditional Chinese Medicine put forward the preliminary idea of setting up care and rehabilitation center for the elderly people in 2016. Upon careful investigation on nursing institution for the aged in Lu'an and the care and rehabilitation institutions in other hospitals of China, Lu'an Hospital of Traditional Chinese Medicine positioned it as care and medical service complex integrating the care and rehabilitation center for the elderly people, scientific research on the age related diseases, health care and comprehensive supporting services and planned to build multi-functional medical building of traditional Chinese medicine

(Photo 1).



Photo 1 The leveled plot of multi-functional medical building

The multi-functional building is located in north of Renmin Road, west of Piwang Road and northeast side of Lu'an Hospital of Traditional Chinese Medicine. The multi-functional medical building to be built will have total construction area of 92,100m<sup>2</sup> (the above-ground construction area is 53,600m<sup>2</sup> and the underground construction area is 38,500m<sup>2</sup>). It will have 500 beds for nursing, 400 beds for inpatient treatment and equipment for diagnosis, treatment and rehabilitation. Meanwhile, the outdoor roads, plaza, greenland, water supply and drainage and power supply works will also be constructed.

## **(II) Impacts of land acquisition and house demolition of the project**

The scope of land acquisition and house demolition of this project is delimited by Bagongshan Road in the east, Renmin Road in the south, Lu'an Hospital of Traditional Chinese Medicine in the west and Ziran Lane in the north. The area was 2.1133 hectares (31.7mu). This land plot was state-owned land for medical service and has been allocated to Lu'an Hospital of Traditional Chinese Medicine on July 31, 2015 for construction of the Phase II and Phase III. The parcel No. is: L.T.H. [2015] No.11.

Originally, 118 households resided on such plot and area of the houses to be demolished was 20,270.58m<sup>2</sup>. The affected households can choose cash compensation or compensation through property right exchange for the house expropriation. For cash compensation, the households can get the compensation for the demolished house determined by Jiangsu Guoheng Appraisal & Consultant Co., Ltd. according to provisions of House demolition and Appraisal Methods; for compensation by property-rights-exchange (namely offering a house of which the value is equivalent to the demolished one), the households will be resettled in Lijingyuan resettlement site which is located on a redeveloped land plot near the municipal museum in east of Bagongshan Road (Photo 2).

Upon survey, 7 households chose cash compensation and the area requiring compensation was 1080.77m<sup>2</sup> (Photo 2); 111 households chose compensation by property-rights-exchange and the area requiring compensation was 19,189.81m<sup>2</sup> (Photo 3). The demolition has been completed in December 2015. Currently, the households choosing compensation by property-rights-exchange are in transitional stage, and are offered by Jin'an Key Construction Project Management Bureau, the resettlement organizing unit, with the following transition methods: 1) those displaced households needing to rent temporary dwellings can get 24-month transition fees all at once (the standard is referred later) and rent temporary house by themselves; 2) those who have other alternative houses and do not need to rent temporary dwellings can enjoy 8% discount of housing price instead of getting the transition fees; 3) the vulnerable groups such as the elderly and handicapped were resettled in existing houses without transition. The results are as follows: 47 households got the transition fees and 20 households resettled in existing houses.

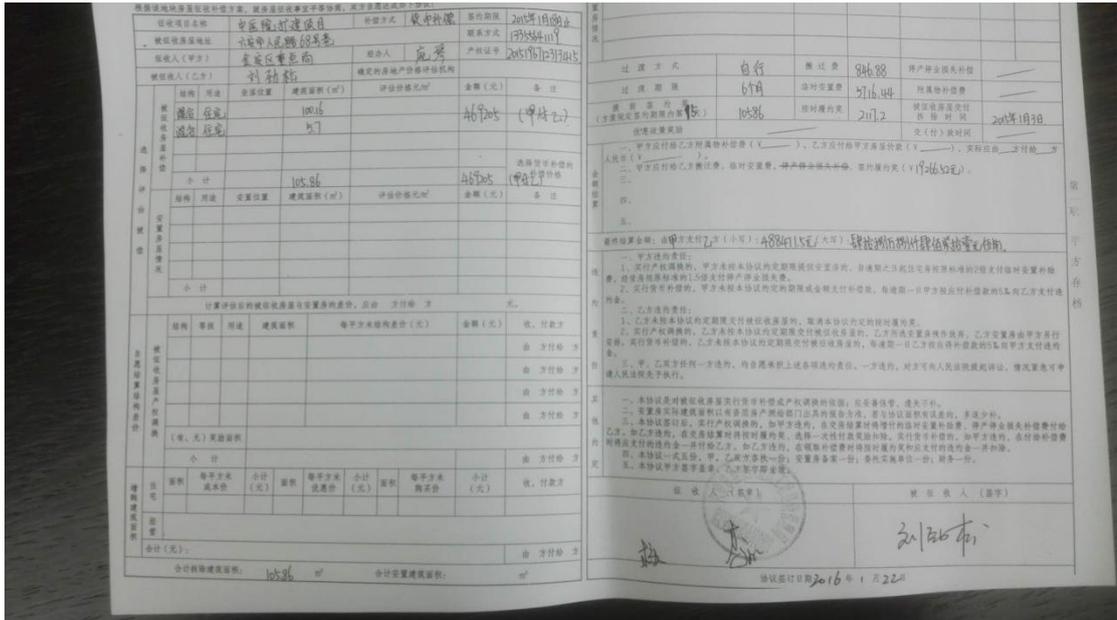


Photo 2 Monetary Resettlement Agreement

The interviewees:

A mid-aged man: My parent's old house built in 1990s with an area of 160m<sup>2</sup> was demolished. So, my parents got a quota of two new resettlement houses and they wanted to donate one house to me. With the house for house exchange, taking into account of home-transfer allowance, transition fees and timely relocation rewards, etc., there would be nearly no price difference between the old house and new resettlement houses. We will only need to pay some decoration fees. I'm looking forward to move into the new house as early as possible. Perhaps I can move in the house after the Spring Festival of 2018.

An elderly man: Our house with an area of 110m<sup>2</sup> was demolished. And my wife and I resettled in an existing house with an area of 120m<sup>2</sup> for the priority offered due to our age. The resettlement house is equipped with elevators which is very convenient to our old people.



Photo 3 Property Right Exchange Agreement

It was originally predicted that the displaced households could move into the resettlement complex Lijingyuan in July 2018. But, according to the latest investigation, with the construction of buildings coming to completion, the displaced people may move into the complex around March 15, 2018.



Photo 4 Lijingyuan Estate under Construction

Lijingyuan estate occupies net land area of 155,632m<sup>2</sup> (233.45mu) and has plot ratio of 2.71, building density of 23.3% and greening rate of 35%. Construction of the estate was commenced in October 2016 and will be completed in July 2018. Jin'an

Key Construction Project Management Bureau said to the World Bank experts and consultants in November 2017 that although the total number of houses was uncertain as the construction was not finished yet, 300 or more new houses would be built in Lijingyuan estate and sufficient to resettle those 111 households around March 15, 2018.



Photo 5 General layout plan of Lijingyuan

### **(III) Resettlement office**

According to the document of People's Government of Jin'an District, Lu'an (J.Z. [2014] No.207), Jin'an Key Construction Project Management Bureau is authorized as the Resettlement Office by Jin'an District Government. Its main duties are:

- Appraising the houses to be demolished on the allocated land, formulating the compensation and resettlement plan, organizing the implementation of house demolition on state-owned land and signing the Compensation Agreement with the households whose houses are to be demolished within the published time limit;
- Addressing the complaints related to demolition;
- Sorting out and preparing the demolition and resettlement files.

Time limit for signing the Compensation Agreement: From December 30, 2014 to January 18, 2015.

## **(IV) Resettlement policy**

To implement the multi-functional medical building project, Jin'an District Government has published the house demolition and compensation plan on state-owned land in the form of J.Z.M.[2014] No.44 document on June 11, 2014. After studying the feedback and suggestions and modifying the plan, Jin'an District Government published the decision on house demolition and formal expropriation and compensation plan (J.Z.[2014]No.207 and 208) on December 19, 2014. The main contents are as follows:

### **Standards and methods**

1. The house expropriated households will be offered cash or other house for compensation and it is up to the choice of the affected households.

1) For cash compensation, the value of the house to be demolished will be determined by Jiangsu Guoheng Appraisal & Consultant Co., Ltd. according to provisions of House demolition and Appraisal Methods.

2) For compensation by property-rights-exchange, they will be offered houses on the redeveloped land plot near the municipal museum in east of Bagongshan Road or other resettlement complex built by the government.

3) If the displaced households who choose compensation by property-rights-exchange hope to appraise the value of their houses so as to calculate the price difference, the resettlement houses they selected should also be appraised.

4) For compensation by property-right-exchange, upon application of the house-expropriated households and mutual consultation of both parties, the structural difference of the part that the legal construction area of the houses to be demolished equals to that of the resettlement houses can be calculated with reference to the urban house replacement price of Lu'an in 2001. In accordance with [2014] No.54 document of Lu'an Key Construction Project Management Bureau, the part exceeding by less than 10m<sup>2</sup> will be compensated at the price of 2,340 Yuan/m<sup>2</sup>; the part exceeding by 10m<sup>2</sup> to 20m<sup>2</sup> will be settled at the price of 3,820 Yuan/m<sup>2</sup>; the part exceeding by 20m<sup>2</sup> to 35m<sup>2</sup> will be settled at the price of 5,300 Yuan/m<sup>2</sup> and the part exceeding by

more than 35m<sup>2</sup> will be settled at the purchase price upon approval. The insufficient part will be settled according to price difference.

For those who choose structural price difference settlement by the replacement price, the following preference will be offered (for high-rise building):

- The settlement ratio of the residential pool area is 14%, the part of more than 14% will be borne by the implementation department and the part of below 14% will be settled according to the actual price.

- For those who choose resettlement house in floor seven or above, they will be offered concession of 50 Yuan/m<sup>2</sup>.

5) For those who choose compensation by property-rights-exchange, they can only choose settlement according to the evaluated value of the house or replacement price of the house.

6) If the total area of the expropriated residential house is smaller than that of the resettlement house with smallest area and the household applies for price difference settlement by the replacement price, the excessive part will be settled according to the cost (if members of the household apply to have separate household registration and thus require separate house, this article will not apply). For the destitute households who have small area of residential houses and cannot afford to the house of similar area, the common ownership of private and public property right will be adopted; 30m<sup>2</sup> per person is the indemnificatory apartment area and any area exceeding this indemnificatory apartment area falls under public property right; rent for indemnificatory apartments equals to rent for low-rent housing, which is 3 yuan/m<sup>2</sup> (for new apartments). Or, this group of people will be offered the low-rent housing by the government once they meet the conditions of low-rent housing after cash compensation according to the original area has been paid (If members of the household apply for separate household registration and thus require separate house, this article will not apply).<sup>1</sup>

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<sup>1</sup> It is understood that there is no cases in which "area of all residential houses expropriated is smaller than that of the smallest dwelling-size resettlement apartment" in the area. All expropriated residential houses were dilapidated with inadequate infrastructure and services. After

7) The area, structure, grade and usage of the expropriated houses will be subject to the valid certificates or the site identification of the relevant functional department of the government and will be disclosed via announcement.

8) If the property nature of the expropriated house is residence but the house is actually used for business, the compensation on such house will be determined on the basis of the actual business area of the house with legal property right and the years in accordance with the provisions of G.B.F. [2003] No.42 of the State Council.

9) If the expropriated house has been set as collateral, the relevant laws and regulations of the state shall be followed.

#### **Method to get through the transitional period**

1) Where compensation by property-rights-exchange is adopted, the affected households shall find their temporary dwellings by themselves and the transition period is 24 months. If the resettlement house is delivered to the affected households ahead of time, the allowance for transition will still be calculated according to the original transition period. For failure to deliver the resettlement house within the transition period, the allowance for transition will be paid at twice of the original standard if the expropriated house is for residence and the compensation for loss due to production and business suspension will be paid at 1.5 times of the original standard if the expropriated house is for business from the overdue day on.

2) If the house expropriated households find temporary dwellings by themselves and the resettlement houses are failed to be delivered within the transition period, allowance for transition of another four months will be paid.

3) The transition period will be calculated from the date of house delivery.

4) For the house-expropriated households who choose compensation by property-rights-exchange and whose total residential area is less than 50m<sup>2</sup>, the allowance for transition will be settled on the basis of 50m<sup>2</sup>.

5) Payment of relocation cost and allowance for transition will be calculated and paid in accordance with "Compensation and Allowance Standard of Jin'an District for

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relocation, people's housing and living conditions will be improved.

Expropriation and Relocation of Houses on State-owned Land in 2014" (J.Z.B.[2014]No.17).

Relocation cost: Calculated according to 8 Yuan/m<sup>2</sup> on the basis of legal construction area of the expropriated houses.

Allowance for transition: Calculated according to 9 Yuan/ m<sup>2</sup> on the basis of legal construction area of the expropriated house.

**Bonus to agreement signing**

1) Those who signed agreement within the specified time limit will be offered bonus according to the following standard:

- Those who signed compensation agreement during the period from December 20, 2014 to January 3, 2015 will be offered bonus at 100 Yuan/m<sup>2</sup> on the basis of legal house area.

- Those who signed compensation agreement during the period from January 4, 2015 to January 18, 2015 will be offered bonus at 70 Yuan/m<sup>2</sup> on the basis of legal house area.

2) Those who moved out and relocated within the time limit as specified in the compensation agreement will be offered performance bonus as per the standard of 20 Yuan/m<sup>2</sup>.

3) If choosing compensation by property-rights-exchange, the resettlement house will be selected according to the order of compensation agreement signing and will be publicized.

**Settlement method**

1) If choosing cash compensation, the compensation will be paid up upon agreement is signed.

2) If choosing compensation by property-rights-exchange, the house-expropriated households will be paid the relocation cost, allowance for transition, bonus to agreement signing (relocation) ahead of time and performance bonus according to the compensation agreement. If the house-expropriated households are willing to offset the price difference with the above mentioned allowance or bonus, they will be offered a concession of 8% in the calculation.

Upon final acceptance of the resettlement house, announcement on house delivery will be published on the main media of the city and those who choose resettlement houses should pay up the remaining house price in one time within one month of the announcement and then claim the keys. Or else, they will be regarded as giving up the resettlement house.

#### **Attachments and other compensation standard**

Compensation on attachments and decoration of the expropriated houses and trees will follow "Compensation and Allowance Standard of Jin'an District for Expropriation and Relocation of Houses on State-owned Land in 2014" (J.Z.B. [2014] No.17).

If the house expropriated households refuse to accept the decisions, they can apply to Lu'an People's Government for administrative reconsideration within 60 days of the date of announcement or lodge an action to the People's Court within 3 months.

During the survey, the interviewees all expressed that the compensation and resettlement policies for this project are very considerate and take care of needs of the different affected people. For instance, the needs of displaced households who have to find temporary dwelling since they have no other residential houses for transition and those who do not have to rent houses for they have additional residential houses for transition were taken into consideration; in resettlement, priority was given to the vulnerable groups.

### **(V) Grievance redress and complaint handling**

According to the *Regulation on the Expropriation of Houses on State-owned Land and Compensation Therefor* approved by the State Council in 2011:

Article 7 Any organization or individual shall be entitled to report any violation against this Regulation to the relevant people's government, the housing expropriation department or any other relevant department. The relevant people's government, the housing expropriation department or any other relevant department receiving a report

shall verify and deal with it in a timely manner.

Supervisory organs shall strengthen the supervision of the governments, the relevant departments or entities and their staff participating in the housing expropriation and compensation.

Based on this Regulation, Lu'an Municipal Government developed *Provisional Measures of Lu'an Municipal Government for the Expropriation of Houses on State-owned Land and Compensation Therefor in Lu'an* (L.Z. [2011]) in 2011. The relevant provisions are as follows:

Article 14 The people's governments at the municipal and county levels shall promptly disclose the information about public opinions on compensation plans for housing expropriation and the compensation plans revised based on public opinions.

Where most of the people whose houses are to be requisitioned for the revamp of the old neighborhoods believe that the housing expropriation compensation plan fails to meet the Provisional Measures, the relevant municipal and county governments shall hold a hearing for the representatives of the public and the persons whose houses are to be requisitioned, and revise the plan based on the hearing.

Article 17 After making the decision on housing expropriation, the municipal and county governments shall announce the decision in a timely manner. The announcement shall contain compensation plans, administrative reconsideration, and administrative litigation rights.

The municipal and county governments and the housing expropriation departments shall explain housing expropriation and compensation therefor to the public, so that they can better understand it.

Article 18 If any person whose house is requisitioned refuses to accept the decision made by the municipal or county government on housing expropriation, he may apply for administrative reconsideration in accordance with the law or lodge a complaint in accordance with the law.

Article 19 The housing expropriation department shall organize people to survey the ownership, location, use, and building area of the houses to be requisitioned, and record the information; the persons whose houses are to be requisitioned shall be

supportive of the survey. The survey results shall be disclosed to the persons whose houses are to be requisitioned.

Article 20 The municipal and county governments along with their urban management departments, urban and rural planning departments, and land and resources departments shall, in accordance with the law, strengthen the supervision and management of construction activities and handle the construction that violates urban and rural planning in accordance with the law.

In addition to the above administrative reconsideration and administrative litigation, the commission for discipline inspection, supervisory committee, office of letters and calls of the government at various levels and the media can also receive grievance and complaints from the people. So there are many ways and channels available for the people to express their different opinions. However, we did not find any grievance and complaints in the survey from any of the above channels. The surveyed displaced households were not only satisfied with the resettlement policies for demolition but also content with the work of the organizers (Jin'an Key Construction Project Management Bureau), thinking they have well performed their duties.

### **III. Land acquisition and house demolition for construction of nursing home for the elderly people of The First People's Hospital of Anqing**

#### **(I) Basic information**

By end of 2014, Anqing has more than 1.03 million elderly people who are over 60 years old, accounting for 16.7% of the total population in Anqing. More than 150,000 of them have lost whole or part of the ability to take care of themselves, accounting for about 14.6% of the elderly people. More than 110,000 of them are already over 80 years old, accounting for about 10.7% of the elderly people. Hence, Anqing is facing severe problems brought by aging. In particular, the medical

treatment, rehabilitation and hospice issues of the elderly people who lost self-care ability or half of self-care ability, suffer from chronic diseases, relapsing diseases and are in later period of incurable diseases let the young members of the family feel powerless. However, the social aged care system of Anqing is still at the starting phase. The community-based nursing services and beds of the nursing institutions for the aged are seriously inadequate and the contradiction between the supply and demand is prominent. The simple facilities and single function make it hard to offer caring, medical rehabilitation and consolation services and so on.

The "combined medical and care" service mode for the aged is born against this background. The First People's Hospital of Anqing integrated its own medical resources and planned to build nursing home for the elderly people in east side of Longshan Branch of the First People's Hospital of Anqing. Upon completion, 1000 beds will be increased. Of which, 150 beds are for the elderly people who lost self-care ability, 350 beds are those who lost half of self-care ability, 20 beds are for hospice and 480 beds are for nursing purpose. The project mainly includes such seven functional zones as integrated medical and care service center, life center for the aged, entertainment center, medical center for the aged losing whole or part of self-care ability, end-of-life care center, nursing personnel training center and nutrition center. In this way, it could develop differently from that of ordinary hospitals and comprehensively offer caring, nursing, medical and hospice service for the elderly people losing whole or part of self-care ability.



Photo 1 The leveled plot of Longshan Branch of the First People's Hospital of Anqing (the building in the distance is the Nanshanyuan resettlement complex)

## **(II) Impacts of land acquisition and house demolition of the project**

The land acquisition for the project of Longshan Branch of the First People's Hospital of Anqing (including the nursing home for the elderly people) was implemented within the scope of Xincheng District, Anqing. Specifically, it is the land within the scope delimited by Xuefu Road (national road 206), Weisan Road, Huanggan Road (Jingsan Road) and Yixiu Avenue. The area was 188,444.2m<sup>2</sup> (equivalent to about 282.7mu) and the land was for medical service and charity purpose (A5). This land was formally allocated to The First People's Hospital of Anqing on December 1, 2015 for construction of Longshan Branch of the First People's Hospital of Anqing (including the nursing home for the elderly people). The parcel No. is: 340811 H.B. [2015] No.015.

Anqing Municipal Party Committee and Government has organized the land resources and planning department and so on to have field survey in old and new area of The First People's Hospital of Anqing as early as in 2013 and adjusted the site of Longshan Branch of the First People's Hospital of Anqing from the original Xincheng district in the east to the now site in the north. Longshan Branch will occupy land of

about 282mu which are all collectively-owned land and belong to Dalongshan Town, Yixiu District. Of which, 217 mu land was for agricultural purpose and 65mu land was for construction and unused land. There were still 202 households living on such land and the construction area of houses was 33,000m<sup>2</sup>.

The plan was modified after studying the received opinions and suggestions in accordance with *No.59 Minutes of Thematic Meeting of Anqing Municipal People's Government* and decision on house demolition and formal expropriation and compensation plan (J.Z.[2014]No.207 and 208) were published on December 19, 2014. The main change contents are as follows:

28,000m<sup>2</sup> of houses on the collectively-owned land would be acquired, affecting 202 households and 386 permanent residents which are house plots. The house expropriated households would be offered cash or other house for compensation and it is up to the choice of the house expropriated households. For cash compensation, the value of the demolished house would be determined by Anqing Urban Infrastructure Project House Demolition Identification Team according to the house demolition and appraisal method; for compensation by property-rights-exchange, they would be resettled in Nanshanyuan Estate (Photo 2). According to investigation, 7 households chose cash compensation and 195 households chose compensation by property-rights-exchange (see Photo 2 and Photo 3).

**安庆市宜秀区大龙山镇房屋拆迁安置补偿协议**

根据安庆市人民政府第80号令《安庆市区集体土地与房屋征收补偿安置暂行办法》和《安徽省房屋拆迁管理条例》, 遵循房屋拆迁双方平等协商, 达成如下协议:

镇拆字第(院)048号

拆迁人(甲方)	大龙山镇征迁指挥部			经办人	曹晓松
房屋所有人(乙方)	徐信美	产权情况	私有	交房日期	2015.5.20
被拆房屋座落	总布政街	应计户数	2	应计人口	7

1、拆迁补偿调换住宅房屋	认可补偿面积				人均不足40m <sup>2</sup> 可购置补足面积(m <sup>2</sup> )	按规定可增购面积(m <sup>2</sup> )
	总面积(m <sup>2</sup> )	框架	砖混	砖木		
	306.14	306.00				
	合计	306.70			合计	/

2、甲方偿还安置房屋	还房安置地点	房屋结构	建筑面积	过渡方式	自行解决
				过渡期限	

4、拆除城市化补偿住宅房	结构	总建筑面积 m <sup>2</sup>	人均40m <sup>2</sup> 以内	人均40-60m <sup>2</sup>	人均60m <sup>2</sup> 以上	合计金额
	砖混	280	236	6680	26.4	550
	砖木			306	170	14382
						68759.00

5、拆除生产经营用房	结构	总建筑面积 m <sup>2</sup>	生产(办公)用房面积	经营用房面积	补偿标准	金额	备注
	合计						

6、附属物补偿	类型	有线电视	简易房屋	棚圈	厕所	水井	水池	围墙	花池	果树	菜地	晒棚	其他	合计
	单位	部	户	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	口	个	m <sup>2</sup>	个	棵	棵	m <sup>2</sup>	元
	数量													
	补偿单价													
	补偿金额													

7、其他补偿	搬迁补助费	临时安置补助费	其他	合计
	1400.00	5600.00		7000.00

8、资金结算及付款方式

1. 甲方付给乙方资金合计(大写) 陆万捌仟柒佰玖拾玖元整 (¥68759.00元) 乙方凭本协议和搬迁权证领取, 甲方在五天内一次性付清给乙方。

2. 涉及安置面积不足部分购置补足款、增购面积款、超过( )月的临时性安置补助费等款项安置还房时一并结算。

9、其他事项

1. 签订协议应内容具体, 词义准确, 责任明确, 凡未填写栏目应用斜线划上。

2. 属作价货币补偿、产权调换的拆迁房屋、附属物、旧材料归甲方所有, 乙方应保持原样交还人, 不得擅自拆卖和破坏原结构。

3. 本协议签订生效后, 签订双方应共同遵守, 单方不得擅自更改、解除。

4. 本协议是补偿还房安置凭据, 一式四份, 甲乙双方各执一份, 财务、备查各一份。

10、协议争议处理方式

因履行本协议发生争议, 经协商不能解决, 提交安庆市仲裁委员会仲裁或向宜秀区人民法院起诉。

甲方单位(公章) 曹晓松  
甲方代表(签字) 曹晓松  
乙方单位(公章) 徐信美  
乙方代表(签字) 徐信美  
本协议生效方式 甲乙双方盖章、代表签字后即生效。  
乙方联系电话(此电话为还房安置联系电话, 请保持畅通) 153520129

Photo 2 Monetary Resettlement Agreement

The construction of Longshan Branch will be progressed according to the principle of overall planning and step-by-step implementation. The land acquisition and house demolition was commenced in 2014 and finally completed in 2016. However, 195 households choosing property-rights-exchange haven't moved into the resettlement complex and are on transition waiting for the nearly-ready resettlement houses.

The transitional households can get 18-month temporary resettlement subsidy all at once. If the households cannot be resettled in due time, they can get additional temporary resettlement subsidy (50% of specified standard fees for overdue period within 12 months and 100% of specified standard fees for overdue period beyond 12 months). The additional temporary resettlement subsidy for delayed delivery of resettlement houses shall be settled on house delivery.

**安庆市宜秀区大龙山镇房屋拆迁安置补偿协议**

镇拆字第 058 号

依据安庆市人民政府第 80 号《安庆市区集体土地与房屋征收补偿安置暂行办法》和相关法律法规精神, 现经房屋拆迁双方平等协商, 达成如下协议:

拆迁人(甲方)	大龙山镇拆迁指挥部		经办人	程林			
被拆房屋所有权人(乙方)	徐桂来	产权情况	私有	日期			
被拆房屋座落	大龙山镇	应计户数	2	应计人口			
1、拆迁产权调换住宅房屋	总面积 (m <sup>2</sup> )	认可补偿面积			人均不足 40m <sup>2</sup> 每购置补足面积 (m <sup>2</sup> )	按规定可增购面积 (m <sup>2</sup> )	
		框架	砖混	砖木			其他
		合计	137.04	42.80			
2、甲方偿还安置房屋	还房安置地点	房屋结构	建筑面积	3、过渡期限	过渡方式	自行解决	
	大龙山镇	框架	280m <sup>2</sup>	18月			
4、拆除市场化补偿住宅房	结构	总建筑面积 m <sup>2</sup>	人均 40m <sup>2</sup> 以内	人均 40-60m <sup>2</sup>	人均 60m <sup>2</sup> 以上	合计金额	
			面积 标准 金额	面积 标准 金额	面积 标准 金额		
5、拆除生产、经营用房面积	结构	总建筑面积 m <sup>2</sup>	生产(办公)用房面积	经营用房面积	补偿标准	金额	
合计							

6、附属物补偿	数量	补偿单价	补偿金额
7、其他补偿	搬迁补助费	临时安置补助费	其他
	1000.00	18月 25200.00	
合计			26600.00
8、资金结算及付款方式	1. 甲方付给乙方现金合计(大写): 贰万陆仟陆佰元整。 (¥: 26600.00) 乙方凭本协议和搬迁费收据领取, 甲方在五天内一次性付清给乙方; 2. 涉及安置面积不足部分购置补足款、增购面积款, 超过( )月的临时性安置补助费等款项待安置迁房时一并结算。		
9、其他事项	1. 签订协议应内容具体、条文准确、责任明确, 凡本填写栏目应用斜线划上。 2. 属作价货币补偿, 产权调换的拆迁房屋、附属物, 旧材料归甲方所有, 乙方应保持原样交拆迁人, 不得擅自拆除和破坏原结构。 3. 本协议签订生效后, 签订双方共同遵守, 单方不得擅自更改、解除。 4. 本协议是补偿还房安置凭据, 一式四份, 甲乙双方各执一份, 财务、备案各一份。		
10、协议争议处理方式	因履行本协议发生争议, 经协商不能解决, 提交安庆市仲裁委员会仲裁或向宜秀区人民法院起诉。		
甲方单位(公章)	乙方单位(公章)	甲方代表(签字)	乙方代表(签字)
签约日期	本协议生效方式	甲方、乙双方盖章, 代表签字后即生效。	乙方联系电话(此电话为还房安置联系电话, 请保持畅通)
备注	该户安置一套 120m <sup>2</sup> 安置房(三期) 1860590261		

Photo 3 Property Right Exchange

According to information, after adjustment of administrative divisions in 2005, Dalong Town was planned to the location of Xincheng District in North of Anqing and New Government District of Yixiu District where politics, culture and education are integrated. Longshan Branch of the First People's Hospital of Anqing is located in Taoyuan Community where the farmland had been basically acquired. So the local farmers did not have cultivated land for farming for a long time and the young and middle-aged laborers found job locally or in other places. Many of them have bought houses in the cities and the elderly who have lost the working ability can live on the pension. The lands acquired this time were mainly their house plots and the houses demolished were mainly dilapidated houses with insufficient infrastructures and services. Therefore, the demolition did not affect their livelihood; instead, it can improve their living conditions.

### (III) Resettlement office

According to No.59 Minutes of Thematic Meeting of Anqing Municipal People's

*Government* on December 17, 2015, Anqing Yixiu District Government will be responsible for the land acquisition and house demolition and environmental protection of this project. Its main duties are:

- Responsible for procedures of preliminary approval, pre-approval and submitting for approval of the land and applying for permanent construction land use permit;

- Formulating the demolition and resettlement plan and entrusting Dalong Township Government to implement the plan;

- Addressing the complaints related to demolition and resettlement;

- Sorting out and preparing the demolition and resettlement files.

#### **(IV) Resettlement policy**

Land acquisition and house demolition for construction of Longshan Branch of the First People's Hospital of Anqing (including nursing home for the elderly people) was implemented strictly in accordance with *Provisional Measures for Compensation and Resettlement of Collectively-owned Land and House Acquisition in Anqing*. The *Provisional Measures* was passed in 14th executive meeting of Anqing Municipal People's Government on April 22, 2014 and implemented as of June 1, 2014. The main contents are:

1. The compensation for land acquisition includes land compensation, resettlement subsidy, standing crop compensation and compensation for houses and other land attachments and will be allocated in a unified way and managed in a special account. The specific measures will be formulated separately.

2. The standard of land compensation and resettlement subsidy will be subject to the published standard of the provincial government. In accordance with *Notice on Adjustment to Anhui Provincial Land Acquisition Compensation Standards by Anhui Provincial People's Government* (W.Z. [2012] No.67, May 15, 2012), the project-affected area is Class III area and the land acquisition compensation standard is:

Cultivated lands acquired: For such a kind of land, the unified annual output value is RMB 1,650/mu, land compensation is 10 times of the annual output value and resettlement subsidy 15 times of the annual output value; in total, the compensation shall be 25 times of the annual output value, i.e. RMB 41,250/mu.

Construction land and unused land: For such kinds of land, the unified annual output value is RMB 1,650/mu, land compensation is 5 times the annual output value and resettlement subsidy 7.5 times the annual output value; in total, the compensation shall be 12.5 times the annual output value, i.e. RMB 20,625/mu.

The standard of standing crop compensation and compensation for house and other land attachments will be subject to the published standard of the municipal government. The compensation standard for crops in cultivated land will be 1,100 Yuan/mu.

3. The compensation for land acquisition will be paid according to the following provisions:

The compensation to the village collective economic organizations will be paid to the village collective economic organizations; the compensation to the land-acquired villagers will be paid to the personal account of the land-acquired villagers.

1) 70% of the land compensation and the total resettlement subsidy will be paid to the land-acquired village collective economic organizations which will pay the compensation to the personal account of the land-acquired villagers.

2) 30% of the land compensation will be paid to the special unified fund account for basic pension security of the land-acquired villagers according to the relevant provisions;

3) The crop compensation, compensation for house and land attachment will belong to the property right owner.

4) The village collective economic organizations should regularly disclose the receiving and distribution of the compensation for land acquisition to their members.

Setting up the system to supervise the compensation fund for land acquisition: The municipal bureau of land and resources will, with concerted efforts of the

supervision and audit department, supervise the receiving and distribution of the compensation for land acquisition by the village collective economic organizations and request the relevant departments to timely rectify and take remedial measures if problems are found.

4. In addition to resettlement by cash and inclusion of land-lost villagers into the old-age insurance system, resettlement in agricultural sector, centralized resettlement, resettlement via employment and retained land resettlement<sup>2</sup> according to the actual conditions of various areas are encouraged to ensure the long-term interests of land-acquired villagers.

5. For the households who lost all of their cultivated land or have the per capita farmland area of less than 0.3mu (calculated as per household) and have been resettled, the public security department should timely register their household nature as "non-agricultural household". Where the conditions of dismantling villages and setting up urban communities are met, the villages should be dismantled to set up urban communities upon approval according to law.

Those whose household registration nature has been changed from agriculture to non-agriculture will enjoy the equal rights and undertake the equal liabilities with the urban residents in respect of employment, social security, school attendance and residence.

6. The land-acquired villagers will be included into urban employment service system after they are registered as non-agricultural residents.

7. For those whose residential houses are demolished, the compensation will be calculated on the basis of the number of displaced person of the relocated households and within the confirmed construction area to be compensated and they will be resettled according to the following methods and standards:

1) If the average construction area of the house-demolished households is less than 40m<sup>2</sup> (inclusive), the households will be compensated by

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<sup>2</sup> Retained land resettlement means when local governments acquire land, they return a proportion of construction land to the villages of which land is acquired for the resettlement of villagers, in addition to providing cash compensation to villagers and village collectives. On the retained land, village collectives can independently or cooperate with developers to do business or carry out industrial development; all incomes therefrom will belong to village collectives. However, this is only when there are lands available and therefore is not popularized.

property-rights-exchange and the insufficient part will be supplemented by the households at the price of 400 Yuan/m<sup>2</sup>. If the relocated households choose cash compensation, the compensation will be paid according to the confirmed actual construction area (Refer to Table 1 for the standard).

2) The part exceeding the average construction area of 40m<sup>2</sup> will be compensated by cash (Refer to Table 1 and 3).

3) The relocated households can choose the pattern of resettlement house under the premise of not enlarging the construction area that they should get according to the above policy of property-rights-exchange. If the demolished houses were originally located in 7<sup>th</sup> floor or below but the resettlement house is located in high-rise buildings (total floors are more than 7), another 12% of the area will be unconditionally offered.

4) If the area of the resettlement house is more than the resettlement area that the affected households should get, the part exceeding the construction area by less than 10m<sup>2</sup> will be paid as per the cash compensation standard for the average construction area of 40m<sup>2</sup> (Refer to Table 1 and 2). The part exceeding by more than 10m<sup>2</sup> will be paid at the market price.

8. For demolition of the non-residential houses for production, business and office, cash compensation will be made according to the production and business scope as listed on the legal license which has been obtained two years before the date of *Land Acquisition Announcement* and the confirmed construction area to be compensated (Refer to Table 2 and 3 for the compensation standard) and no resettlement will be offered. Meanwhile, compensation for loss due to production and business suspension will be calculated at 100 Yuan/m<sup>2</sup> and the confirmed construction area to be compensated and paid in a lump sum.

If the production and business house is transformed from residential house, the house will be regarded as residential house and compensation will be paid according to the standard of residential house. For the house that has been continuously used for production and business for which the legal license has been obtained two years before the date of *Land Acquisition Announcement*, the compensation for loss due to

production and business suspension will be calculated at 100 Yuan/m<sup>2</sup> and the construction area which was actually used for production and business will be compensated in a lump sum at 100 Yuan/m<sup>2</sup><sup>3</sup>.

9. For demolition of the attachments and structures of the houses to be compensated, cash compensation should be made.

For demolition of the telephone, network, cabled TV, gas, main water and electric meters and other supporting facilities and equipment, cash compensation will be made according to the relevant standard of relocation and installation (those restored in the resettlement house will not be compensated)

Table 1. Cash compensation standard for demolition of residential house

No. of area where the demolished house is located	The part within the average construction area of 40m <sup>2</sup> (Yuan/m <sup>2</sup> )	The part with average construction area of 40 to 60m <sup>2</sup> (Yuan/m <sup>2</sup> )				The part with average construction area of more than 60m <sup>2</sup> (Yuan/m <sup>2</sup> )	
		Frame structure	Brick-concrete	Brick-wood	Other	Frame, brick-concrete and brick-wood	Other
1	2480	710	550	470	Below 240 Yuan	Below 350 Yuan	Below 240 Yuan
2	2420						
3	2360						
4	2300						

Table 2 Description of regional distribution of residential and non-residential houses

No.	Administrative region
1	Longshiqiao Town, Yingjiang District; Shengbu Village and Bamaoxiang Community, Daqiao Sub-district, Yixiu District
2	Shilipu Town, Dagan District; Other villages (communities) of Daqiao Sub-district, Yixiu District; Anqing Economic Technology Development Zone.
3	Changfeng Town and Laofeng Town, Yingjiang District; Yangqiao Town, Dalongshan Town and Baizehu Town, Yixiu District.

<sup>3</sup> According to Article 23 of *Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor*: 1. The compensation for any losses arising from production and business suspension caused by house expropriation shall be determined according to profits, duration of production and business suspension and other factors prior to the house expropriation. 2. The specific measures therefor shall be formulated by the authorities of provinces, autonomous regions and municipalities directly under the central government. Calculation of the losses arising from production and business suspension based on area of houses is just one calculation method. Through this method, compensation for production and business suspension will be paid in a lump sum based on the location, use, and floor area of the requisitioned houses.

10. Relocation allowance for the residential house will be paid as per 200 Yuan per the displaced person. If a household has not more than 2 displaced persons, such household will be paid relocation allowance of 500 Yuan. If the households that choose compensation by property-rights-exchange have to relocate for multiple times, the relocation allowance should be paid again according to the above standard.

The relocation allowance for non-residential houses will be paid according to standard of Table 2 and 3.

11. If the resettlement house is located in multi-storey building, the transition period should not be more than 18 months; if the resettlement house is located in high-rise building, the transition period should not be more than 36 months. The transition period should be calculated from the date on which the relocated households move out of the houses and to the delivery date of resettlement house.

The relocated households whose residential houses are demolished choose to find their temporary dwellings by themselves, resettlement subsidy for the specified transition period will be paid as per 200 Yuan per the displaced person. If a relocated household has not more than 2 displaced persons, such household will be paid resettlement subsidy as per 450 Yuan per month.<sup>4</sup> For failure to offer the resettlement house within the specified time limit, the resettlement subsidy will be added as per 50% of the specified standard for the overdue period of less than 12 months and as per 100% of the specified standard for the overdue period of more than 12 months.

12. If the residential house is completely compensated by cash, the households will be paid resettlement subsidy of four months in a lump sum.

13. For demolition of residential house and non-residential houses of entities for production, business and office and the relevant households or entities have moved out of the houses within the specified time limit, bonus will be offered by the district government according to regulations.

Table 3. Cash compensation standard for demolition of non-residential house

<sup>4</sup> According to the relevant survey, rent for each about 80m<sup>2</sup> roughcast house near Dalong Town in the Yixiu District of Anqing is 500-600 yuan/month, so transition allowances are sufficient to cover the rent of a household with three members.

Category	No. of area where the demolished house is located	Frame structure (Yuan/m <sup>2</sup> )	Brick-concrete (Yuan/m <sup>2</sup> )	Brick-wood (Yuan/m <sup>2</sup> )	Other (Yuan/m <sup>2</sup> )
House for production and office and business house of more than two stories.	January 4	710	550	470	Below 240 Yuan
Single-storey business house or house located in ground floor	1	1200			
	2	1150			
	3	1100			
	4	1050			

14. Whoever matches one of the following conditions shall be resettled; one person can be calculated as two persons to be resettled:

- 1) Elderly widows/widowers who have no one to rely on for support (widowers shall be at least 60 years old and widows shall be at least 55 years old);
- 2) Unmarried persons whose parents died.



Photo 2 Nanshanyuan Estate (buildings in the distance)

## (V) Grievance redress and complaint handling

According to Article 6 of the *Provisional Measures for the Expropriation of*

*Collectively-owned Land and Houses in the Downtown of Anqing City and Compensation and Resettlement Therefor* (2014), after land acquisition is approved in accordance with the law, compensation and resettlement work for land acquisition shall be carried out based on the following steps:

(1) Within 15 days starting on the day when the approval document for land acquisition is received, the Municipal Bureau of Land and Resources shall prepare *Notice on Land Acquisition* and *Notice on Land Acquisition Compensation and Resettlement Plans* in accordance with *Measures for Announcement of Land Acquisition*. Moreover, the Bureau shall post the Notices in writing at the economic organizations of the village collectives whose land is requisitioned (except for the special cases involving national confidentiality provisions).

(2) If the parties concerned disagree on the compensation for land acquisition, they may apply for administrative reconsideration in accordance with the law.

(3) Starting on the day when *Notice on Land Acquisition Compensation and Resettlement Plans* is disclosed, every district concerned shall organize relevant departments, township (town) governments, sub-district offices, and the economic organizations of the village collectives whose land is requisitioned to sign a compensation and resettlement agreement for land acquisition and demolition. Moreover, these organizations shall verify the number of persons to be resettled due to land acquisition and demolition, the information about these persons, and the persons to receive pensions; prepare the list of the persons to whom compensation for land acquisition will be provided; handle the pension insurance formalities for the farmers whose land is requisitioned; and make "three public notices and two-level auditing" for house demolition.

(4) The duration of "three public notices" shall not be less than 5 working days. In addition, the hotlines of the auditing and supervisory bodies for land acquisition and resettlement at municipal and district levels shall be made public, so that land acquisition and resettlement work can be supervised by the public. Where a person whose house is to be demolished requests a review, the person shall apply for the review within 5 working days starting on the day when the public notices are made.

All districts concerned shall organize people for the review within 3 days starting on the day when the application for the review is received and inform the applicant of the result of the review.

Similarly to Lu'an, in addition to administrative reconsideration and administrative litigation, the commission for discipline inspection, supervisory committee and office of inquiring letters and calls of the government at various and the media can also receive grievance and complaints of the people. So there are many ways and channels available for people to express their different opinions. In the survey, however, no grievance or complaint was received from any channel. According to Director Liang of Acquisition and Demolition Office of Dalong Town, there were some resettlement houses available in the first phase of Xincheng District. However, the total number of houses available was not enough to resettle all the 195 households. These people decided to distribute the resettlement houses after the second phase of resettlement site is completed. They did not worry about the transition, as they have alternative residential house. The government is now urging the construction units to speed up so that the resettlement houses can be completed as soon as possible.

#### **IV. Conclusion**

Based on review and research on land acquisition and house demolition documents of multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine and nursing home for the elderly people of The First People's Hospital of Anqing from 2013 to 2016, the following assessment results:

First of all, the policies of land acquisition and house demolition for multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine and nursing home for the elderly people of The First People's Hospital of Anqing in 2013 to 2016 were formulated strictly in accordance with the relevant regulations of the state and Anhui Province and do not violate the relevant regulations and policies of the state, Anhui Province, Lu'an City and Anqing.

The compensation and resettlement policies for demolition of both regions are basically the same, namely cash compensation and property right exchange. However, in light of transition methods, Lu'an did better in managing the whole process and providing existing resettlement houses for the vulnerable people.. Although Anqing was also willing to and provided some opportunities to offer assistance to the people most in need, due to lack of staff and insufficient publicity and explanation of the policies by the Acquisition and Demolition Office of Dalong Town, all of the displaced households including the vulnerable ones were still unable to move into existing resettlement site even if there are a number of vacant existing resettlement houses. Instead, they collectively chose to wait for the completion of all resettlement houses and live in temporary dwellings before moving into the resettlement complex together. This slows the progress of resettlement in Anqing case.

Secondly, the land acquisition and house demolition for multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine and nursing home for the elderly people of The First People's Hospital of Anqing in 2013 to 2016 were in compliance with the laws and regulations, the compensation standard and resettlement plan have been disclosed to the public and opinions from the public have been solicited. Upon formal announcement, the public were offered time and right to lodge the administrative review and lawsuits. Therefore, the whole process was well cooperated by the public and the affected persons have been properly resettled. No lawsuits and disorders occurred in the process.

The multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine is a shantytown reconstruction project on the state-owned land and the residents are all urban residents working in enterprises and public institutions, or elderly enjoying full social security benefits (such as the retired people). The house demolition did not exert long-term impacts on their livelihood.

Although the nursing home for the elderly people of The First People's Hospital of Anqing entailed house demolition on the collectively-owned land, the houses demolished were all houses on the house site. The displaced households did not engage in agricultural production for a long time. The demolition did not affect their

income. Instead, it can improve their living conditions and environment.

Since the affected people's livelihoods were not affected because there was only house demolition which only affecting people's living housing and they were relatively satisfied with the resettlement policies, no complaint was received. During our survey, we also did not find anyone submitting complaints or requiring administrative reconsideration and administrative litigation.

Thirdly, the households whose houses were demolished due to construction of multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine and nursing home for the elderly people of The First People's Hospital of Anqing went well through the transition period. The transition allowances and relocation subsidies are sufficient to cover the cost of resettlement.

Fourthly, the resettlement complex for the project of multi-functional medical building of Lu'an Hospital of Traditional Chinese Medicine, i.e. Lijingyuan estate, is separated from the original residence of relocated people by a road and the resettlement complex for the project of nursing home for the elderly people of The First People's Hospital of Anqing, i.e. Nanshanyuan Estate, is also not far away from the original residence of relocated people. Both of the two resettlement complexes are built near the original residence. So there are no difficulties related to rebuilding of social relations or social cultural adaptation. The two resettlement complexes are about to be completed and will be delivered and used in 2018.

Fifthly, since the resettlement work is not finished yet, it is suggested to further monitor and evaluate the remaining resettlement during the implementation of World Bank-financed Anhui Aged Care System Project till all displaced households move into the resettlement houses and all resettlement issues are dissolved. The monitoring cost and organization and implementation of monitoring shall be arranged under this Bank financed aged care project.