Heat Supply Pipe Network Project of Shandong Huangtai Power Plant

Resettlement Action Plan

Shandong Huangtai Power Plant
East China Investigation and Design Institute Under
CHECC
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Objectives of the RAP and the Definition of Resettlement Terminology

This Resettlement Action Plan (RAP) is prepared according to the Laws and Regulations of PRC, and local area as well as the Guidelines of the World Bank (Operational Directive for Involuntary Resettlement OD 4.30). The purpose of this document is to set out an action plan for the Resettlement and Rehabilitation of the Project Affected Persons (PAPs) to ensure that they will benefit from the project and their standards of living will improve or at least be restored after the project impact.

Acquisition of land and other assets for the project will adversely affect the livelihood of persons who live, work or earn their living on the land that will be acquired for the project. PAPs are defined as those persons whose income or livelihoods will be adversely affected by land acquisition for the project. PAPs include the following categories:

- persons who have a title, right, interest, in structures (houses, enterprises, shelters, or public buildings), land (including residential, agricultural, and grazing land) or any other asset acquired or possessed, in full or in part, permanently or temporarily;
- persons who use the structures, land or assets described above; or persons whose business, occupation, work, place of residence or habitat adversely affected; or
- persons whose standard of living is adversely affected as a consequence of land acquisition.

A definition of PAPs is given below:

**Definition of the PAPs:** “Affected Persons” means persons who on account of the execution of the project had or would have their: a) standard of living adversely affected; or b) right, title or interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed, temporarily or permanently; or c) business, occupation work or place of residence or habitat adversely affected, and “affected Person” means individually all those who qualify as “Affected persons.”

PAPs may be individuals or legal persons such as a company, a public institution. Definition of PAPs is not limited to their legal registration or permission to live or conduct business in the affected location, or their title to property. Thus, it includes:

- all those affected by the project regardless of their legal rights or absence thereof to the assets being taken; and
- persons without residential permit to live in a certain area.
Therefore all such persons who are affected will need to be considered and recorded as PAPs, regardless of their legal connection to assets, land or location.

If there are more than one person, family or household using or holding a title to the same land or property that is acquired, they will be compensated and rehabilitated according to the loss they suffer, their rights, and the impact on their living standards.

All PAPs are entitled to the improvement or at least restoration of their standards of living, and compensation for the material losses they suffer. Compensation for assets will cover replacement cost. No deductions or discounts will be applied to the compensation amount for depreciation or other reasons. All PAPs deriving an economic benefit from the affected land and property are entitled to receive rehabilitation benefits in addition to the compensation for their assets lost. Those PAPs without title, authorization or legal permission to reside, conduct business, cultivate land or construct structures are eligible for rehabilitation of their livelihoods and compensation for their assets on an equal footing with those with formal legal title, authorization or permissions to the assets.

**The term RESETTLEMENT:**

**Resettlement** means arrangement in production and living for PAPs to enable them benefit from the project. It mainly includes:

- the relocation of living quarters;
- finding acceptable new employment for those whose jobs are affected;
- restoration (or compensation) of affected productive resources such as land, workplaces, trees and infrastructure;
- restoration of other adverse effect on PAPs’ living standards (quality of life) through land acquisition (such as the adverse effects of pollution);
- restoration of or compensation for affected private and public enterprises;
- restoration of adversely affected on cultural or common property.

**Rehabilitation means:**

the restoration of the PAPs’ resource capacity to continue with productive activities or lifestyles at a level higher or at least equal to that before the project.

The objective of this RAP is to provide a plan for the resettlement and rehabilitation of the PAPs so that their losses will be compensated and their standards of living will be improved or at least restored to the pre-project levels. To achieve these objectives the plan provides for rehabilitation measures so that the income earning potential of individuals are restored to sustain their livelihoods. Affected productive resources of businesses (enterprises including shops) and public property, infrastructure and cultural property will also be improved or at least restored to their pre-project levels. The objective of this RAP is to provide a plan for the resettlement and
rehabilitation of the PAPs so that their losses will be compensated and their standards of living will be improved or at least restored to the pre-project levels. To achieve these objectives the plan provides for rehabilitation measures so that the income earning potential of individuals are restored to sustain their livelihoods. Affected productive resources of businesses (enterprises including shops) and public property, infrastructure and cultural property will also be improved or at least restored to their pre-project levels.
1. General

1.1 Project Background

According to the requirements in the General Heat Supply Plan of Jinan City (2005-2020), it is planned in Jinan City to construct the “large hot water pipe network system” during 2005-2020, i.e., the looped hot water pipe network system composed of the central and eastern city areas as well as the airport region and the looped hot water pipe network system in western city area. The heating scope radiates all over the city to satisfy its heat supply demands. Main heat source of this system comes from Xibu Thermo-electric Plant, Beijiao Thermo-electric Plant, Shandong Huangtai Thermal Power Plant (hereinafter referred to as “Huangtai Power Plant”) and Shandong Zhangqiu Electric Power Generation Co., Ltd. under China Huadian Corporation (CHD) and the heat source of peak regulation comes from Nanjiao Thermo-electric Plant and Linuo Boiler House, forming four looped heat supply pipe network systems in the western, central, eastern and southern parts.

1.2 Project Description

The proposed project is located in the eastern part of Jinan City with a gross investment of 300 million yuan, the project will be constructed along with urban road construction and rebuilding in Jinan City and excavation will not be carried out independently. It is expected to complete before May 2008. The pipe-laying route of the heat supply network project of Huangtai Power Plant is from the extension line of West Tiyu Road passing across Longdong and Shengfu districts to the north section of Olympic Sports Center Road and Longdong Road in Longdong District. It starts in the extension line of West Tiyu Road from East Jingshi Road and goes northward through Qingqi Road and East Huayuan Road to Jiao-Ji Railway with a total length of 6.5km. In Olympic Sport Center Road, it connects East Jingshi Road and road to Olympic Sports Building with a total length of 0.6km. In Longdong Road it links the roads to Olympic Sports Center and Longdong Scenic Spots with a total length of 1.9km. The total length of the pipe is 9km and there is a pressure-separation heat exchange station which set in north side of Jingshi Road with a floor space of 1300m$^2$.

A Selection of heat supply medium

According to requirements in the General Heat Supply Plan of Jinan City (2005-2020), it is planned by Jinan City to construct the “large hot water supply pipe network system” in 2005-2020 and all heating in central city area adopts hot water pipe network. As one part of “the mid looped pipe network” in the plan of “large hot water pipe network system”, the proposed project will adopt hot water for heating medium. In contrast with steam heating, hot water heating possesses the following advantages: having small hot water specific volume but large specific heat and small heat loss, high safety, long service time of equipment and large radius of service, etc.

B Setting of pressure-separation heat exchange station
Features of the project include: main heat source is in low places while the users are in high places with great topographic height difference and maximum height difference reaches 78.1m. The technics of heat transmission by pressure-separation is adopted in the project, and a pressure-separation heat exchange station is designed in the middle part between the thermo-electric power plant and the users, which is located 4.0km to the south of Huangtai Power Plant and is constructed on north side of East Jingshi Road.

C Strike and layout of heat supply network pipeline

The proposed pipeline is located in the east of Jinan city area, passing through South Gongye Road from Huangtai Power Plant along the extension line of the planned West Tiyu Road and East Jingshi Road to the Olympic Sports District. The pipeline will be constructed in slow lanes and walkway. Details are as follows:

Grade I pipe network starts from southeastern wall of Huangtai Power Plant, runs through Qingqi Road along West Tiyu Road and then continues to go southward along West Tiyu Road and goes eastward at the place 400m to Jingshi Road and there a pressure-separation heat exchange station is set. After leading out from the pressure-separation heat exchange station, main pipeline of Grade II pipe network traverses East Jingshi Road along Daxin River and goes southward along Olympic Sports Center Road and north section of Longdong Road to Longdong District.

According to opinions of the municipal government, pipeline laying mode in Huangtai Power Plant is raised by the plant in the light of its conditions. The hot water pipe network outside the plant adopts buried laying without exception through main roads and conduit jacking is used in case of main roads and railways and overhead pipeline adopted in case of rivers.

1.3 Service Scope and Significance of Project

The proposed project is construction of heat supply pipe network from Huangtai Power Plant to north of Longdong Road and is one part of the mid looped pipe network in the urban heat supply plan of Jinan City. Construction of the project can save energy consumption, decrease pollutant emission, mitigate urban heat supply in eastern Jinan City, and improve heat supply quality and is the foundation for sustainable development and build-up of harmonious society in Jinan City. Therefore, construction of the project is not only necessary but also urgent.

1.4 Measures for Minimizing Project Impacts

A Minimizing land acquisition and relocation, following the principle of “avoiding resident-concentrated areas and residential areas, reduce relocation and occupation of least farmland or other land, where feasible” in design;

B Making reasonable arrangement for house relocation and construction time;

C Strengthening public participation mechanism. Before project construction, the public notice will be issued in the project-affected areas and
the resettlement sites clearly to inform the construction starting time and planned project schedules, the compensation policies of land requisition and house removal as well as resettlement so as to accept the public supervision.

D Reducing floating dusts. In order to maintain a clean and comfortable environment at the construction site and reduce the impacts on ambient environment, the construction roads at the inhabitant concentrated places will be water sprayed in case of continuous windy fine days to prevent floating dusts. The contractors will be requested to timely treat the earth/rock transportation roads, overloading of vehicles is not allowed and measures should be adopted to prevent spilling out, so as to keep a neat construction environment.

E Disposing wastes at construction site. Owing to long construction period and numerous constructors, a great deal of house refuses and all kinds of wastes arise every day at the site, the project owner and the contractor should timely clean up wastes at construction site according to the requirements of the local environmental sanitation administration so as to ensure neatness at construction site and avoid breeding and spreading of infectious diseases.

F In the construction period, the local construction materials will be first considered, and the local transportation means and local labors will be first adopted so far as they can meet the technical requirements. The purpose is to make the PAPs benefit from the project.

G In case the noise and strong light affects people’s sleeping at night, construction shall stop.

H Basic data collection should be strengthened to make in-depth analysis on local social and economic status and development trends and the feasible resettlement action plan should be formulated with due consideration of the local practical situations to ensure that the living standard of the PAPs will not be lowered by construction of the project.

1.5 Project Schedule

The heat supply pipe network is constructed along with construction and rebuilding of urban roads in Jinan. Road construction was commenced in November 2006, the express lane will be open to traffic in December 2007 and all roads will be put into operation in June 2008. In order to ensure smooth construction, land acquisition and relocation was started in the first half of 2006 and has already completed part of the land acquisition and relocation, the rest will be started in November 2007 and all removal work will be accomplished before February 2008.

1.6 Preparation of Resettlement Action Plan

The project will be constructed along with Jinan urban road construction. The road construction is one part of Jinan Olympic Sports Center and is planned and built uniformly by Jinan Municipal Government. Since construction of the project concerns land acquisition and resettlement, according to the requirements of the World Bank, Shandong Huangtai Thermal Power Plant prepares this resettlement action plan with the
cooperation of the land acquisition and relocation competent department of Jinan Municipal Government and governments at all levels as well as the PAPs.

1.7 Bases and Targets of RAP Preparation

A Policy Frame

1. Land Administration Law of PRC (revised and adopted at the Fourth Session of the Standing Committee of the Ninth National People’s Congress on August 29, 1998)

2. Implementation Regulations of Land Administration Law of the People's Republic of China (promulgated by Decree No. 21 of the State Council of the People's Republic of China)

3. Regulations of Protection of Basic Farmland (Decree No. 257 of the State Council of the People’s Republic of China)

4. Interim Regulation of the People’s Republic of China on Taxation on Land Occupation (Guofa No.(1987)27 of the State Council)

5. Implementation Method of "Land Administration Law of the People's Republic of China " of Shangdong Province adopted at the Tenth Session of the Standing Committee of the Ninth People’s Congress of Shangdong Province on August 22, 1999

6. Provisional Method of Unified Land Acquisition of Jinan City promulgated by Decree No. 204 of the People’s Government of Jinan City


B Target of Policy

(1) Take engineering, technical and economic measures to avoid or minimize land requisition and house relocation where feasible. When it is not feasible to avoid land requisition and house relocation, efforts should be made to take effective measures to minimize the impacts on the local residents’ living and production.

(2) In project preparation stage, the social and economic survey should be conducted and the corresponding resettlement plan prepared.

(3) Resettlement should be based on the surveyed inventory indexes and the compensation criteria, and should aim at improving their production and living standards of the resettlers or at least restoring them to pre-displacement levels.

(4) Initiate the developable resettlement. The rural resettlement should be on the basis of land and create more employment opportunities with the local secondary and tertiary industries as backstopping.

(5) Encourage the resettlers and the host inhabitants to participate in resettlement planning.
(6) The PAPs should be resettled in their original communities, as the first priority.

(7) All host inhabitants should benefit from the project.

2. Analysis and Evaluation of Socioeconomic Impacts in Project-Affected Areas

2.1 Directly and Indirectly Affected Areas

The areas directly affected by the project are residents’ committees in Mengjia Village of Longdong Residential Office, in Dingjiazhuang of Yaojia Residential Office and in Shengfu Village of Zhiyuan Residential Office, which are all within the jurisdiction of Lixia District.

Completion of the project will mitigate the tense heat supply conditions in eastern Jinan, improve heating quality and the indirectly project-affected areas are the eastern Jinan city areas to which the heat supply pipe network radiates.

2.2 Social and Economic Conditions in Project-Affected Areas

2.2.1 Natural Geographic Conditions

As the central area of Jinan City, Lixia District belongs to the ancient city district with a long history. Early in Western Zhou Dynasty, Spring and Autumn Period and Warring States before 2600 years, it was the famous city and town of military importance of Qi State. Being at the foot of Lishan Mountain (the present Qianfu Mountain), it was named as Lixia. Situated in the eastern half of Jinan, Lixia District goes to the east part of Yihezhuang and Linjiazhuang in the east; to the outside of western wall of Nanjia Hotel in the west; to Chengqiangling and southern foot of Qianfu Mountain and to Jinjiling in the south; and to North City Moat and Jiao-Ji Railway in the north. Its topography is high in the south and low in the north with an altitude of 24–102m. Lixia District is in temperate continental monsoon climate zone. It is arid and windy in spring, hot and rainy in summer, with high sky and fine weather in autumn and cold and dry in winter with four clear seasons.

2.2.2 Social and Economic Conditions

With a total area of 100.89 km$^2$, Lixia District is the political, economic, cultural and social center of the provincial capital, Jinan. It has 10 sub-districts offices, 1 town, 64 community residential committees and 19 administrative villages under its jurisdiction. By the end of 2006, it has 159000 households in total and the total population is 598700 persons. There exist 33 minorities such as the Hui, Manchu, Mongolian, Korean, Tujia and Chuang nationalities with a minority population of 10270 persons.

In 2006, there are 135 industrial enterprises above scale with output value of 22.702 billion yuan, a rise of 16.7% added value of 5.469 billion yuan, an increase of 15.6%. The enterprises below scale are 288 with output value of 918 million yuan. Total agricultural output value in 2006 is 30 million
yuan, increased by -22.2% and added value of agriculture is 20 million yuan, up -26.3%. The actual farmland at the end of 2006 is 1512 ha., including crop planting area of 1233 ha. Total grain output is 5700 tons, increased by 7.5%. Total retail amount of social consumer of the tertiary industry is 17.6 billion yuan with a year-on-year growth of 15.8% the total amount ranks first in the whole city and the added value accounts for 29.1% of the total in the city. Rural per capita net income of the district at the end of 2006 is 6199 yuan, a growth of 13.6%.

2.3 Existing Heating Status and Analysis of Rebuilding Necessity

In project-affected areas the heat supply pipe network is restricted at present and there lacks centralized heat supply facilities, resulting in tense heat supply situation. Heat is mainly supplied in the way of small boilers or domestic coal stoves, thus resulting in poor quality of heat supply and high energy consumption and pollutant emission. Therefore, alteration of the existing heat supply methods is necessary and also urgent. Construction of the project will accelerate implementation of General Heat Supply Plan of Jinan City (2005-2020), mitigate the tense heat supply conditions in eastern Jinan, satisfy the residents’ demand for heat supply, improve their living quality and at the same time replace the current heat supply by boilers and coal stoves gradually to save energy consumption and reduce pollutant emission.

2.4 Analysis of Project Impacts

Land acquisition and housing relocation involved in construction of road with heat supply pipelines will have impacts on production and living of the residents in the affected scope. Analysis of social and economic conditions of the affected areas facilitates us to understand land requisition impacts on the society and economy and better formulate resettlement plan.

The project-affected area is located in the rural-urban fringe zone of the eastern Jinan City. The affected residents are all in urban residence registration but still remain land of certain amounts. However, the land income is not the main income source of the local residents. They take the advantages of being in the suburb and developed economy and their family income mainly relies on working for others and going in for the secondary and tertiary industries, therefore, land requisition will not have great impacts on their economic income. In addition, along with completion of Olympic Sport Center and the ingoing of Jinan Municipal Government in near future, urbanization level and economic development speed in this region will be further improved, which accordingly provides better assurance and conditions for the improvement of the resettlers’ productive and living standard.

2.5 Main Conclusion

It can be seen from analysis on project impacts that project implementation won’t have great impacts on production and living of the local residents. The negative impacts on resettlers resulted from land acquisition and relocation can be eliminated by proper resettlement for the affected resettlers and their productive and living standard especially the dwelling
environment, infrastructure and social service facilities will be greatly improved.

3. Inventory Index Affected by Construction Land Acquisition

3.1 Determination of Land Acquisition Scope

Land acquisition scope of project construction mainly includes permanent occupation areas and temporary construction use land and the permanent occupation land scope is defined according to the red line of road construction plan. The project does not concern temporary construction use land.

3.2 Survey Methods for Inventory Index Affected by Land Acquisition

In order to find out the loss resulted from land requisition and house relocation and provide reliable basis for preparing resettlement plan and compensation estimation, it is necessary to carry out inventory index survey in the scope of land acquisition. The survey covers population, land, houses, enterprises and public institutions and scattered trees. The details are as follows.

A Survey of population: based on residence registration booklet, carrying out survey and statistics of affected population by three categories, i.e., land acquisition without relocation, relocation without land requisition and both land acquisition and relocation.

B Survey of land: making survey and statistics by land ownership and type according to the detailed land data provided by the land administration and practical situation of land management.

C Survey of housing: conducting on-the-spot measurement and record for all houses in the scope affected by land acquisition by ownership and structure.

D Survey of enterprises and public institutions: carrying out detail investigation on basic conditions of affected enterprises such as land, houses and relevant facilities as well as production and business.

E Survey of scattered fruit trees: checking the amount on the spot and making statistics for all kinds of scattered trees around the residents’ houses and at fields in the affected scope of land acquisition.

3.3 Main Inventory Index Results

Totally one district, three office and three villages will be affected by project land acquisition and relocation. The requisitioned land is 664 mu in total (including 356 mu farmland and 308 mu other land); the area of relocated housing of all kinds is 10480 m² (in which residents’ houses of 8430 m² and houses of enterprises and public institutions of 2050 m²); the actually affected population is 225 households with 702 persons (in which 146 households with 462 persons are affected by land acquisition, 53 households with 163 persons
are affected by relocation and 26 households with 77 persons are affected by both land requisition and relocation; 8 small enterprises will be affected; and 1436 scattered trees and 9 graves are affected.

3.3.1 Land Acquisition

It is necessary to requisition 664 mu collective land of all kinds for the project, including 346 mu farmland and 318 mu other land. For land acquisition by ownership and type, refer to Table 3-1.

Summary of Land Acquisition

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Menjia Village of Longdon Office</th>
<th>Dingjiazhuan Village of Yaojia Office</th>
<th>Shengfu Village of Zhiyuan Office</th>
<th>Used land area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland</td>
<td>mu</td>
<td>160</td>
<td>39</td>
<td>147</td>
<td>346</td>
</tr>
<tr>
<td>Others</td>
<td>mu</td>
<td>65</td>
<td>227</td>
<td>26</td>
<td>318</td>
</tr>
<tr>
<td>Total</td>
<td>mu</td>
<td>225</td>
<td>266</td>
<td>173</td>
<td>664</td>
</tr>
</tbody>
</table>

3.3.2 Project-affected Population

Project-affected population includes two concepts, one refers to actual affected population, such as affected population by relocation and actual affected population by land acquisition; and the other refers to the theoretical data calculated according to 《Land Administration Law of the People’s Republic of China》, i.e. the rural population to be resettled. The population data is the calculation result based on the ownership pattern of villages’ and groups’ collective for rural land in China and is only regarded as an index to analysis impacts of land acquisition during resettlement.

According to provisions in Article 47 of 《Land Administration Law of the People’s Republic of China》, the productive resettlement population of the project is 370 persons, which is calculated by dividing the requisitioned farmland area by rural per capita farmland area of each villagers’ group before land requisition, namely:

\[
\text{Area of requisitioned farmland} \div \text{Per capita farmland area} = \text{Population of productive resettlement}
\]

Based on site survey, the actual project-affected population totals 225 households with 702 persons, including 146 households with 462 persons affected only by land acquisition, 53 household with 163 persons affected only
by relocation and 26 households with 77 persons affected by both land acquisition and relocation. The project-affected population is mainly distributed in Mengjia Village of Longdong Office and Shengfu Village of Zhiyuan Office. As the land in Dingjiazhuang of Yaojia Office is owned by the village collective and hasn’t been contracted to individual households, the actual affected population hasn’t been counted.

Refer to Table 3-2 for affected population conditions in each village by project construction.

### Summary of Affected Population by Land Acquisition and Relocation

**Table 3-2**

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Villagers’ Committee</th>
<th>Actual affected population by land acquisition and relocation</th>
<th>Population of productive resettlement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total Land requisition without relocation Relocation without land requisition Land requisition and relocation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>House-hold Person House-hold Person House-hold Person</td>
<td></td>
</tr>
<tr>
<td>Longdong Road</td>
<td>Menjia Village</td>
<td>128 387 49 147 53 163 26 77</td>
<td>160</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.3.3 Affected Enterprises and Public Institutions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Tiyu Road</td>
<td>Shengfu Village 97 315 97 315</td>
<td>210</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dingjiazhuang</td>
<td>150</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 225 702 146 462 53 163 26 77</td>
<td>520</td>
</tr>
</tbody>
</table>

3.3.3 Affected Enterprises and Public Institutions

Totally 8 enterprises and public institutions along the line will be affected by the project with a total affected land requisitioned area of 6.5mu and housing relocation area of 2050m². The project has few impacts on each enterprise and public institution. For details, see Table 3-3.

### Summary of Project-affected Enterprises and Public Institutions

**Table 3-3**

<table>
<thead>
<tr>
<th>Name of Office</th>
<th>Unit Name</th>
<th>Unit Nature</th>
<th>Requisitioned Area mu</th>
<th>Relocated Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yaojia</td>
<td>Shengda Steep Pipe Supermarket</td>
<td>Collective</td>
<td>0.8</td>
<td>158</td>
</tr>
</tbody>
</table>
### Quandong Timber Mill
- Collective
- 0.3
- 46

### Duanshan Grass Company
- Collective
- 0.7
- 272

### Huacneng Knitting Co., Ltd.
- Collective
- 0.4
- 542

### Hualing Pharmaceutical Factory
- Collective
- 1
- 152

### Lixia Guanghua Packaging Plant
- Collective
- 1.3
- 214

### Huada Garage
- Collective
- 1
- 164

### Subtotal
- 5.5
- 1548

### Longdong
- Yaojia Supply and Marketing Cooperative
- Collective
- 1
- 502

### Total
- 6.5
- 2050

---

3.3.4 Relocated Housing

Housing relocation of project-affected residents only concerns Mengjia Village in Longdong Residential District Office and houses of a total floor space of 8430m² have to be relocated including 5900m² of steel-concrete structure and 2530m² of brick-concrete structure.

3.3.5 Scattered Trees and Graves

Totally 1436 scattered trees are affected by the project, including 449 trees in Mengjia Village, 758 in Dingjiazhuang and 229 in Shengfu Village. In addition, 9 graves are totally affected by the project. See Table 3-4 for conditions of affected scattered trees and graves.

#### Summary of Affected Scattered Fruit Trees and Graves

**Table 3-4**

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity of fruit trees</th>
<th>Quantity of Graves</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal</td>
<td>Arbor</td>
<td>Fruit tree</td>
</tr>
<tr>
<td>piece</td>
<td>piece</td>
<td>piece</td>
</tr>
<tr>
<td>Village</td>
<td>449</td>
<td>269</td>
</tr>
<tr>
<td>------------------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Mengjia Village</td>
<td>758</td>
<td>455</td>
</tr>
<tr>
<td>Dingjiazhuan</td>
<td>229</td>
<td>137</td>
</tr>
<tr>
<td>Shengfu Village</td>
<td>1436</td>
<td>861</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
4. Legal Framework

Preparation of Resettlement Action Plan (RAP), as well as the future resettlement implementation, will strictly observe relative policies and rule of the state and Shandong Province, and the Operational Policy OP 4.12 of the World Bank. The resettlement will rigorously accord to the resettlement compensation criteria set in the RAP, and any change occurring during resettlement process will not be made without the prior agreement of the World Bank.

4.1 Policies

The main laws and policies to be followed in the resettlement work include the following:

1. Land Administration Law of the People’s Republic of China revised and approved on August 29th at the Fourth Session of the Standing Committee of the Ninth National People’s Congress

2. Implementation Regulations of Land Administration Law of the People’s Republic of China Decree No. 256 of the State Council of the People’s Republic of China

3. Regulations of Protection of Basic Farmland Decree No. 257 of the State Council of the People’s Republic of China


5. Implementation Method of “Land Administration Law of the People’s Republic of China ” of Shandong Province (passed by the 10th meeting of Standing Committee of the 9th People’s Conference on Aug. 22nd, 1999);

6. Provisional Method for Land Acquisition in Jinan City No.204 Order of Jinan People’s government


4.2 Relative laws

4.2.1 Relevant stipulations of the 《Land Administrative Law of the People’s Republic of China》

Article 10: The rural collective-owned land belongs to the rural collectives according to the Law, and shall be managed and administrated by the collective economic bodies or the Villager’s Committees. In case the rural collective-owned land in a village has been owned by more than two rural collective bodies, It shall be managed and administrated by the respective rural collective economic bodies or village groups of the village. In case the rural collective-owned land has been owned by the
town/township, it shall be managed and administrated by the rural collective economic body of the town or township.

**Article 14:** The collective-owned land shall be contracted with the members of the village collective economic body and for plant production, forest production, stock raising and aquaculture production, and the contracting period is thirty years. The two sides of the land contract shall sign the contract to define the right and obligation of the two sides. The farmers contracting the land are obligated to protect the contracted land and rationally utilize the land as stipulated in the contract. The contracted land management right of the farmers’ shall be protected by the Law.

Within the land contracting period, appropriate adjustment of the contracted lands between individual land contractors shall be agreed, before implementation thereof, by over two third of the villagers’ congress members or over two third of the villager representatives, and shall be approved by the competent agriculture administration at the town/township and county level.

**Article 24:** The governments at different levels shall enhance the use and management of the land in a planned way, and carry out the aggregate land control on land use for capital construction.

**Article 31:** The State conserves plowlands, and strictly dominates the change of plowland into non-ploughable land.

The State adopts the compensation system for occupation of plowland. The plowland occupied by construction for non-agricultural purpose shall abide by the principle of “same amount of plowland should be reclaimed when a piece of plowland is occupied”, and the organization that occupying the land shall be responsible for reclaiming land of same size and same quality as that occupied. In case that the organization is not qualified for reclamation or the plowland reclaimed by him can not meet the requirement, the organization shall pay the reclamation fee according to the regulations of local provincial, regional and municipal governments. The reclamation fee shall be used as special fund for reclaiming new plowland.

**Article 42:** The land use organization or individual shall be responsible for restoration of the land damaged by excavation, collapse and storing goods. In case that the organization is not qualified for reclamation or the plowland reclaimed by him cannot meet the requirement, the organization shall pay the reclamation fee. The reclamation fee shall be used as special fund for reclaiming new plowland. The reclaimed land shall be first used for agricultural production.

**Article 47:** The requisitioned land shall be compensated on the basis of its original use.

The land acquisition compensation shall be composed of compensation of land, resettlement subsidy and compensation of ground-attached objects and standing crops. The compensation of plowland shall be six to ten times the yearly average output value of the land in the previous three years. The resettlement subsidy shall be calculated with the number of agricultural population to be resettled, and the number of agricultural population shall be
calculated by the quantity of plowland to be acquired divided by the per capita plowland holding of the affected unit before land acquisition. The resettlement compensation of each agricultural population to be resettled shall be 4~6 times the yearly average output value of the land in the previous three years. However, the resettlement compensation per ha. shall not exceed 15 times the yearly average output value of the land in the previous three years.

The governments of local province, region and municipality shall determine the compensation of land and resettlement compensation for the land of other types by referring to those of requisitioned plowland.

The governments of local province, region and municipality shall determine the compensation criteria of the ground-attached objectives and standing crops.

For occupying the vegetable fields in suburban areas, the land use organization shall pay the new vegetable field fund according to the relevant regulations of the State.

In case the compensation of requisitioned land and resettlement compensation under item 2 of this Article cannot maintain the same living standard of the resettler as before land acquisition, the resettlement compensation may be increased after approval of the governments of local province, region and municipality. The total of the compensation of requisitioned land and resettlement compensation shall not exceed 30 times the yearly average output value of the land in the previous three years.

According to the social and economic development level at a time, the State Council may, at special conditions, raise the criteria of the compensation of requisitioned land and resettlement compensation for requisitioned plowland.

**Article 48**: After establishment of the resettlement scheme, the concerned local government shall publicize the scheme, and solicit the opinions of the rural collective economic bodies and farmers.

**Article 49**: The rural collective economic bodies whose land is requisitioned shall publicize the use of the land acquisition compensation to the members of the bodies and receive supervision from them.

It is forbidden to make disseisin of and peculate the compensations and other relating fees.

**Article 50**: The people’s governments at different levels shall support the local land-requisitioned collective economic bodies and farmers to start businesses and establish enterprises.

**Article 54**: The construction organization shall obtain the state-owned land for construction on paid transmission basis. However, the land for construction for the following purposes can be obtained by transferring upon the approval of the government above the county level.

(I) Land for government offices and military use

(II) Land for urban infrastructures and public utilities
(III) Land for key state infrastructure in power, transportation and water conservancy fields, etc.

(IV) Other land use as specified by the laws and statutes

Article 57: Temporary occupation of state-owned or collective-owned land for project construction or geological survey shall be approved by the government above county level. The temporary use of the land in the urban planning area shall be agreed by the local relevant urban planning authority before submitted to the government for approval. The organization temporarily occupying the land shall sign a contract of temporary land occupation with the local land administration, collective economic body or village committee in view of the ownership of the land, and pay the land use compensation according to the contract.

The user of the temporarily occupied land shall use the land as specified in the contract and shall not build permanent structure on it.

The temporary use of land shall not exceed 2 years in general.

Article 62: For villagers, one household shall have only one house site, the area of which may not exceed the standard set by provinces, autonomous regions and municipalities directly under the Central Government.

Villagers shall build residences in keeping with the township (town) overall plan for land utilization and shall be encouraged to use their original house sites or idle lots in the village.

Land to be used by villagers to build residences shall be subject to examination and verification by the township (town) people’s government. However, if land for agriculture is to be used for the purpose, the matter shall be subject to examination and approval in accordance with the provision of Article 44 of this Law.

Approval for other house sites shall not be granted to villagers who have sold or leased their houses.

4.2.2 《Interim Regulations of the People’s Republic of China on Taxation of Plowland Occupation》

Article 2: The plowland in the Regulations means the land used for growing agricultural crops. The land once used for growing agricultural crops within previous three years shall also be regarded as lowland.

Article 3: Organizations and individuals who occupy plowland for house building or other non-agricultural construction are all the obligor to pay plowland occupation tax (called as tax bearer below), and shall pay the said tax according to this Article.

Article 4: The land occupation tax shall be calculated on the basis of the actual land size occupied by the tax bearer and the tax amount shall be levied in one time.

Article 5: The tax amount for land occupation is specified as follows.

(1) On the basis of county as a unit (same as below), in the area where
the per capita plowland holding is less than one mu (including one mu),
the tax amount is 2~8 Yuan per square meter.

(2) In the area where the per capita plowland holding is between 1~2
mu (including two mu), the tax amount is 1.6~8 Yuan per square meter.

(3) In the area where the per capita plowland holding is 2~3 mu
(including three mu), the tax amount is 1.3~6.5 Yuan per square meter.

(4) In the area where the per capita plowland holding is over 3 mu, the
tax amount is 1~5 Yuan per square meter.

**Article 9**: The land occupation tax shall be levied by the financial
institutions. After the land administration approves the individual or
organization’s land occupation, it shall timely inform all the financial
institutions at same level in the area, and the individual and organization
shall apply for tax payment with the presence of the approval document
issued by the land administration. Then, the land administration shall
transfer the land based on the tax-paid bill or approval document.

4.2.3 Implementation Method of “Land Administration Law” of Shandong
Province

**Article 6**: All collective lands shall be registered by county level people's
government and issue certificates to confirm the ownership. The collective
lands for non-agriculture construction shall be registred by county level
people's government and issue certificates to confirm the land use right. The
state-owned lands for legal use by individual and unit shall be registred by
county level people's government and issue certificates to confirm the land
use right.

**Article 25**: Land compensation will be paid by the following standards:

(1) Land acquisition for land within urban planning zone(including
garden plot, fish pond, lotus pool, reed pond), 8-10 times of mean
output value of previous 3 years before land acquisition;

(2) Land acquisition for land outside the urban planning zone, 6-8
times of mean output value of previous 3 years before land
acquisition;

(3) Land acquisition for woodland, grassland, reed pond, water
surface, 5-6 times of mean output value of land nearby for
previous 3 years before land acquisition;

(4) Land acquisition for public facility or commonweal facility of
township(town) and village, enterprise and rural villager’s housing
in collective land, 5-7 times of mean output value of land nearby for
previous 3 years before land acquisition;

(5) Land acquisition for unused land, 3 times of mean output value of
land nearby for previous 3 years before land acquisition.
Article 26: The resettlement subsidy for land acquisition shall following the standard below:

1. Resettlement subsidy for land acquisition will be calculated according to the agricultural population to be resettled. The agricultural population to be resettled is calculated by the quantity of the land to be requisitioned divided by the per capita cultivated land holding before land acquisition. The resettlement subsidy for each agricultural person is 6 times of the annual average output value per mu for 3 years before land acquisition. But, the max. subsidy per hectare shall be not over 15 times of the annual average output value for 3 years before land acquisition.

2. For the land acquisition for woodland, grassland, reed pond and water surface and collective construction land, the resettlement subsidy for each agricultural person is 4 times of the annual average output value for 3 years before land acquisition. But, the max. subsidy per hectare shall be not over 10 times of the annual average output value for 3 years before land acquisition.

Article 27: Compensation for standing corns and ground attachments will be paid by the following standards:

1. Compensation for young crops will be computed by the output value of one season;

2. For the attached trees, if possible, transplant them and pay labor fee and seedling loss fee; and make compensation if it not available for transplanting;

3. For the attached structure and buildings, make compensation based on relate rules, or give new attachments with same quantity and quality.

No compensation will be made for trees, young crops and buildings that plant and build rushly during the land acquisition period; and no compensation will be given for structure and facility that are built unlawfully.

4.2.4 Relative rules of 《Provisional Method for Land Acquisition in Jinan City》

Article 5: The land acquisition shall be made only by the municipal government, any other unit and individual must not negotiate with rural collective economic organization for land acquisition and sign compensation agreement.

Article 9: The land acquisition, the compensation shall be made based on original land use purpose. By the land use purpose, the compensation is divided as the land compensation fee, resettlement subsidy and standing corn and ground attachment compensation fee.

Article 10: The land acquisition compensation shall be made by the following rules:

1. For the case that land of rural collective economic organization has been taken over completely, and rural collective economic organizational
system has been canceled, the land acquisition office shall sign agreement with corresponding responsible townships (towns) and agencies and pay land acquisition compensation fee, resettlement subsidy and young crop and attachment compensation to them, and the responsible townships (towns) and agencies use it for resettlement of members of rural collective economic organization.

2. For the case that land of rural collective economic organization has been taken over partly, the land acquisition office shall sign agreement with rural collective economic organizations and pay land acquisition compensation fee, resettlement subsidy and young crop and attachment compensation to them. The land acquisition compensation fee is used for production development and peasant living arrangement, resettlement subsidy is paid to resettlement unit or resettled people, and young crop and attachment compensation is paid to the person with ownership.

Article 11: The land acquisition scheme shall be approved legally, and land user shall deliver land in specific time based on the land acquisition agreement after the compensation. The dispute on land acquisition shall not impact on enforcement of land acquisition scheme.

Article 14: The land compensation shall be computed by times of mean output value of previous 3 years before land acquisition.

Article 15: The land compensation shall be made with the following rules:

1. Land acquisition for land within urban planning zone (including garden plot, fish pond, lotus pool, reed pond), 8-10 times of mean output value of previous 3 years before land acquisition;

2. Land acquisition for land outside the urban planning zone, 6-8 times of mean output value of previous 3 years before land acquisition;

3. Land acquisition for vegetable land, 8-10 times of mean output value of previous 3 years before land acquisition;

4. Land acquisition for woodland, grassland, reed pond, water surface, 5-6 times of mean output value of land nearby for previous 3 years before land acquisition;

5. Land acquisition for public facility or commonweal facility of township (town) and village, enterprise and rural villager’s housing in collective land, 5-7 times of mean output value of land nearby for previous 3 years before land acquisition;

6. Land acquisition for unused land, 3 times of mean output value of land nearby for previous 3 years before land acquisition.

Article 16: The number of persons to be resettled shall be computed by the land quantity requisitioned divided with land quantity per capita before land acquisition. Specific person for resettlement shall be determined with quantity and age condition, which shall be reviewed democratically by rural collective economic organization and report to township (town) and agency for
approval. The township(town) and agency shall register the resettled population and submit it to the Land Acquisition Office.

**Article 17:** The resettlement subsidy is divided as: land resettlement subsidy, endowment insurance, employment subsidy, alimony and medical subsidy. No resettlement subsidy is made for requisition of unused land.

**Article 18:** The resettlement can be made by way of social insurance, employment and land adjustment. The specific social insurance method shall be made by the land resource department and labor and social security department of city, and be announced for enforcement after approval by the municipal government.

**Article 22:** Compensation for young crops will be computed by the output value of one season.

**Article 23:** If the Government needs for land acquisition in large scale for the construction and need to remove village, relative villagers shall take the “Collective land use certificate” or “House ownership certificate” to the local land resource management department for application of house compensation.

The house compensation standard is for 40 square meters per person (architecture area, ditto). If original house area is less than 40m², the insufficient part shall be 300 Yuan per square meter and paid by resettler; If original house area is over than 40m², the overtop part shall be 300 Yuan per square meter for compensation; If the allocated-house is over than 40m² per capita, the overtop part shall be procured with the economic applicable house price. No house plot is supplied if follow this clause, and no compensation is made if original house area is same as the area of allocated-house. The resettlement subsidy for transition period shall be paid for 80 Yuan per person per month for house lease till move into the allocated-house.

**Article 25:** If the resettler’s house is relocated and needs for transportation, the transportation fee shall be 50 Yuan per person, and if household is less than two persons, 100 Yuan shall be paid per household.

**Article 26:** If the land acquisition is concerned to public facility or commonweal facility of township(town), village, and housing of township(town) enterprise or other non-residence housing, relative side shall take the “Collective land use certificate” or “House ownership certificate” to the local land resource management department for application of house compensation. The backout of housing attachment, relocation loss and transportation fee shall be compensated by 10%—15% of sum of compensation of this structure(building).

Attached table:
### Land compensation standard

<table>
<thead>
<tr>
<th>Type</th>
<th>Annual output Yuan/mu</th>
<th>Compensation standard Yuan/mu</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland □ including garden, fish pond, lotus pond □</td>
<td>700-1300</td>
<td>5600-13000</td>
<td>8-10 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
<tr>
<td>Outside city planning area</td>
<td>700-1300</td>
<td>4200-10400</td>
<td>6-8 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
<tr>
<td>Vegetable field</td>
<td>1200-2400</td>
<td>9600-24000</td>
<td>8-10 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
<tr>
<td>Woodland, reed pond, water surface</td>
<td>700-1300</td>
<td>3500-7800</td>
<td>5-6 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
<tr>
<td>Construction land</td>
<td>700-1300</td>
<td>3500-9100</td>
<td>5-7 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
<tr>
<td>Unused land</td>
<td>700-1300</td>
<td>2100-3900</td>
<td>3 times of mean output value of previous 3 years before land acquisition;</td>
</tr>
</tbody>
</table>

### Land resettlement subsidy standard

<table>
<thead>
<tr>
<th>Type</th>
<th>Annual output Yuan/mu</th>
<th>Resettlement subsidy standard Yuan/mu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland</td>
<td>700—1300</td>
<td>4200—9100</td>
</tr>
<tr>
<td>Vegetable filed</td>
<td>1200—2400</td>
<td>7200—16800</td>
</tr>
<tr>
<td>Woodland, grassland, reed pond, water surface, construction land</td>
<td>700—1300</td>
<td>2800—6067</td>
</tr>
</tbody>
</table>
## Endowment insurance, employment subsidy, alimony and medical subsidy standard

### Table 4-3

<table>
<thead>
<tr>
<th>Age</th>
<th>Endowment insurance, employment subsidy, alimony (Yuan/person)</th>
<th>Medical subsidy (Yuan/person)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male, 60 full-year</td>
<td>50000</td>
<td>5000</td>
</tr>
<tr>
<td>Female, 50 full-year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male, 45-59 full-year</td>
<td>40000</td>
<td>5000</td>
</tr>
<tr>
<td>Female, 35-49 full-year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male, 16-44 full-year</td>
<td>30000</td>
<td>5000</td>
</tr>
<tr>
<td>Female, 16-34 full-year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 15full-year</td>
<td>20000</td>
<td>5000</td>
</tr>
</tbody>
</table>

## House compensation standard

### Table 4-4

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Compensation standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reinforced concrete structure</td>
<td>Main bearing component of steel structure or concrete structure, mainly for large span workshop or multilayer building</td>
<td>550 Yuan/m²</td>
</tr>
<tr>
<td>Brick-concrete structure</td>
<td>Brick bearing wall, cast-in-place or prefabricated waterproof roofing, cement or other harden ground buildings</td>
<td>450 Yuan/m²</td>
</tr>
<tr>
<td>Brick-concrete structure</td>
<td>Brick bearing wall, cast-in-place or prefabricated waterproof roofing, cement or other harden ground bungalow, eaves not less than 2.5m</td>
<td>350 Yuan/m²</td>
</tr>
<tr>
<td>Brick-wood structure</td>
<td>Regular stone base, brick wall or stone wall, standard wood frame, wood wooden (prefabricate) purlin, tile roofing, external wall pointing (plastering), eaves not lower than 2.5m</td>
<td>300 Yuan/m²</td>
</tr>
<tr>
<td>Simple structure</td>
<td>Earth wall, brick and gravel mixed, abnormal wood purlin, tile roofing, two walls on other house, eaves not lower than 2.5m</td>
<td>150 Yuan/m²</td>
</tr>
</tbody>
</table>
### Compensation standard for scattered trees

<table>
<thead>
<tr>
<th>Bosom size</th>
<th>Tree type</th>
<th>Transplant fee, ¥/piece</th>
<th>Arbor is timber wood, coastal shelter-forest, backbone forest belt, shelter-forest in massif area</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 5cm young tree, cypress less than 3cm</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-10cm</td>
<td>cypress 3-6cm</td>
<td>302</td>
<td></td>
</tr>
<tr>
<td>10-20cm</td>
<td>cypress 6-10cm</td>
<td>402</td>
<td></td>
</tr>
<tr>
<td>over 20cm</td>
<td>cypress 10cm</td>
<td>452</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bosom size</th>
<th>Bosom size</th>
<th>Tree type</th>
<th>Tree type</th>
<th>Compensation standard can be 40—60% higher; the price for special wood can be negotiated; The tree belongs to original owner.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-20cm</td>
<td>6-10cm</td>
<td>cypress</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>over 20cm</td>
<td>10cm</td>
<td>cypress</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Young plant</th>
<th>Transplant fee, ¥/piece</th>
<th>Fruit tree includes: Apple, pear, peach, apricot, walnut, cherry, persimmon, date tree. The tree belongs to original owner.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Young age by tree type</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Early fruit period by tree type</td>
<td>190</td>
<td></td>
</tr>
<tr>
<td>Vigorous fruit period by tree type 300</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Caducity period by tree type</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Grape by growth period</td>
<td>20</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrub</th>
<th>Over one year</th>
<th>Less than one year</th>
<th>Fruit tree includes: Apple, pear, peach, apricot, walnut, cherry, persimmon, date tree. The tree belongs to original owner.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>4</td>
<td>10-20 pieces for each shrub</td>
<td></td>
</tr>
</tbody>
</table>

4.2.5 Relevant Policies in Involuntary Resettlement (OP4.12) of the World Bank

A. The overall objectives of the Bank's policy on involuntary resettlement are the following:

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

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

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

B. To address the lost of assets or access to assets or loss of income sources or means of livelihood that result from land acquisition for Bank-assisted investment projects, the borrower prepares a resettlement plan or a resettlement policy framework that covers the following:

(1) 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.

(2) If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are

(i) provided assistance (such as moving allowances) during relocation; 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 old site.

(3) Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are

(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; and

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

4. In order to realize the policy goal, special attention should pay to vulnerable group, particularly for those person who are below the poor line, no land, old people, woman, child, monority, or persons not protected probably by the national land compensation rules.

5. Resettlement loss assessment and compensation: based on the compensation type and standard with local law, use replacement cost compensation for property and necessary supplementary facilities.

6. Resettlement measures: It is summary of compensation scheme and other resettlement measures to realize the policy goal and help each kind of qualified displaced people. Besides, except the resettlement scheme shall be
practical and feasible on technical and economical aspect, but is consistent with cultural feature of displaced people, and negotiated with them during the preparation course of scheme.

7. Selection of resettlement host spot, preparation and relocation: It means the optional resettlement spot and reasons including:

- In order to determine the resettlement spot in urban or rural area, make the arrangement of organization and technical plan. It shall consider fully productive potential, geography advantage and other influence factors and compare with original place, and estimate time needed for land transfer and procurement of other resources;

- Take measures to prevent land gamble trade and non-displaced people rush into the host area;

- Relocation programm includes time arrangement for preparation of host area and time arrangement for relocation;

- Legal arrangement for land adjustment and transfer

8. House construction, infrastructure and social service organization:

- House construction plan or compensation by cash, infrastructure construction plan as water supply, road branch and social service plan as school and medical hygiene service corresponding service plan for the host area; as well as any necessary development, construction and building design activities in host area.

4.3 Compensation standard

4.3.1 Compensation standard for land acquisition

Based on Implementation Method of "Land Administration Law of the People’s Republic of China " of Shandong Province and “Provisional Method for Land Acquisition in Jinan City”, the land acquisition compensation includes land compensation fee, resettlement subsidy and young crop and ground attachment compensation, of which the resettlement subsidy includes land resettlement subsidy, endowment insurance, employment subsidy, alimony and medical subsidy. By this policy, the max. compensation for farmland is 78000 Yuan/mu (greatly, farmland compensation 13000 Yuan/mu, resettlement subsidy 9100 Yuan/mu, young crops 900 Yuan/mu, 50000 Yuan/person for endowment insurance, employment subsidy and alimony, and 5000 Yuan/person for medical subsidy). After consulting fully with villages impacted, the farmland compensation for this project is 130000 Yuan/mu (includes land compensation fee, resettlement subsidy and young crop and ground attachment compensation), same compensation standard is used for other type of land.

4.3.2 House relocation compensation standard

The house compensation shall be replacement cost with: reinforced concrete structure 550 Yuan/m², brick-concrete structure 450 Yuan/m², old house shall be demolished by the resettlers and old materials belong to the resettlers.
4.3.3 House resettlement standard

The allocated-house is the merchandise-house built by the government, personal standards is 40m² but payment is only 300 Yuan/m² far lower than the construction cost of 800—1000 Yuan/m² excluding land price. Besides, each household can buy additional 20 m² allocated-house but the payment is by the economic applicable house price of 2600 Yuan/m².

Temporary housing subsidy of 80 Yuan per person is paid during the house relocation period and also pays 50 Yuan as relocation subsidy to each person but not less than 100 Yuan per household.

4.3.4 Enterprise relocation compensation standard

The enterprise relocation compensation standard shall consider the impact by land acquisition and entrust qualified assessment unit to evaluate their office facilities, plant, equipment relocation, installation fee and relative cost. Based on the evaluation result, the compensation standard will be negotiated by both sides.

4.3.5 Compensation standard for scattered trees and tombs

The compensation standard for scattered trees is just following the “Provisional Method for Land Acquisition in Jinan City”. Specific compensation standard is: arbor bosom size less than 5cm, 2 Yuan/piece, 30-45 Yuan/piece for other trees; transplant fee of fruit tree, 2 Yuan/piece, 20-195 Yuan/piece for other trees; shrub over one year, 3 Yuan/shrub, shrub over under one year, 4 Yuan/shrub; the fruit and tree belong to original owner. The compensation standard for tomb is 600 Yuan/piece.
### 4.4 Entitlement Matrix

**Entitlement Matrix**

**Table 4-6**

<table>
<thead>
<tr>
<th>Type of property</th>
<th>Affected objectives</th>
<th>The policies of land acquisition and house relocation</th>
<th>Compensation criteria (yuan/unit)</th>
</tr>
</thead>
</table>
| Private house    | Displaced households| 1. All houses shall be compensated by the replacement price, not deducting depreciation and old house materials belonging to displaced household.  
2. The government will build houses for all displaced households.  
3. Temporary housing subsidy of 80 Yuan per person is paid during the house relocation period.  
4. 50 Yuan as relocation subsidy is paid to each person but not less than 100 Yuan per household.  
5. Resettlers can make complaint for all problems including compensation standard. The organization that accepts resettler’s complaint does not take any fees. | Reinforced concrete structure  
Brick-concrete structure | 550 Yuan/m²  
450 Yuan/m² |
| Permanent land acquisition | Property right owner | 1. After consulting fully with agency, township(town), villages impacted, the farmland compensation is 130000 Yuan/mu including land compensation, resettlement subsidy and young crops compensation, same compensation standard is used for other type of land. | Farmland compensation  
Compensation for other land | 130000 Yuan/mu  
130000 Yuan/mu |
1. The enterprise relocation compensation standard shall consider the impact by land acquisition and entrust qualified assessment unit to evaluate their office facilities, plant, equipment relocation, installation fee and relative cost. Based on the evaluation result, the compensation standard will be negotiated by both sides.
2. The enterprise can make complaint for all problems including compensation standard. The organization that accepts resettler’s complaint does not take any fees.

<table>
<thead>
<tr>
<th>Enterprise unit</th>
<th>Property right owner</th>
<th>Make evaluation for the impacted enterprise and give cash compensation after negotiation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fruit trees</td>
<td>Property right owner</td>
<td>Follow relative rules of “Provisional Method for Land Acquisition in Jinan City”.</td>
</tr>
</tbody>
</table>
5. Implement condition of already completed resettlement

The effect of land acquisition involved 3 villages of 3 street offices, among them, Longdong street office of Mengjia village completed the land acquisition and the house dismantling, but resettlers have not moved into new houses; Dingjiazhuang village of Yaojia street office has completed a partial land acquisition, and Shengfu village of Zhiyuan street office has not starting the land acquisition yet.

RAP group, with the cooperation of Jinan municipal government and each project effected office as well as the village committees and households, and through collecting information, holding symposiums and individual visiting, carried out the site survey from Oct. 19 to Oct. 23 in the year of 2007 so as to know the resettlement conditions in Mengjia and Dingjia village.

5.1 Resettlement implementation conditions in Mengjia village

Now Mengjia resident committer of Longdong office governs 2812 persons, 5830 mu land, (in which, the dry land is 2716 mu, the garden land is 400 mu, and the forest land and other land is 2714 mu), with average land area per capita 1 mu. Before the land acquisition, the yearly average pure income per capita was 6000 Yuan, the yearly net output value per mu farming land was 800 to 1000 Yuan, counted by the farming land, the income from the land is only accounting for 13.3% to 16.6% of their total income. the income was mainly from 2nd and 3rd industry as that the area is near urban.

Effected by project construction, the land acquisitioned in Mengjia village is 225 mu (in which, the cultivated land is 160 mu and other land is 65 mu); the house relocation area is 8430m²; and affected population is 128 households with 387 persons (in which, 49 households with 147 persons are involved in the land acquisition but without house relocation, 53 households with 163 persons are involved the house relocation but without land acquisition, and 26 households with 77 persons are involved both in the land acquisition and house relocation). 160 persons are involved in the production resettlement.

According to the legal and policy regulations of state and local area and after relevant departments or units of Jinan municipal government fully negotiating with effected persons and units, the resettlement plan for Mengjia village was worked out, now the resettlement has been implemented according to the plan. The land acquisition and relocation in Mengjia village started in the first half year of 2005, the land acquisition and house relocation was completed in Aug. 2006 and full compensation for land and house relocation already was paid to affected households before Aug. 2006. It is
estimated that residents will be moved into new houses by the end of 2007. The subsidy cost for living temporary house was paid to resettlers before July 15, 2007, and the rest cost will be paid after resettlers moving into new houses.

5.1.1 Implementation condition of living resettlement

The resettlers in Mengjia village effected by the project will be resettled in Longdong district, which is 1 km away from the original Mengjia resident committee, at the east of constructing Longdong Road, and 1.5 km away from the comprehensive building of Olympic Games Center. The host area is constructed by government in uniform and the layout of basic facility and social service facility is planned by government.

According to “Jinan Provisional Method for Unification Land Acquisition”, the replacement price would be paid to persons with their old house relocation, 550 Yuan/m$^2$ for house with reinforced concrete structure and 450 Yuan/m$^2$ for brick-concrete structure. The old houses are dismantled by resettlers themselves, and the dismantled material belongs to resettlers. The new house area for resettlers is according to the standard of 40 m$^2$ per capita, and resettlers will pay 300 Yuan/m$^2$ for their new houses. Except 40 m$^2$ per capita, households can buy 20 m$^2$ more, with 2600 Yuan/m$^2$ (the economic house price). Now the surplus compensation cost, after deducting cost for buying new house at the host area, was paid to each household, the new house construction of resettlers will be soon completed, it is planned that resettlers will move into new houses at the end of 2007. The subsidy cost for temporary transition period after the old houses dismantled and before moving into new houses was paid according the standard of 80 Yuan/month per capita, and subsidy for transportation is 50 Yuan/person, not less than 100 Yuan per household.
5.1.2 Implementation condition of production resettlement

The cash compensation was paid to resettlers in Mengjian village, i.e. the land compensation paid to households for them to develop the production and restore their family economic income. In order to restore and increase their family economic income after the land acquisition, each resettler will have 25 square meter self-used land (the construction land after completing of auxiliaries) for them to develop trade in the future, the land will be managed by the village committee, and the profit got from it belongs to effected persons.

Based on the inventory index confirmed by both sides after open to public, according to “Jinan Provisional Method for Unification Land Acquisition”, and through fully negotiation by different sides, it is decided that the cultivated land compensation standard for Mengjia village is 130000 Yuan/mu (including the land compensation cost, subsidy for resettlers, and compensation cost for young crops), and the compensation for other kind of land is the same as that for the cultivated land. The compensation cost was paid to village committee before Aug. 2006. After discussion in Mengjia villagers’ representative meeting, it is decided that the compensation cost is paid to each effected person.

Through visiting and survey, it shows that the land compensation cost got by resettlers is mainly used in followings: depositing it in bank for getting interest, purchasing commercial insurance or endowment insurance, developing family trade and transportation service, purchasing the merchandise house to rent out, purchasing financial product (such as stock and fund) for getting profit, etc. Most of households put their compensation capital in bank or purchase insurance, a part of household use the compensation to develop family trade and transportation service, and few of households with strong anti-risk ability use the compensation to buy stock and fund, etc..

The compensation for the scattered trees and tombs is according to specification in “Jinan Provisional Method for Unification Land Acquisition”, and was paid to the households.

After the land acquisition, in order to restore and increase their family economic income, the local government encouraged and helped the resettlers to have more employment opportunity, Lijia District Labor and Social Guarantee Department offers the training for skill of operating computer, cooker, machinist, electrician, household management, etc. in free of charge, and recommended employment position. The Government derates tax so as to encourage the resettlers to have their own business, and to raise their living level through developing the 2nd and 3rd industry by taking the location advantage.
5.1.3 Compensation and subsidy cost

The total cost for land acquisition and house relocation in Mengjia village is 33904200 Yuan, which was paid to households. Of which, the compensation cost for the land acquisition is 29250000 Yuan and for the house relocation is 4383500 Yuan; the subsidy cost for the transitional housing is 230400 Yuan; and the transportation cost is 12000 Yuan; the compensation for the scattered fruit trees and tombs is 26500 Yuan and 1800 Yuan respectively. The households have paid 2880000 Yuan for their aftercared houses (excluding house payment beyond standard of 40 square meter average per capita) in the host area.

5.1.4 Evaluation for resettlement implementation

A. The resettlement implementation of Mengjia village meets the related stipulations and policy regulations of state and local area as well as the related requirements for involuntary resettlement in World Bank.

B. During the implementing of land acquisition, the confirmation of inventory index and consultation on compensation and subsidy standard is carried out in a way of fair, just and open according to related policies and stipulations, the inventory index, compensation standard and compensated cost is opened to public by bulletin and is under the supervision of resettlers.

C. After the land acquisition, the production and living level will be restored and raised. Along with construction of Olympic Games Center as well as moving in of municipal government, it will drive the further overall fast development of social economy at this area, and production and living level of resettlers will be also heightened further.

The housing area per capita before the relocation was 35 square meter per capita, and after relocation is 40 square meter per capita, the housing area ratio per capita rises as compared with that before relocation. At the same time, the new house in the host are is the merchandise house constructed under the unified plan of government, the social service facility and basic facility is perfected, and the residential environment and the housing quality of resettlers will be improved greatly.

Though the land acquisition will have effect on the family income of effected households in Mengjia village from the land, their income will not be decreased after the reasonable land compensation paid. The resettlers will get benefits from putting the compensation cost in bank for getting interest, purchasing commercial insurance or endowment insurance, developing family trade and transportation service, purchasing the merchandise house to rent out, purchasing financial product (such as stock and fund) etc.. By the calculation of most conservative and safe way, with 3.87% interest rate for one-year fix deposit in the bank, the annual interest from compensation cost of 130000 Yuan per mu will be up to 5031 Yuan, which is higher than 800 – 1000 Yuan (which was income per mu land). Therefore, the family economic income will not be reduced after land acquisition, but will be increase greatly.
With the government supporting resettlers to get job and develop 2nd and 3rd industry by policies and measures, and the fast development of the social economy in the local area, the opportunity to develop the family economy will be more and more and their family economic income level will also be increased further.

D. Through visiting resettlers, it shows the resettlers satisfied with the land acquisition, relocation and resettlement.

**Comprehensive Building of Olympic Games Center**

### 5.2 Resettlement implementation condition in Dingjiazhuang village

Now Dingjiazhuang of Yaojia street office governs 3605 persons, and 2516 mu land (in which, the cultivated land is 951 mu, and other land is 1565 mu), with average land area per capita 0.26 mu. Before the land acquisition, the yearly average pure income per capita was 7000 Yuan, counted by the farming land, the income from the land was less than 4% of their total income. The income source of villagers were mainly from persons working in collective enterprise, the various welfares will be provided by the village, and more income will be from 2nd and 3rd industry and or house rent. The land in this village is neither contracted to household, nor rented to other persons. In order make land not to be wasted, the village collective encourages villagers to cultivate the land without paying any contract cost, villagers carry out cultivation according his needs, and the most of cultivated persons are the retired persons.

Effected by project construction, 266 mu (in which the cultivated land 39 mu and other land 227 mu) land in Dingjiazhuang village will be acquisitioned, and now 130 mu (in which the cultivated land 19 mu and other land 111 mu) land was acquisitioned. 410 scattered trees (in which, arbor 246 and fruit trees 164) are affected. No relocation house is involved. As that the land in Dingjiazhuang belongs to collective and not contracted to household, the actual effected persons are not calculated. Only 7 enterprises are effected.
According to the policy and legal regulations of state and local area and after relevant departments or units of Jinan municipal government fully negotiating with effected persons and units, the resettlement plan for Dingjiazhuang village was worked out, now the resettlement has been implemented according to the plan. The land acquisition in Dingjiazhuang village started at the second half year of 2005, the first land acquisition of 130mu was completed in Apr. 2007, and the full compensation for land acquisition was paid to resettled households before Apr. 2007.

5.2.1 Implementing condition in resettlement

Dingjiazhuang village is only involved in the house relocation, so that only production resettlement is carried out. The resettlement with cash compensation will be adopted for the effected villagers, and cash compensation will be paid to each household for them to develop the production and restore their family income effected by the land acquisition. In order to restore and increase their family economic income after the land acquisition, each resettler will have 25 square meter self-used land (the construction land after completing of auxiliaries) for them to develop treat in the future, the land will be managed by the village committee, and the profit got from it belongs to all villagers.

Based on the inventory index confirmed by both sides after opening to public, according to “Jinan Provisional Method for Unification Land Acquisition”, and through fully negotiation by different sides, it is decided that the cultivated land compensation standard for Dingjiazhuang village is 130000 Yuan/mu (including the land compensation cost, subsidy for resettlers, and compensation cost for young crops), and the compensation for other kind of land is the same as that for the cultivated land. The compensation cost was paid to village committee before Aug. 2007. After discussion in Dingjiazhuang villagers’ representative meeting, it was decided that the compensation cost would be paid to each person in average because of land in Dingjiazhuang belonging to collective.

Through visiting and survey, it shows that the village collective guided the villagers to have reasonable usage of the land compensation, and the compensation got by resettlers is mainly used in followings: putting in bank for getting interest, developing 2\textsuperscript{nd} and 3\textsuperscript{rd} industry, purchasing financial product (such as stock and fund) for getting profit, etc. Most of households put their compensation capital in bank, a part of households use the compensation to develop production, and few of households with strong anti-risk ability use the compensation capital to buy stock and fund, etc.

The compensation for the scattered trees and tombs is according to specifications in “Jinan Provisional Method for Unification Land Acquisition”, and was paid to the households.
5.2.2 Compensation and subsidy cost

The total compensation cost for land acquisition and house relocation in Dingjiazhuang village is 16924800 Yuan. Of which, the compensation cost for the land acquisition is 16900000 Yuan, and the compensation for the scattered fruit trees and tombs is 24200 Yuan and 600 Yuan respectively.

5.2.3 Evaluation for resettlement implementation

A. The resettlement implementation of Dingjiazhuang village meets the related stipulations and regulations of state and local area as well as the related requirements for involuntary resettlement in World Bank.

B. During the implementing of land acquisition, the confirmation of inventory index and consultation on compensation and subsidy standard was carried out in a way of fair, just and open according to related policies and stipulations. The inventory index, compensation standard and compensated cost is opened to public by bulletin and is under the supervision of resettlers.

C. After the land acquisition, the production and living level will be restored and raised. Along with construction of Olympic Games Center as well as moving in of municipal government, it will drive the further overall fast development of social economy at this area, and production and living level of resettlers will be also heightened further.

Though the land acquisition will have effect on the family income of households in Mengjia village from the land, the income decreasing caused by the land acquisition will no have a great on their income as that the average land area per capita in Dingjiazhuang village was less, the land was not contracted by household, only the retired persons engaged in agricultural plant, the income from land was less than 4% of their total income, the income source of villagers were mainly from persons working in collective enterprise, the various welfares will be provided by the village, and more income will be from 2nd and 3rd industry and or house rent. Along with the government supporting resettlers to get job and to develop 2nd and 3rd industry through special policies and measures and the fast development of the social economy in the local area, the opportunity to develop the family economy will be more and more and their family economic income level will also be increased further.

D. Through visiting resettlers, it shows the resettlers satisfied with the land acquisition, relocation and resettlement.

6. Scheme of the Resettlement and rehabilitation to be implemented

The land acquisition of 133 mu in Dingjiazhuang village of Yaojia street
office and 173 mu in Shengfu village of Zhiyuan street office not start yet, RAP will be compiled according to related requirements of World Bank under the united organization of Jinan Land Acquisition and Resettlement Office. At the first, the affected villages will put forward their initial resettlement according to the economic features and the existing resource usage status and on the basis of widely soliciting opinions from PAPs, then the analysis of reasonability and feasibility of resettlement will be carried out according to existing laws and regulations of China and Shandong Province as well as World Bank, and at last the resettlement plan for the villages is determined.

6.1 Target and task

6.1.1 Target

The ultimate target of resettlement for the part to be implemented is that: to find the way for production of the resettlers, reasonably arrange the labor forces, make the resettlers’ production and living level improved or at least not lower than that before. The target of the resettlement is as follows.

A. The yearly net income per capita of resettlers should be restored to the previous level.

B. The public infrastructures, schools, hospitals, social farewell level, natural environment and traffic conditions should be improved as compared with those before resettlement.

6.1.2 Task

According to statistics by survey, Dingjiazhuang village has 133 mu land involved in the land acquisition, without house relocation. As that the land in Dingjiazhuang village belongs to the collective, therefore only land compensation is paid for the land acquisitioned. There also have 7 enterprises or institutes involved in the production resettlement. Shengfu village has 173 mu land (the cultivated land of 147 mu, and other land of 26 mu) involved in the land acquisition; 315 persons effected by the land acquisition, 210 persons involved in the production resettlement, without the house relocation for residents and enterprise or unit resettlement.

6.2 Resettlement guideline and principle

6.2.1 Resettlement guideline

The resettlement work for the part to be implemented should stick on the policy that: esteem and care for the living and production habits of the local PAPs, take full consideration of the willings of the PAPs; with due consideration of the actual conditions in the local social economic and resource condition, guide villagers to develop the 2nd and 3rd industry by reasonable using the compensation cost; based on developing the traditional crop farming and guaranteeing the basic material survival conditions of the resettlers, the local land resource shall be fully utilized for resettlers to develop
their production and economy so as to increase their family income and heighten their production and living level.

6.2.2 Principles of resettlement plan

(1) The resettlement plan shall be carried out based on the inventory index defined and according to subsidy and compensation standards for the land acquisition.

(2) The resettlement shall be combined with the local construction, resource development and economic growth. Considering the local conditions, a practical and feasible resettlement plan should be developed to restore and improve their economic production and create basic conditions for long-term development.

(3) The resettlement plan should be based on the principle of “Beneficial to the production and convenient for living”.

(4) It should solicit the opinion of resettlers on the resettlement plan and negotiate with them fully.

(5) Efforts are made to ensure the production and living level of resettlers to reach or exceed that before the land acquisition and relocation.

6.3 Overall resettlement scheme

During designing, the design unit had fully considered the affection on local production and living system, and optimized the project design, took measures to optimize the route, and reduced the land acquisition scope and affect of the project construction on the local production and living, so that the project construction will only involve the land acquisition but not the house relocation. In the involved offices and town(ship)s, symposia were held to discuss resettlement scheme, which would be determined based on PAPs’ opinions and the practical condition of the affected area: the cash compensation will be paid for the land acquisitioned, villagers are guided to take use of the local superiority and develop the 2nd and 3rd industry by reasonable using the compensation cost, so the effected persons can restore or improve their production and living level.

6.4 Analysis of carrying capacity for resettlement

6.4.1 Nature condition and land resource

The project effected area is in the east of Jinan main urban, so that the land resource will not be the restricted factor for carrying capacity of resettlement.

6.4.2 Infrastructure conditions

(1) Traffic condition

The project construction will make local persons being more convenient on travel, and greatly stimulate development of local economy. Through implementation of resettlement scheme, infrastructures will be improved at
certain level, so that the traffic will not be the restricted factor in environment carrying capacity.

(2) Water using condition

The water supply pipe network will be constructed at the same time when the road construction is carried out, so that the water amount and resource will not be the restricted factor of environment carrying capacity.

(3) Power using condition

The facilities of transmission lines and substations affected by the project construction will be perfected along with the road construction, and the power condition for residents at the affected area will not be affected.

(4) Medical treatment and civilization condition

This area is a radiation area of Olympic Games Center, after the municipal government moving into it in the future, it will make facilities of the medical treatment, cultural, educational, etc. developed, and the living condition of residents will be improved greatly.

6.4.3 Economic developing and potential of the affected area

The economy status in the affected area is usual, but it is near the Olympic Games Center (under construction), as long as moving in of the municipal government in the future, it will make the regional economy rapidly developed and social server facilities perfected. By fully taking advantages of resource superiority and improving the traffic condition, resettlers can develop 2nd and 3rd industry to improve their production and living level, and the environment capacity will be expanded along with the development of economy.

6.5 Resettlement plan of the part to be implemented

6.5.1 Resettlement plan in Dingjiazhuang

Dingjiazhuang village has 133 mu land (the cultivated land 20 mu, and other land 113 mu) involved in the land acquisition, without house relocation involved. The resettlement with cash compensation will be adopted for the effected villagers, and cash compensation will be paid for the land acquisitioned. In order to restore and increase their family economic income after the land acquisition, each resettler will have 25 square meter self-used land (the construction land after completing of auxiliaries) for them to develop trade in the future, he land will be manage d by the village committee ,and the profit got from it belongs to all villagers.

Based on the inventory index confirmed by both sides after open to public, according to “Jinan Provisional Method for unification Land Acquisition”, and through fully negotiation by different sides, it is decided that the cultivated land compensation standard for Dingjiazhuang village is 130000 Yuan/mu (including the land compensation cost, subsidy for resettlers, and compensation cost for
young crops), and the compensation for other kind of land is the same as that for the cultivated land. After the compensation cost paid to village committee and through discussion in Dingjiazhun villagers’ representative meeting, it is planned that the compensation cost is paid to each person in average.

The compensation for the scattered trees is according to specifications in “Jinan Provisional Method for Unification Land Acquisition”, and was paid to the effected households, and the compensation standard for a tomb is 600 Yuan.

The total cost for land acquisition and house relocation and resettlement in Dingjiazhuang village is 17310500 Yuan. Of which, the compensation cost for the land acquisition is 17290000 Yuan, and the compensation for the scattered fruit trees is 20500 Yuan.

6.5.2 Resettlement plan in Shengfu village

Shengfu village governs 1726 persons and 1940 mu land (the cultivated land 1210mu, and other land 730 mu), with average land area per capita 0.7 mu. The persons (almost women and elder persons) in the village engaging in plant is accounting for 10%—20% of the total. The average yearly output per mu was 800-900 Yuan. The yearly income per capita was 6000Yuan, and the income was mainly from 2nd and 3rd industry as that the area is near urban. According to average land area per capita, the yearly income per capita from the cultivated land was only 560—630 Yuan, accounting for 10% total.

Shengfu village has 173 land involved in the land acquisition, no house relocation involved. The resettlement with cash compensation will be adopted for the effected villagers, and full cash compensation will be paid each household for them to develop production and restore the family economic income. At the same time, the land allotting will be carried out to guarantee each effected villager to have land for their basic production and living (allotting schedule will be decided as long as other land acquisitioned). In order to restore and increase their family economic income after the land acquisition, each resettler will have 25 square meter self-used land (the construction land after completing of auxiliaries) for them to develop trade in the future, he land will be managed by the village committee, and the profit got from it will belong to effected persons.

Based on the inventory index confirmed by both sides after open to public, according to “Jinan Provisional Method for Unification Land Acquisition”, and through fully negotiation by different sides, it is decided that the cultivated land compensation standard for Shengfu village is 130000 Yuan/mu (including the land compensation cost, subsidy for resettlers, and compensation cost for young crops), and the compensation for other kind of land is the same as that for the cultivated land. After the compensation cost paid to village committee and through discussion in Dingjiazhung villagers’ representative meeting, it is planned that the compensation cost is paid to each person in average.
The compensation for the scattered trees is according to specifications in "Jinan Provisional Method for Unification Land Acquisition", and was paid to the effected households, and the trees belongs to effected persons. The compensation standard for a tomb is 600 Yuan.

The total cost for land acquisition and house relocation and resettlement in Dingjiazhuang village is 22506500 Yuan. Of which, the compensation cost for the land acquisition is 22490000 Yuan, and the compensation for the scattered fruit trees and tombs is 13500 Yuan and 3000 Yuan respectively.

6.6 Estimation of production and living level

6.6.1 Dingjiazhuang

Though the land acquisition will effect households in Dingjiazhuang village to have the family income from the land, the effect on their family income caused by the land acquisition will be less for reasons of that the average land area per capita was less (only 0.26mu), the yearly average pure income per capita before the land acquisition was 7000 Yuan, and the income from the land is less than 4% of their total income. The land in this village is neither contracted to household, nor rented to other persons. In order not make it not to be wasteland, the village collective encourage villagers to cultivate the land without paying any contract cost, villagers can carry out cultivation according his needs, and the most of cultivated persons are the retired persons. The income source of villagers were mainly from working in 2nd and 3rd industry, along with the government supporting resettlers to get job and to develop 2nd and 3rd industry by special policies and measures and the fast development of the social economy in the local area, the opportunity to develop the family economy will be more and more and their production and living level will also be increased further.

6.6.2 Shengfu village

Though the land acquisition will effect households in Shengfu village to have the family income from the land, as that the persons engage in the agriculture were less and the percentage of agricultural income was less, the effect on their family income caused by the land acquisition will be eliminated by reasonable land compensation paid and developing 2nd and 3rd industry. Along with the government supporting resettlers to get job and to develop 2nd and 3rd industry by special policies and measures and the fast development of the social economy in the local area, the opportunity to develop the family economy will be more and more and their production and living level will also be increased further.

6.7 Resettlement plan for enterprises

Totaling 8 enterprises and units are affected by project construction, one in Mengjia village of Longdong street office (Yaojia Supply and Marketing Shop, which is closed down) and 7 in Dingjiazhuang village of Yaojia street.
Except no resettlement for Yaojia Supply and Marketing Shop in Mengjia village, the effected scope of other 7 enterprises and unit is small, only small part of land will be acquisitioned and house will be relocated, the normal production and operation of the enterprises will not be affected so that the enterprises will be not moved. Based on negotiating with each enterprise fully, it is planed to have the cash compensation for the affected enterprises and units, then the enterprises and units carry out restoration by themselves. At the first, the qualified evaluation organization is entrusted to evaluate the cost for relocation of workshop as well as the official facility and equipment of the enterprises, then based on the evaluation, the compensation standard and compensation cost is decided after consultation by both sides.

7. Resettlement implementation plan of the part to be implemented

7.1 Implementation procedures

A. Land acquisition

The land acquisition and compensation will be completed under the coordination of relative organizations, and the typical procedures are as followings:

1. Jinan City Plan Bureau is in charge of the preparation of the applicable drawings for permission of the land acquisition. On these drawings, the scales and areas of the land acquisition and quantity shall be defined.

2. Apply for approval of land administration bureau.

3. Application for approval of the relative department according to required process.

4. Land Acquisition Office and regional State Land Bureau defines the land acquisition scope and relocation quantity with the relative offices and resident committees.

5. City Land Acquisition Office and regional State Land Bureau, together with relative departments, works out the land compensation and resettlement plan, which opens to public by bulletin after negotiating with effected villages, and finally apply for approval of relative departments and city government.

6. City Land Acquisition Office and regional State Land Bureau signs “Land Acquisition Agreement” with the related offices and resident committees.

7. Transferring compensation fees.

8. Go through legal formalities.
(9) Implementation of land acquisition.

B. House dismantling and relocation

The house dismantling and relocation procedure is as follows:

(1) Jinan City Plan Department provides the details of land acquisition scope, and decides the scope of house moving.

(2) City Land Acquisition and district State Land Bureau, together with each relevant office and village committee as well as households, carries out the survey on the house quantity and quality.

(3) City Land Acquisition and district State Land Bureau discuss the compensation standard for houses and attachments with each relevant office and village committee as well as households.

(4) City Land Acquisition and district State Land Bureau opens the dismantled house quantity, compensation standard, and house dismantled and construction time to public by bulletin for soliciting opinion from resettled households.

(5) City Land Acquisition and district State Land Bureau solicits opinion of each relevant office and village committee as well as households on the host area selection.

(6) City Land Acquisition and district State Land Bureau sign the compensation and resettlement agreement of house moving with each relevant office and village committee as well as households.

(7) Resettlers dismantling the old houses.

(8) Resettlers construct the new houses.

(9) Resettlers move into the new houses.

7.2 Schedule

A. The defining of objects effected by land acquisition and relocation of Dingjia and Shengfu village: Apr. 2005–May 2005

B. Invention index survey on land acquisition and relocation of Dingjia and Shengfu village: July 2005- Sep.2005


7.3 Fund flow and allocation scheme

7.3.1 Principles

A. All expenditures for land acquisition and house relocation should be
list into the project cost estimation

B. The full compensation fees shall paid to relocated households after the old houses dismantled.

C. The compensation for land and others should be paid three months before the land acquisition.

D. In order to ensure the resettlement to be implemented successfully, PRO should jointly establish specific financial institutions at all levels and corresponding finance supervision institutions to ensure the payment to be transferred in time.

7.3.2 Institutions assuming financial responsibility for resettlement

A. The institutions responsible for the land acquisition compensation include City Land Acquisition Office, district Coordination Office, Offices and village committees.

B. The institutions responsible for compensation of the land acquisition are Resettlement Office and District Coordination Office.

C. The payment of resettlement fund will be transferred from top institutions to lower institutions, and each institution should strictly follow the financial settlement and auditing system, and periodically check and report the actual payment and use of the compensation, and make out modification and remedy measure in case of unexpected even so as to ensure the payment to be transferred and used correctly.
The fund flow chart is as follow.

Fund Flow

- Land compensation
  - City Land Acquisition Office
  - District State Land Bureau
  - Resident committee

- Resettlement subsidy
  - City Land Acquisition Office
  - District State Land Bureau
  - Resident committee or resettlement household

- Compensation for young crops and auxiliaries
  - City Land Acquisition Office
  - District State Land Bureau
  - Resident committee or resettlement household

- Compensation for housing and auxiliaries
  - City Land Acquisition Office
  - District State Land Bureau
  - Relocation household

- Compensation for removal
  - City Land Acquisition Office
  - District State Land Bureau
  - Relocation households

- Compensation for scattered trees
  - City Land Acquisition Office
  - District State Land Bureau
  - Effected households

- Fees for plan and design
  - City Land Acquisition Office
  - Design unit

- Fees for monitoring and evaluation
  - City Land Acquisition Office
  - Monitoring and evaluation unit

- Fees for technical training
  - City Land Acquisition Office
  - Technical training unit

- Fees for management of implementation
  - City Land Acquisition Office
  - Implementation unit

- Fee for supervision
  - City Land Acquisition Office
  - Supervision unit

8. Institutional organization

8.1 Establishing of organizations

In order to compile the and implement the RAP in a smooth and effective manner, a resettlement organizational network from higher to lower governmental levels will be established, which will be vested with responsibility for planning, coordination and monitoring of resettlement activities. The horizontal organization for this project includes two: Jinan City Construction Investment Limited Company (Project Owner) and its relevant departments (Contractor and sub-organization) and local government
organization, and the longitudinal organization includes the local government at each level and Land Acquisition Office for each Contract.

### 8.2 Consisting of organization and its responsibilities

According to the project characteristics and wide discussion of Owner with local government, the organizations responsible for the land acquisition and relocation are as follows:

The responsibilities of each concerning organization is to determine the land occupation scale; to organization the survey work according to the land occupation scope; to account, measure, survey and register the enterprises, villages, houses, structures, land, property entitled, land type, the present situation, population, etc. within its region. After the survey condition collected and taking an consider of opinions of different parts fully, to make out the relocation, compensation and resettlement plan for approval of relevant departments, assign the agreements of land purchase and land acquisition as well as the resettlement compensation, complete the land acquisition and purchase as well as the resettlement compensation payment so as to ensure the land delivered for the projection construction on time.
8.3 Measures for building institutional capacity

A. Providing necessary personnel

The staff of the organizations at all levels will be composed of two parts, the administrative and profession personnel, and all the staff should be qualified with high professional skill and management ability;

B. Arranging necessary training courses

(1) Professional training will be provided to the key personnel of the organizations at all levels, so as to make them have a better understanding of the China resettlement policies and the IBRD requirements in this regard,

(2) Professional training will be provided to the agent personnel engaged in resettlement work so as to enhance their ability in understanding and handling the relevant policies,

C. Guarantee the availability of resettlement funds and facilities.

D. Establish database and ensure the information to flow from the high to low level smoothly, and the major problem shall be resolved and decided by the Leading Group.

E. Strengthen reporting and internal monitoring system, and resolve issues in time.

F. Develop mechanism of external monitoring and evaluation, and set up predicting and alarm system.

9. Public participation and consultation

9.1 Public participation

The responsible department for the land acquisition and relocation carried out a series of survey from Jan. to Feb. 2006, the survey contents cover the issues cared by mass, such as compensation, resettled house construction, livelihood supporting measure, the project construction condition, the favorable unfavorable factors, the understanding and supporting attitude of masses. The survey results show that the local masses actively support the project construction.

9.1.1 Participation in RAP preparation

During preparation stage, main work is as followings:

A. The responsible persons of the local government and each relevant department held symposiums to introduce the line route, major technology standards, construction meaning, and project schedule, etc. so that to make the local government along the line understood all conditions in this project construction in detail.
B. Propagate and report the related legal regulations and construction condition so that to make masses had the detailed understanding for this project construction.

C. During selection of line route, the efforts are made to avoid disturbing to resident houses and structures so as to decrease the relocation as far as possible.

D. During the site checking, if a house and structure is affected by the line route, the detailed survey shall be carried out along the line and symposiums participated with the official of local Plan and Management Department shall be held in order to have a comprehensive comparison for many sections such as the line route, project design, and decreasing the disturb to structures.

E. When the line route goes through the area with less cultivated land, the efforts shall be made to have less occupation on the cultivated land and farmland.

F. Collect opinion from most affected persons on the land acquisition, relocation and resettlement in order to make the affected persons got benefits from the project construction.

G. The enforcement scheme of the land acquisition, relocation and resettlement is opened to public.

9.1.2 Public participation in land acquisition, relocation and resettlement implementation

All resettlers will be encouraged to participate in the whole process of implementation of the RAP.

A. Participation in house reconstruction

- Housing compensation criteria

  The decision on compensation criteria for housing will directly affect the interests of the resettlers. Before the houses relocated, the relevant resettlement authority will consult and sign an agreement with the resettlers on the compensation criteria for the houses. The consulting results will be disclosed before the agreement signed so as to put the resettlement under public supervision.

- Resettlement house plots and house reconstruction

  During preparation of the land acquisition, removal and resettlement, the relevant department has carried out a survey on the house relocation site and construction mode. The survey on the resettler’s opinion on house relocation shows that most of the resettlement households would like to resettle in the new host area. The local government will provided assistance to them at each construction stage of housing.

- Disposal of old houses
All the old houses to be relocated will be compensated at replacement cost. Resettlers themselves can use the salvageable material from the old houses.

B Participation in management of land compensation use

The land compensation belongs to collectives of offices and resident committees, and be used according to arrangement of government above the district level and should not be withheld or diverted by any individual or organization. The use way of compensation fund should be decided after discussion at the villagers’ meeting.

C Participation in project construction

The project construction will cause certain impacts on the local community. In order to ensure the affected persons to get benefits from the project construction, the local people will be encouraged to take part in the construction, and favorable conditions will be created to use local materials and labor force.

9.2 Appeal mechanism and channel

During implementation of land acquisition and relocation and the Resettlement Plan, in order not to invade the benefit of affected enterprise, collective and individual, they can appeal the relevant difficulty, problem, complain and unsatisfactory through following channels and ways: Project Owner; city and region government; city and district State Land Department; and legal litigation.

10. Monitoring and evaluation

In order to guarantee to implement the land acquisition and relocation as well as resettlement according to requirements, the internal and external monitoring will be carried out during and after the project construction. With the “Internal Monitoring” and “Internal Monitoring”, it is to evaluate whether the implementation process (including capital allotment, treatment on appeal, house relocation, and land allotment) and realization condition is carried out according to the major goal of Resettlement Plan. It is aimed that the affected persons would at least keep the existing social economic conditions or gets improvement after some years of land acquisition and relocation.

10.1 Internal monitoring

The overall goal of internal monitoring is to guarantee the implementation according to approved “Resettlement Plan”. Specific goal is as follows: according to planned schedule and budget, to inspect the implementation condition of the important issue during resettlement and the project preparation stage. Ensure to have the unblocked channel for consulting and ideal exchanging between the effected persons and manager; guarantee
that the effected persons would get the full payment on time; and check whether the complaint is treated according to time limited.

It is the resettlement implementation organization to take the responsibilities for the internal monitoring, i.e. specific staff from the village, office, and district resettlement office at different levels to take responsibilities. Besides above-mentioned arrangement, the financial supervisor of tradition organization - audit department will carry out inspection and audit on the capital utilized by government at different levels.

**10.2 External monitoring and evaluation**

The external monitoring and evaluation means to carry out regular monitoring and evaluation on the land acquisition and relocation as well as resettlement from the outside of resettlement organization, to monitor and evaluate whether the target of the resettlement is realized, by which evaluation opinions and proposals will be put forward on the resettlement and restoration of the resettler’s living standards, and to provide predicting and alarming system to the project management and reflecting channel to the resettlers.

The external monitoring institution will be the consultant both for the Project Leading Group for Resettlement and the PRO, it will conduct follow-up investigation, monitoring and evaluation of the resettlement activities according to the RAP and provide advice for decision-making.

**10.2.1 Main indicators for monitoring**

A. Progress: including preparation, implementation of land requisition and resettlement.

B. Quality: including civil construction quality and degree of resettlers’ satisfaction.

C. Investment: including allocation and use of the funds.

**10.2.2 Main indicators for evaluation**

A. Production and living conditions of resettlers

(1) Economic conditions: household economic development before and after resettlement, including assets, production materials, subsistence materials, income, etc..

(2) Environmental conditions: changes in living environment before and after resettlement, including traffic, culture and education, sanitation, commercial service facilities, etc..

(3) Employment: changes in employment, including employment rate, assistance to the different PAPs, especially the vulnerable PAPs and minority.
(4) Development in community: local economy in resettlement host sites, environmental development, neighborhood relation, and public opinions after resettlement.

B. Infrastructure

Changes in infrastructure in the affected area before and after the implementation

C. Enterprises and institutes

Changes in the business condition and environment before and after resettlement
Annex Agreement of compensation for land acquisition of Mengjia village

土地征收补偿协议书

甲方：济南市城市建设投资有限责任公司
乙方：济南市历下区姚家镇孟家村民委员会
丙方：济南市历下区奥林匹克体育中心征地拆迁建设指挥部

根据《土地管理法》、《合同法》、《济南市统一征用土地暂行办法》等法律法规规定，经甲、乙、丙三方协商，达成以下征收土地协议：

一. 征收土地位置及面积

该宗土地位于历下区姚家镇孟家村。其四至为：东至老石沟村界；西至山脚；南至龙洞村界；北至规划红线。征收土地总面积3979.11亩，其中农村居民点外缘闭合圈内土地面积301.4亩。本协议为征收孟家村全部土地的最终协议。按济政发[2004]19号文件“被拆迁村庄外缘闭合圈内的原宅基地、空闲地、零星种植养殖用地等全部土地，均由市政府依法征用并处置，征地补偿费用转为政府对被拆迁人的安置费用”的规定，直接支付给被征地村补偿费的土地面积为3677.71亩。

二. 征收土地补偿费用

1. 土地补偿费：每亩为70800元，共计260381868元，大写：贰亿陆仟叁拾捌万壹仟捌佰陆拾捌圆整。

2. 地上附着物补偿费：每亩补偿费为48300元，共计
17763393 元，大写：壹亿柒仟柒佰陆拾叁万叁仟贰佰玖拾叁圆整。

3. 青苗补偿费：按照每亩 900 元进行补偿，共计 3309939 元，大写：叁佰叁拾万叁仟玖佰叁拾玖圆整。

以上征收土地补偿费用总额合计为 441325200 元，大写：肆亿肆仟叁佰叁拾贰万伍仟贰佰圆整。

三、土地征收补偿支付方式、支付时间及奖励

本协议签订后，由甲方委托城区工程建设指挥部将土地补偿费用支付给丙方。

1. 土地补偿费由丙方代甲方负责分两期支付给乙方。

第一期，于本协议签订之日起 30 日内由丙方向乙方支付土地补偿费的 50%，即 220662600 元，大写：贰亿贰仟陆拾陆万贰仟陆佰圆整。

第二期，剩余 50%的土地补偿费，即 220662600 元，大写：贰亿贰仟陆拾陆万贰仟陆佰圆整，由丙方根据工程进度分期支付给乙方。

2. 青苗补偿费及地上附着物补偿费

青苗补偿费于本协议签订之日起 15 日内一次性由丙方向乙方支付给乙方；地上附着物补偿费根据地上物清理拆除进展情况，由丙方及时向乙方支付。

3. 奖励费

如乙方按期交付土地，丙方支付乙方每亩 1 万元的奖
Note: the agreement is the document concerning all of Mengjia village's land acquisition, including the land acquisition of this project and others.