

**Green Low-carbon Environmental and Sustainable  
Development Demonstration Project in Ankang  
Chengdong New Area**

**Resettlement Action Plan - Part A**

**Project Management Institutions:** Project management office of People's Government of Hanbin District, Ankang City, Shaanxi Province, People's Republic of China

**PIU:** Hanbin District Wuli Industrial Park (Chengdong New Area) Management Committee

**November 2023**

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PREAMBLE

The Green Low-carbon Environmental and Sustainable Development Demonstration Project ([This project](#)) in Ankang Chengdong New Area is a construction-oriented project meant to address the challenges of low carbon transition, climate resilience, energy structure adjustment and industrial structure optimization. As one of the third batch of national low-carbon pilots, Ankang will highlight the leading role of green and low-carbon development, and take the construction of a low-carbon city pilot as an important way to realize the transformation and development of the whole city and improve the level of regional ecological civilization. Investment activities could include low-impact and resilient road works, green buildings, resilient city construction, flood control works, environmental governance and ecological parks, and ecological green corridors.

This project, financed by Asian Infrastructure Investment Bank (AIIB), will be implemented by Wuli Industrial Concentration Zone (East City New District) Management Committee Hanbin District, Ankang City, Shaanxi Province in the People's Republic of China as the executive body. The project proposal is expected to be submitted to the AIIB Board of Executive Directors for approval in [February](#) 2024. As a part of the project preparation, several assessments have been made and different Plans prepared. Key such efforts relate to: Social Impact Assessment (SIA), Stakeholder Engagement Plan (SEP), Environmental and Social Management Plan (ESMP), and Resettlement Action Plan (RAP). An initial Due Diligence Report revealed the need to address some legacy issues viz., resettlement requirements for land acquisitions done prior to the designated date. Hence, the resettlement plan is presented in two parts—(a) addressing the legacy; and (b) covering currently proposed acquisitions. This report relates to the former viz., due diligence resultant RAP – Part A addressing past land acquisitions, and shall be implemented in conjunction with Part B

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## 1 Objectives

The major purposes behind this resettlement oriented due diligence is to check and ensure that the land acquisition and resettlement of the affected people (AP) are in compliance with the laws and regulations of the state and Shaanxi Province, and the social policies of the Asian Infrastructure Investment Bank (AIIB); investigate the resettlement process, resettlement cost management, income restoration and satisfaction of the AP, female AP's participation and protection of their rights in the land acquisition, the situation of the vulnerable people and relevant supporting policies, public participation, information disclosure, capacity building, appeal status; identify outstanding concerns in resettlement and make practical suggestions.

## 2 Scope of this Report

This report covers the relevant land acquisition and resettlement completed during project identification, or already existing land for construction done prior to 2023, in for subprojects funded by AIIB. Therefore, the focus is given to the process of acquiring relevant land and assessing the compliance of land acquisition and resettlement.

Details of the land to be acquired and transferred for the project are incorporated in the Resettlement Plan (RP), and this Due Diligence Report mainly contains descriptions and assessments related to the acquired land.

## 3 Resettlement for Acquired Land

The project occupies an area of 4379.2 mu (excluding water area), involving 13 administrative villages/communities in Zhangtan Town, Shiti Town and Xincheng Subdistrict. It is proposed to acquire 1093.89 mu of collectively-owned land, involving 1 community and 8 administrative villages in Zhangtan Town; to transfer 3053.3 mu of land, involving 8 villages/communities in Zhangtan Town and Xincheng Subdistrict. The acquired of state-owned construction land (land acquisition procedures closed) covers an area of 232.01 mu, involving 4 villages in Zhangtan Town.

During the period from March to April and September 2023, the task force of social impact assessment (SIA) conducted a field investigation on the acquired

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land in the project-affected area (PAA), interviewed involved persons, and convened small-sized consultation meetings for local villagers. According to the preliminary investigation results, the land was arable land before acquisition.

### 3.1 Effects of Land Acquisition

The approval for the land has been obtained. See the attachment for the land approval document. A total of 448 residents from 126 households are affected by the land acquisition, without any household living on minimum subsistence allowances or residents of ethnic minorities. The details are as follows: According to the investigation and confirmation with the Demolition Office of Zhangtan Town, a total of 232.01 mu of land has been acquired for 4 subprojects under the Project, and the relocation of 5 households is involved.

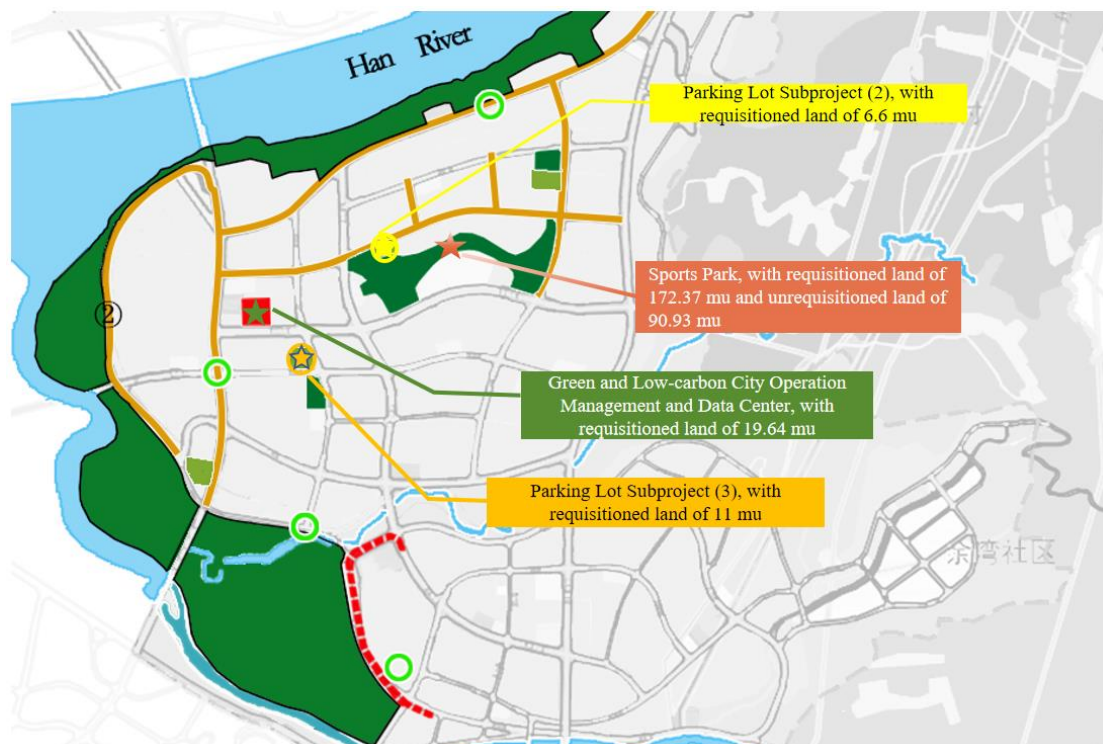
Subproject of Second Bid Section of the Guanmiao - Huangyang River (the eastern section of the ring road) Reconstruction: a total of 22.5 *mu* of acquired land had finished. Land acquisition has been completed a long period of time ago for this section of National Highway 211. According to the records of interviews with the staff from the Transport Bureau of Hanbin District and the village cadres from the two villages of Dian'an and Shuangjing, the road section was built in the 1990s or so, and the land acquisition affected about 67 people from 20 households, including 9 households in Dian'an and 11 households in Shuangjing.

Subproject of Ankang Chengdong Sports Park: A total of 172.37 *mu* of land acquired had finished, which was entirely arable land before the acquisition, 265 people from 75 households in two villages of Lishi and Zoupo. including 126.25 *mu* of land in Lishi, with 183 people from 51 households affected; 46.12 *mu* of land in Shuangjing, with 82 people from 24 households affected. The land use for the subproject in line with the planning of Ankang City was approved upon the closure of relevant procedures. The expropriation timeframe of this plot is as follows: sign an agreement for the expropriation of 147.27 *mu* of land in 2020, and complete the compensation payment to the affected households in 2022; sign an agreement for the expropriation of 25.1 *mu* of land in 2022, and complete the compensation payment in 2023.

Subproject of Green Public Parking Lot: A total of 16.4 *mu* of land acquired had finished for 2 parking lots, involving two villages of Shuangjing and Lishi, including 5.5 *mu* of land in Lishi, with 24 people from 6 households affected; 10.9 *mu* of land in Shuangjing, with 31 people from 9 households affected. The acquisition of this plot had finished from 2021 to 2022, and all the affected households were paid full compensation in 2022. The land use for

the subproject in line with the planning of Ankang City was approved upon the closure of relevant procedures.

Subproject of Green and Low-carbon City Operation Management and Data Center<sup>1</sup>: A total of 19.64 *mu* of land has been acquired, involving 16.72 *mu* of cultivated land and 2.92 *mu* of homestead. There are also 761.49 m<sup>2</sup> of houses to be demolished, including 469.02 m<sup>2</sup> of brick-concrete structures involving 16 households and 61 people in Shuangjing Village, of which 5 households and 21 people are affected by both land acquisition and demolition. The acquisition of this plot will start in 2021, and all the affected households were paid full compensation in 2022. The land use for the subproject conforms to the planning of Ankang City, and the land approval has been completed.



**Figure 1 Location Map of Projects with Expropriated Land**

<sup>1</sup> The site of the subproject was adjusted in early September 2023, and the social impact assessment agent re-investigated the new site.

**Table 1 Statistics of Land Acquired**

Subproject	Current Status of Project Land					Status of Land before Acquisition							
	Nature of Land	Land Ownership	Planning Compliance	Land Use Approval Procedures	Current Use of Land	Villages Affected	Time of Land Acquisition	Time of Compensation Payment	Type of Land Use	Area of Land Acquisition (mu)	Area (mu) of Land with Agreements Signed after December 31, 2020	AHs	APs
Second Bid Section of the Guanmiao - Huangyang River (the eastern section of the ring road) Reconstruction*	State-owned	Transport Department	Conforming	Completed	Existing National Highway 211	Dian'an, Shuangjin g	1990s	1990s	Arable Land	22.4	0	20	67
Ankang Chengdong Sports Park	State-owned	Hanbin District Government	Conforming to the Planning of the Central Urban Area of Ankang City	Land use approval documents issued	Land to be constructed	Lishi, Zoupo	2020-2022	2022 and 2023	Arable Land	172.37	25.10	75	265
Green Public Parking Lot	State-owned	Hanbin District Government	Conforming to the Planning of the Central Urban Area of Ankang	Land use approval documents issued	Land to be constructed	Lishi, Shuangjin g	2020	2021	Arable Land	17.6	0	15	55



Subproject	Current Status of Project Land					Status of Land before Acquisition							
	Nature of Land	Land Ownership	Planning Compliance	Land Use Approval Procedures	Current Use of Land	Villages Affected	Time of Land Acquisition	Time of Compensation Payment	Type of Land Use	Area of Land Acquisition (mu)	Area (mu) of Land with Agreements Signed after December 31, 2020	AHs	APs
			City										
Green and Low-carbon City Operation Management and Data Center	State-owned	Hanbin District Government	Conforming to the Planning of the Central Urban Area of Ankang City	Land use approval documents issued	Land to be constructed	Shuangjiing	2020	2021	Cultivated land and homestead	Arable land: 16.72 mu; Homestead: 2.92 mu	0	16	61
<b>Total</b>										<b>232.01</b>	<b>25.10</b>	<b>126</b>	<b>448</b>

**\*Note: Extensive time has passed since National Highway 211 was built, so it is difficult to collect the relevant data on the land acquisition in that**

**year.**

**Table 2 Information on Households Affected by House Demolition**

S / N	Subproject	Village	Name	Brick-concrete	Brick-wood	Civil	Subtotal	Voluntary replacement area	Total of other compensation and expenses	Homesstead	Resettlement
1	Green and Low-carbon City Operation Management and Data Center	Shuangjing	Chen XX	89.25	19.67	0	108.92	108.92	88252.7	0.36	Transition in urban areas
2		Shuangjing	Chen XX	176.2	41.78	25.1	243.08	240	132998.8	1.47	Transition in urban areas
3		Shuangjing	Chen XX	0	45.6	0	45.6	0	134613.6	0.1	The household has obtained the monetary compensation for resettlement and purchased a house.
4		Shuangjing	Chen XX	203.57	75.24	0	278.81	110	559167.06	0.59	Transition in urban areas
5		Shuangjing	Chen XX	0	85.08	0	85.08	85.08	79968	0.4	Transition in urban areas
	Total			469.02	267.37	25.1	761.49	544	995000.16	2.92	

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### 3.2 Compensation Rates for Land Acquisition

According to the records of interviews with the staff from the Transport Bureau of Hanbin District and the village cadres from the two villages of Dian'an and Shuangjing, the existing section of National Highway 211 involved in the subproject of the Second Bid Section of the Guanmiao - Huangyang River (the eastern section of the ring road) Reconstruction (hereinafter referred to as "Second Bid Section of the Guanmiao - Huangyang River") was built in the 1990s or so, so the relevant compensation rates for land acquisition were not collected.

According to the investigation results and relevant data provided by the land acquisition and resettlement organization, the compensation policies on the land acquisition for the subprojects of Ankang Chengdong Sports Park, Green Public Parking Lot, and Green and Low-carbon City Operation Management and Data Center were implemented in accordance with the Notice of the General Office of the Hanbin District Government in Ankang City on Printing and Distributing the Land Acquisition, House Demolition and Resettlement Program for Development and Construction of Chengdong Area (HZBF [2017] No. 128). That is, the compensation rate is RMB 60,000/*mu* for the acquisition of irrigated land and RMB 54,000/*mu* for non-irrigated flatland; the compensation rate for young crops is RMB 1,200/*mu* for paddy fields and RMB 1,000/*mu* for non-irrigated land.

According to records of interviews with villagers affected by land acquisition and relevant village cadres, the compensation for land acquisition paid to the affected villagers is in compliance with the standard rates specified in HZBF [2017] No. 128 document. The affected villagers were aware of the compensation policies on land acquisition by means of government announcements.

### 3.3 Land Acquisition Process

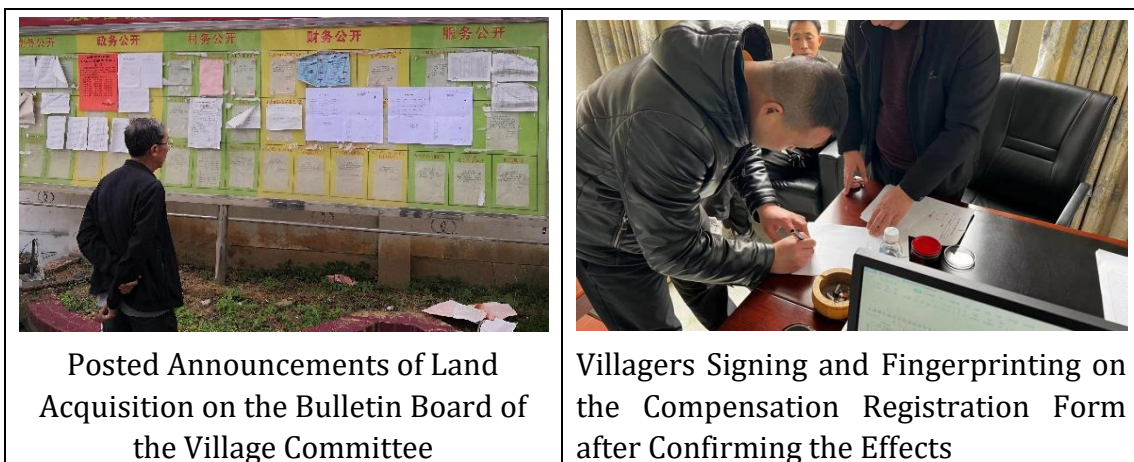
1~2 months before land acquisition, relevant government departments organized meetings in 4 affected villages respectively, which were attended by all villagers' representatives and themed "discussing matters related to land acquisition". All villagers' representatives present agreed to land acquisition.



**Figure 2 Scene of Meetings of Villagers' Representatives**

Since no land acquisition agreement and payment voucher have been collected for the existing road in the subproject of the Second Bid Section of the Guanmiao - Huangyang River due to a long period of time after the land acquisition, the task force paid visits to the affected villages for investigation, and they found no complaints or unresolved problems related to the land acquisition.

The land was acquired for the other three subprojects. Ankang Municipal Government issued announcements of land acquisition to the affected villages before the land acquisition, which were posted on the bulletin board of the village committees. The Land Acquisition and Demolition Office signed land acquisition agreements with the village committees. In 2022 and 2023, the compensation for land acquisition was paid in one lump sum to the affected households in succession, with a total amount of about RMB 14 million.



Posted Announcements of Land Acquisition on the Bulletin Board of the Village Committee

Villagers Signing and Fingerprinting on the Compensation Registration Form after Confirming the Effects

**Figure 3 Posted Announcements of Land Acquisition and Signing Scene of Compensation Registration Form**

According to the interviews with the affected persons, the land-acquired households believed that the development of Chengdong New Area is an integral project with a large scale and great demand for funds. In addition, the outbreak of COVID-19 in 2020 has had a great impact on public affairs. They understand that the delay in compensation payment is justifiable, so they do not require the government to make additional compensation.

Refer to Figure 4 and Figure 5 for the land requisition agreement and payment collection:

城东新区张滩镇立石村土地征收款及地面附着物补偿款领取确认签字表

序号	姓名	身份证号	补偿方式	合计(元)	户主签字	日期	备注
1	王利军	612401197808180011	货币	96450	王利军	2022.5.13	
2	王利军	612401197808180011	货币	27200	王利军	2022.4.8	
3	王利军	612401197808180011	货币	98780	王利军	2022.5.13	
4	王利军	612401197808180011	货币	10850	王利军	2022.5.13	
5	王利军	612401197808180011	货币	96270	王利军	2022.5.13	
6	王利军	612401197808180011	货币	48300	王利军	2022.5.13	
7	王利军	612401197808180011	货币	71000	王利军	2022.5.13	
8	王利军	612401197808180011	货币	9620	王利军	2022.5.13	
9	王利军	612401197808180011	货币	143010	王利军	2022.5.13	
10	王利军	612401197808180011	货币	124500	王利军	2022.5.13	
11	王利军	612401197808180011	货币	82100	王利军	2022.5.13	
12	王利军	612401197808180011	货币	8170	王利军	2022.5.13	
13	王利军	612401197808180011	货币	113780	王利军	2022.5.13	
14	王利军	612401197808180011	货币	25110	王利军	2022.5.13	
15	王利军	612401197808180011	货币	28700	王利军	2022.5.13	
16	王利军	612401197808180011	货币	89440	王利军	2022.5.13	
17	王利军	612401197808180011	货币	96700	王利军	2022.5.13	
18	王利军	612401197808180011	货币	18450	王利军	2022.5.13	
19	王利军	612401197808180011	货币	109200	王利军	2022.5.13	
20	王利军	612401197808180011	货币	100000	王利军	2022.5.13	
21	王利军	612401197808180011	货币	111000	王利军	2022.5.13	
22	王利军	612401197808180011	货币	141380	王利军	2022.5.13	
23	王利军	612401197808180011	货币	101380	王利军	2022.5.13	
24	王利军	612401197808180011	货币	76000	王利军	2022.5.13	
25	王利军	612401197808180011	货币	48300	王利军	2022.5.13	
26	王利军	612401197808180011	货币	56440	王利军	2022.5.13	
27	王利军	612401197808180011	货币	106600	王利军	2022.5.13	
28	王利军	612401197808180011	货币	183200	王利军	2022.5.13	
29	王利军	612401197808180011	货币	202900	王利军	2022.5.13	
30	王利军	612401197808180011	货币	179300	王利军	2022.5.13	
31	王利军	612401197808180011	货币	179300	王利军	2022.5.13	
32	王利军	612401197808180011	货币	80110	王利军	2022.5.13	
33	王利军	612401197808180011	货币	14820	王利军	2022.5.13	
34	王利军	612401197808180011	货币	113400	王利军	2022.5.13	
35	王利军	612401197808180011	货币	174000	王利军	2022.5.13	
36	王利军	612401197808180011	货币	51000	王利军	2022.5.13	
37	王利军	612401197808180011	货币	18300	王利军	2022.5.13	
38	王利军	612401197808180011	货币	90200	王利军	2022.5.13	
39	王利军	612401197808180011	货币	78000	王利军	2022.5.13	
40	王利军	612401197808180011	货币	197300	王利军	2022.5.13	
41	王利军	612401197808180011	货币	89940	王利军	2022.5.13	
42	王利军	612401197808180011	货币	12000	王利军	2022.5.13	
43	王利军	612401197808180011	货币	38900	王利军	2022.5.13	
44	王利军	612401197808180011	货币	211000	王利军	2022.5.13	

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城东新区张滩镇立石村土地征收款及地面附着物补偿款领取确认签字表 (中心公园)

序号	姓名	身份证号	补偿方式	合计(元)	户主签字	日期
1	王利军	612401197808180011	货币	110000	王利军	2022.5.13
2	王利军	612401197808180011	货币	183000	王利军	2022.5.13
3	王利军	612401197808180011	货币	120770	王利军	2022.5.13
4	王利军	612401197808180011	货币	72710	王利军	2022.5.13
5	王利军	612401197808180011	货币	18020	王利军	2022.5.13
6	王利军	612401197808180011	货币	113400	王利军	2022.5.13
7	王利军	612401197808180011	货币	111100	王利军	2022.5.13
合计			货币	790200		

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序号	村组	户主姓名	身份证号	款项支付方式	合计(元)	户主签字	日期
1	立石村二组	隋育凤	6124	存单	124610	隋育凤	2022.2.28
2	立石村二组	罗秀卿	6124	存单	24000	罗秀卿	2022.2.28
3	立石村二组	王瑞卿	6124	存单	66000	王瑞卿	2022.2.28
4	立石村七组	王瑞卿	6124	存单	10000	王瑞卿	2022.2.28
5	立石村七组	王瑞卿	6124	存单	38700	王瑞卿	2022.2.28
合计					249300		

序号	村组	户主姓名	身份证号	款项支付方式	合计(元)	户主签字	日期
1	立石村二组	隋育凤	6124	存单	124610	隋育凤	2022.2.28
合计					124610		

Figure 4 Land Acquisition Payment Collection

**安康城东新区开发建设办公室  
统一征收土地协议书**

甲方：安康城东新区开发建设办公室  
乙方：汉滨区张神镇立石村组

为加快城东新区建设步伐，促进区域经济发展，甲方根据区政府授权，代表区人民政府征收乙方土地，作为城东新区建设用地。现就征收土地有关事项签订如下协议：

一、征收土地的面积、地类  
经甲、乙双方实地丈量确认，征收乙方土地14.7亩，其中水田5.7亩、旱平地4.0亩、旱坡地亩，林地亩。

二、征收土地补偿标准、补偿金额

征收乙方土地及地面附着物的补偿标准，严格按照汉政办发〔2017〕128号文件执行，其具体补偿标准为：征收水田6万元/亩，旱平地5.4万元/亩，旱坡地4.5万元/亩，青苗补偿费：水田、水浇地0.12万元/亩，旱地0.1万元/亩；林地1.2万元/亩，林木补偿费未成林0.16万元/亩，疏林地、灌木林0.26万元/亩，乔木林、苗木、竹园0.40万元/亩；果树幼苗0.3万元/亩，初挂果0.4万元/亩，挂果0.5万元/亩，盛挂果0.8万元/亩；茶园（三年内幼林）0.3万元/亩，成型投产茶园（三年以上）0.5万元/亩；竹园0.4万元/亩；桑园（两年以上幼桑）0.2万元/亩，密植成型桑园（三年以上）0.4万元/亩。应补偿给乙方的征收土地补偿费及地面附着物补偿费用为：

1、土地补偿费（含被征地农民养老保险基金2万元/亩）：  
①水田、水浇地 5.73亩×6.0万元/亩=34.38万元；  
②旱平地 21.03亩×5.4万元/亩=113.662万元；  
③旱坡地 亩×4.5万元/亩= 万元；  
合计：147.942万元。

2、青苗补偿费  
①水田、水浇地 0.2亩×0.12万元/亩=0.024万元；  
②旱地 亩×0.1万元/亩= 万元。  
合计：0.024万元。

3、韭菜地补偿费 亩×万元/亩= 万元。

4、林木补偿

①未成林 亩×0.16万元/亩= 万元；  
②疏林地、灌木林 亩×0.26万元/亩= 万元；  
③乔木林、苗木、竹园 亩×0.4万元/亩= 万元；  
④果树幼苗 12.07亩×0.3万元/亩=3.621万元；  
⑤初挂果树 1.28亩×0.4万元/亩=0.504万元；  
⑥挂果树 5.35亩×0.5万元/亩=2.675万元；  
⑦盛挂果 6.2亩×0.8万元/亩=4.96万元；  
合计：11.76万元。

以上各项补偿费共计：159.726万元。大写：壹佰伍拾玖万柒仟贰佰陆拾元整

三、双方责任  
(一)甲方责任  
1、在本协议签订后 7 日内，将征地各项补偿费汇入乙方指定的开户银行。  
2、负责督促乙方做好土地补偿款的清算和兑付工作。  
(二)乙方责任  
1、在本协议签订后 15 日内，将被征收土地交给甲方，并负责做好被征收土地群众的思想教育工作，保证按时交地确保顺利施工。  
2、负责做好被征地群众各项补偿款的清算兑付工作。  
本协议一式肆份，自双方签字后生效，甲、乙双方各执一份，其余自备。

甲方：安康城东新区开发建设办公室  
法定代表人：王新红 现场负责人：王新红  
乙方：张神镇立石村村委会（章）  
法定代表人：王新红 组长：王新红  
鉴证单位：张神镇（章） 经办人：王新红  
2022年 5月 21日

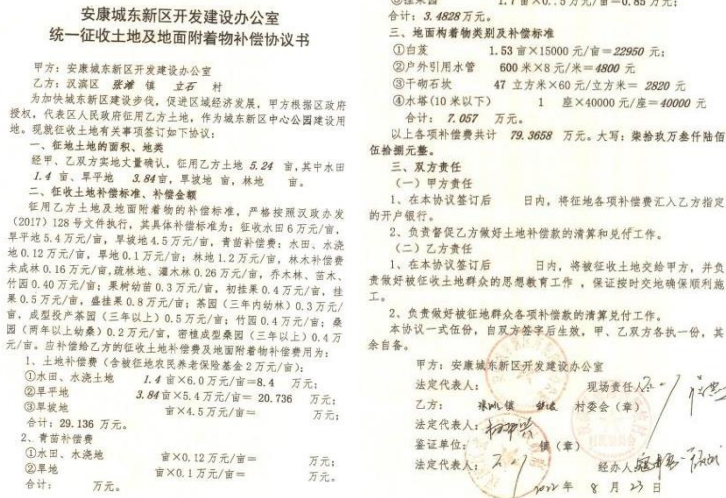


Figure 5 Land Acquisition Agreement

**Problems found in due diligence:** According to the investigation, agreements on 25.1 mu of the acquired land were signed after December 30, 2020. According to the Notice of Hanbin District People's Government of Ankang City on Publishing the Comprehensive Land Price for Agricultural Areas Acquired in the Whole Region (HZF [2021] No. 3), a new land price system began to be implemented on December 30, 2020. According to the system, the compensation standard for the expropriation of paddy field land is RMB 65,000/mu. Therefore, the compensation standard for the 25.1 mu of land does not conform to the new land price system implemented in Hanbin District.

The SIA agency discussed this issue with the PIU and relevant villagers' representatives, who believed that the ownership of the land belonged to the village who had the right to retain a certain proportion of land compensation. Considering that the land agreement has been signed and compensation has been paid, compensation for price difference can be paid to village collectives. The PIU also agreed with the scheme proposed by villagers' representatives. The resolution of this issue will be included in the next plan.

### 3.4 Resettlement Measures for Land-expropriated Farmers

#### 1. Social Security Measures

According to the Opinions of the Office of the People's Government of Ankang City on Further Improving the Employment Training and Social Security of Land-expropriated Farmers in the Central Urban Area of Ankang City (AZBF



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[2016] No. 1), villages, groups and farmers who lose all their lands or have less than 0.2 *mu* of cultivated land per capita due to the unified acquisition of rural collective land by the government, and the registered land-expropriated farmers at 16 years old or above who enjoy the contractual management right of rural collective land according to law at the time of land acquisition, can enjoy the endowment subsidy policy for land-expropriated farmers in accordance with the Measures, i.e., the affected people at an age of 60 and above (regardless of gender) can enjoy the endowment subsidy distributed by the district government for land-expropriated farmers at the rate of RMB 100 per month. The endowment subsidies are directly paid to the APs' bank accounts on a monthly basis.

Since the development of Ankang Chengdong New Area involves the whole area within the regulatory planning of Chengdong New Area, most of the land in the villages affected by land acquisition for the Project is located in the development area. According to the investigation, at the time of land expropriation, 126 affected households did not meet the requirement of having less than 0.2 *mu* of cultivated land per capita. However, with the gradual development and construction of Chengdong New Area, all households affected by land acquisition will eventually be subject to the endowment subsidy policy for land-expropriated farmers.

In addition, according to the investigation, all villagers affected by land acquisition have participated in the endowment insurance for rural residents, with an annual payment of 200 yuan. After reaching 60 years old, they can receive a monthly pension of 127 yuan.

## **2. Training**

For villages subjected to land acquisition activities in the jurisdiction, the Hanbin District Government made unified arrangements of free practical skills training for land-expropriated farmers. Two categories of training were provided, i.e. agricultural techniques and vocational skills, including the planting techniques of cash crops, techniques for new professional farmers, house services, and e-commerce technology. The interviewed land-expropriated households all shared their experience in participating in such free training.



**Figure 6 Training Site of Households Affected by Land Acquisition**

According to the investigation, some land-expropriated households have participated in free vocational skills training for land-expropriated farmers, while others have not because they do not work locally throughout the year or are busy with family affairs. According to the interviews with land-expropriated households, the affected people express their willingness to participate in free vocational skills training if they are in the local region or have time.

### 3.5 Demolition and Resettlement

Only the land for the subproject of the Green and Low-carbon City Operation Management and Data Center involves demolition, and its demolition and resettlement standards are as follows:

#### 1. Demolition and resettlement standards

The standard is implemented in accordance with the policy (HZBF [2017] No. 128). According to this policy, the resettlement methods of house demolition households are mainly monetary compensation and replacement of physical property rights. The two resettlement methods are as follows:

##### (1) Monetary compensation:

Affected households can get compensation according to the compensation rates: 920 yuan/m<sup>2</sup> for a brick-concrete Class 1 house and 770 yuan/m<sup>2</sup> for a brick-wood Class 1 house;

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The affected households may also be entitled to a resettlement subsidy of 30% of the total amount of compensation for the housing area of the legal subject [In principle, the determination of the building area of the legal subject shall be subject to the area approved by the land and housing use right certificate];

If the affected households purchase houses for resettlement, they can obtain a subsidy of 600 yuan/m<sup>2</sup> according to the legal main house area;

(2) Replacement of physical property rights:

According to the policy, when replacing resettlement houses, one of the following two methods can be selected to calculate the replacement area:

a. The calculation is carried out based on the building area, with the building of a brick-concrete structure as the replacement benchmark of 1:1 equal area. When the property rights of a brick (stone)-wood structure building are replaced, the replacement area can be calculated optionally according to one of the following two methods:

°Houses with a brick (stone)-wood structure: The relocated households shall make up the price difference to the acquirer according to the standard of 150 yuan/m<sup>2</sup>;

°Houses with a brick (stone)-wood structure: The area of the replacement house shall be converted at the ratio of 1:0.8.

b. According to the population of the relocated households, if the per capita area is less than 35 m<sup>2</sup> (including 35 m<sup>2</sup>), the property right replacement houses can be arranged according to the nearby household type with a per capita area of 35 m<sup>2</sup>. For single households with an area of more than 300 m<sup>2</sup>, the physical property right replacement houses shall be arranged according to the maximum standard of not more than 300 m<sup>2</sup>. Monetary compensation shall be given in accordance with policies for the portion of the legal main houses with a floor area of more than 300 m<sup>2</sup>, as well as the attachments other than the legal main houses and the homesteads of the demolished houses.

(3) Other rights:

Relocation subsidy: The subsidy will be paid to each household at a rate of 10 yuan/m<sup>2</sup> at one time. If the subsidy is less than 1,000 yuan, it will be calculated as 1,000 yuan.

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The compensation for indoor supporting facilities is calculated as 2,000 yuan per household.

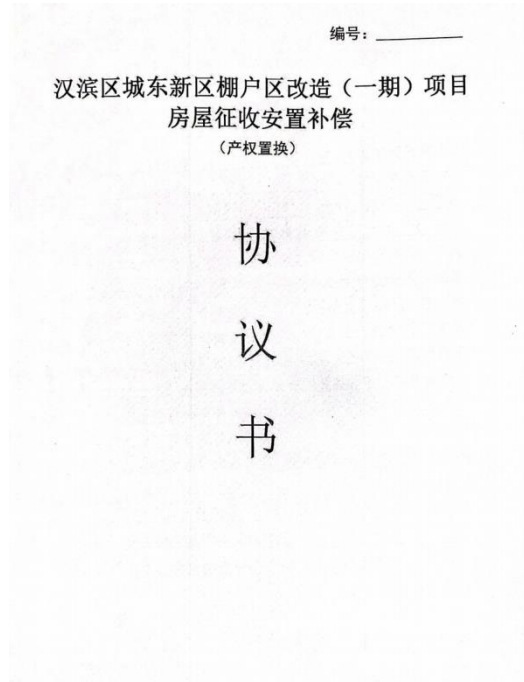
Transition subsidy: 600 yuan/household per month for families with 3 persons or less, and 100 yuan/household per month for each additional person. If monetary compensation is selected, the transition period is one year. The transition period of the affected households who choose physical replacement does not exceed 36 months in principle. If the affected households exceed the time limit agreed due to resettlement housing factors, the excess part shall be calculated at twice the original transition fee for resettlement.

## **2. Demolition and resettlement process**

In May 2020, the affected persons signed a house demolition agreement with the Ankang Chengdong New Area Development and Construction Office. At the same time, Zhangtan Town People's Government of Hanbin District served as the supervisor to ensure the fairness of the signing of the agreement by the affected persons. The contents of relevant compensation policies are described in detail in the demolition and resettlement agreement, clearly stating the demolition area, homestead area, replacement resettlement house area, as well as various types of compensation and subsidy amounts (including transition fees, relocation subsidies, residual area compensation, etc.) of the affected persons, and the affected persons have signed their agreement on the relevant quantity and amount. Figure 5 shows an example of a demolition and resettlement agreement and Figure 6 shows an example of a payment voucher.

Among the 5 relocated households, 2 households chose full area replacement, 2 households chose partial area replacement and 1 household chose pure monetary compensation. The 4 affected households choosing physical resettlement all chose to be resettled in Phase I of the resettlement community (see [Section 5.4 of the Resettlement Plan](#) for details of the resettlement community). According to the investigation, all affected households have received compensation and subsidies specified in HZBF [2017] No. 128 except for replacing their houses. Five households have received various kinds of compensation and subsidies, totaling 995,000.16 yuan, and the compensation has been paid to each household in 2022.

According to the investigation, these 5 affected households have not lodged any complaints about land acquisition and demolition.



汉滨区城东新区棚户区改造（一期）项目  
房屋征收安置补偿协议  
(产权置换)

甲方：安康城东新区开发建设办公室（以下简称甲方）  
乙方：张洪兵（以下简称乙方）  
身份证号：612401197201010101，电话：372977  
住址：陕西省安康市汉滨区汉江镇双井村

甲方因城东新区建设需要，须征收乙方房屋，根据《中华人民共和国土地管理法》及《关于印发安康中心城市规划区拆迁集体土地房屋产权调换暂行办法的通知》（安政发[2011]7号）和《关于印发城东片区开发建设土地征收和房屋拆迁安置方案的通知》（汉政办发[2017]128号）有关规定，经审核，乙方属于房屋拆迁安置对象。为明确双方的权利和义务，甲、乙双方就房屋拆迁安置补偿达成如下协议：

第一条 被征收房屋基本情况

乙方房屋坐落安康市汉滨区汉江镇双井村一组，建筑面积 253.08 m<sup>2</sup>，其中：框架结构 1 m<sup>2</sup>、砖混结构 176.2 m<sup>2</sup>、砖木结构 41.78 m<sup>2</sup>、土木结构 25.1 m<sup>2</sup>，筒房 1 m<sup>2</sup>，建成房基 1 m<sup>2</sup>。被征收房屋附属设施情况：\_\_\_\_\_。  
详见：《汉滨区城东新区棚户区改造（一期）项目拆迁房屋补偿表》

第二条 产权调换补偿

1. 产权调换安置面积以被征收人合法房屋建筑面积为准。

2. 产权调换以被征收人砖混结构房屋为基准，实行等面积产权调换，不找差价。其他结构房屋等面积产权调换时，互找差价。具体标准为：被征收房屋为框架结构的，征收人按 100 元/m<sup>2</sup>的标准给被征收人补偿差价；被征收房屋为砖木结构的，被征收人按 150 元/m<sup>2</sup>标准向征收人补偿差价；被征收合法房屋为土木结构的，被征收人按 220 元/m<sup>2</sup>的标准向征收人补偿差价；被征收人不同意按上述标准补偿的，按等价原则相应扣减被征收人产权调换房屋面积，即砖木结构房屋按 1:0.8，土木结构按 1:0.7 的比例折算调换房屋的面积。

3. 等面积产权调换后，按被征收人家庭人口计算，人均不足 35 m<sup>2</sup>的，可按人均 35 m<sup>2</sup>就近靠户型安排产权调换房。

4. 产权调换安置房建筑面积大于被征收房屋合法建筑面积的，超出面积由被征收人按产权调换房综合造价补差。产权调换安置房面积小于被征收房屋建筑面积的，其差额部分由征收人按房屋重置价向被征收人补差。

5. 单户产权调换安置房最大面积不超过 300 m<sup>2</sup>。被征收合法主体房屋建筑面积超过 300 m<sup>2</sup>以上部分及合法主体房屋以外的附属物和拆迁房屋的宅基地，由征收人按集体土地上房屋分类及补偿标准向拆迁户给予货币补偿，不纳入实物产权置换。

6. 多层房屋重置价为 元/m<sup>2</sup>，高层房屋重置价为 元/m<sup>2</sup>；房屋综合造价按照相关部门核算公布结果为准。以上价格均不含楼层调节系数。

注：以上 3-5 条待产权调换房建成后，根据调换房实际面积互补差价。

第三条 征收补偿金额

(一) 甲方补偿乙方各项费用如下：

1. 被征收人张洪兵欲置换安置房屋面积 240 m<sup>2</sup>，置换后剩余合法主体面积 12.08 m<sup>2</sup>，房屋结构 土木。合法主体外房屋面积 \_\_\_\_\_ m<sup>2</sup>，家庭人口 5 口。
- (1) 合法主体房屋搬迁补偿费：10 × 253.08 m<sup>2</sup> = 2530.80 元；
- (2) 安置过渡费：9600 元；
- (3) 拆迁户室内水电补偿费：2000 元；
- (4) 合法主体房屋置换后剩余面积补偿金额 9156 元；
- (5) 合法主体房屋 300 平方米以外面积补偿金额 \_\_\_\_\_ 元；
- (6) 合法主体房屋置换后剩余面积安置补偿费：30% × 9156 = 2746.80 元；
- (7) 合法主体房屋置换后剩余面积按货币化安置补偿：600 × 12.08 m<sup>2</sup> = 7248 元；
- (8) 其它附着物补偿金额：① 宅基地 1.47 m<sup>2</sup> 7950 元，② 房屋树木 2000 元，③ 地面附着物 1700 元。

合计 98940 元；  
(9) 合计补偿金额：人民币大写 壹拾玖万捌仟玖佰肆拾元肆角，人民币小写 132716.6 元。

(二) 乙方选择房屋产权调换方式： 折算  补差价

1. 折算：
  - ① 砖木结构：乙方选择以砖木结构房屋 \_\_\_\_\_ m<sup>2</sup> 按 1:0.8 折算为砖混结构 \_\_\_\_\_ m<sup>2</sup> 置换房屋产权。
  - ② 土木结构：乙方选择以土木结构房屋 \_\_\_\_\_ m<sup>2</sup> 按 1:0.7 折算为砖混结构 \_\_\_\_\_ m<sup>2</sup> 置换房屋产权。
2. 补差价：

①乙方房屋为框架结构时：甲方按100元/m<sup>2</sup>的标准给乙方补偿差价后等面积产权调换。补偿面积\_\_\_\_\_m<sup>2</sup>，补偿差价合计金额\_\_\_\_\_元。

②乙方房屋为砖木或土木结构时：

砖木结构：乙方以150元/m<sup>2</sup>标准向征收人补偿差价后等面积产权调换。补偿价面积4478m<sup>2</sup>，补偿价合计金额6267元。

土木结构：乙方以220元/m<sup>2</sup>标准向征收人补偿差价后等面积产权调换。补偿价面积2202m<sup>2</sup>，补偿价合计金额48444元。

(三) 综上，(一)(二)两项甲乙双方互补差价后，实际由甲方向乙方补偿人民币大写壹拾贰万叁仟肆佰叁拾玖元小写123439元。

(四) 乙方选择实物产权置换，最终以实际交房面积进行结算，多退少补。

第四条 权利和义务

1. 甲方及时将本协议第三条第(三)款补偿费用给付乙方。乙方在签订协议时，需向甲方提供户口簿原件和复印件，并交土地证、房产证、契约等房屋和宅基地的有效权属证明原件。

2. 乙方在\_\_\_\_\_年\_\_\_\_\_月\_\_\_\_\_日前将被征迁房屋腾空交付建设单位拆除。乙方不得自行拆除房屋，否则，造成的一切安全责任均由乙方自行负责。

3. 安置房产证由甲方负责办理，乙方提供办理登记的相关资料。

第五条 违约责任

甲方应把过渡期限控制在三年内，超过三年，甲方每年向乙方按家庭人口过渡费支付标准的2倍予以支付。如因不可抗力造成违约，双方互不承担责任损失。

第六条 本协议自甲、乙双方签名(盖章)之日起即具法律效力。本协议一式五份。

甲方：安康城东新区开发建设办公室 (章)

法定代表人：

现场责任人：[Signature]

乙方代表人：[Signature]

鉴证单位：

镇(章)

代表人：

经办人：[Signature] 刘伟 王瑞亮

2020年5月13日

Figure 7 Example of House Demolition and Resettlement Agreement

**批量开户清单**

委托单位编号：80607000120182000004      交易日期：20210521  
 批次号：8060700012018200000400000455      业务类别：2-批量代付  
 项目名称：汉滨区城东新区土地和房屋征收安置及环境保障张滩镇征收安置组  
 产品代码：806TD020015-三年期大掌柜储蓄存款      凭证种类：0807-2017主题存单  
 总笔数：6      总金额：490,405.72  
 成功笔数：6      成功金额：490,405.72  
 失败笔数：0      失败金额：0.00  
 经办柜员：80606896      授权柜员：  
 委托单位名称：汉滨区城东新区土地和房屋征收安置及环境保障张滩镇征收安置组

明细序号	账号	户名	开户金额	凭证号码	核心流水号	状态
1	8060700011	三	65,859.12		806070001S120000002	成功
2	806070001	陈	88,252.70		806070001S140000002	成功
3	806070001	陈	76,024.00		806070001S160000002	成功
4	806070001	陈	79,968.00		806070001S180000002	成功
5	806070001	陈	96,911.90		806070001S000000002	成功
6	806070001	陈	83,390.00		806070001S020000002	成功

----- 结束 -----

打印机构：806070001      打印柜员：80606896      打印日期：2021/05/21 12:56:48

Figure 8 Example of Payment Voucher

### 3.6 Information Disclosure and Grievance Redress Mechanism (GRM)

Following national laws and regulations of the local government, the competent authority of natural resources has issued a land acquisition

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announcement before land acquisition. Since the land was acquired for the existing road in the subproject of the Second Bid Section of the Guanmiao - Huangyang River a long time ago, the relevant information of the land acquisition announcement was not collected.

According to the records of interviews with the affected households and villagers' representatives and the records of relevant authorities, no complaints were raised against the land acquisition within the scope of land use for the subproject.

### **3.7 Social and Economic Conditions of Affected Villages**

The affected villages subjected to land acquisition are the same as those targeted for the proposed land acquisition. Refer to the [RAP Part B](#) for specific social and economic conditions and analysis.

## **4 Public Consultation**

From March to April 2023, public consultation activities were carried out in Zhangtan Town, with 23 people(land acquisition procedures closed) consulted, including 9 women. The main consulting results are as follows:

1. Through interviews with villagers, the task force has learned and checked the land status before acquisition and the current status of the land, which are basically consistent with those described by the Land Acquisition and Demolition Office.

2. The consulted villagers generally expressed that the compensation and resettlement for land acquisition were implemented in accordance with the policies, and the land-expropriated farmers at 60 years old or above have received an endowment subsidy of RMB 100 each month.

3. The task force asked about the information disclosure before the land acquisition. The respondents expressed that they were aware of the issuance of the announcement before the implementation of land acquisition, and also looked over the land acquisition plan and clearly understood the compensation policies for land acquisition. They have no clear impression of the land acquisition for the existing road in the subproject of the Second Bid Section of the

Guanmiao - Huangyang River, and did not hear about any complaints about the land acquisition of this section.

4. Some respondents mentioned that the impact of the construction process on the daily life of the nearby residents should be mitigated as much as possible, especially in the aspects of construction disturbance and traffic. The staff of the PMO responded that before construction, a reasonable construction scheme should be formulated and those issues should be emphasized to the construction contractor. If problems occur during the construction period, the construction contractor should be coordinated in time to deal with those problems.

5. Some female respondents mentioned that suitable jobs for women should be provided.



Figure 9 Site Investigation and Interview

## 5 Conclusions

### 5.1 Summary

1. According to the investigation, 232.01 mu of land has been acquired for the Project, and the initial land involves the demolition of 761.49 square meters of houses of 5 households.

2. The three sub-projects of Ankang Chengdong Sports Park, Green Public Parking Lot, and Green Low-carbon City Operation Management and Data Center have acquired 209.61 mu of land. Agreements were signed in 2020 for the expropriation of 184.51 mu of the land, with compensations paid in 2022; agreements were signed in 2022 for the expropriation of 25.1 mu of the land, with compensations paid in 2023. Before land expropriation, land expropriation announcements and compensation and resettlement plans were



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issued and posted. The affected people have participated in some skills training according to their own situation and willingness.

3. For the subproject of the Second Bid Section of the Guanmiao - Huangyang River (the eastern section of the ring road) Reconstruction, the land for the road was expropriated so early that relevant land expropriation information cannot be obtained. According to the interviews and investigations, no complaints or unresolved problems related to land expropriation were found for the land acquired within the land use scope of the subproject.

4. The initial land involved the relocation of 5 households, of which 4 households opted for centralized resettlement and are still in transition; 1 household chose monetary resettlement and has purchased a house at its own discretion.

5. During the interviews, some villagers raised concerns about construction disturbance and traffic, and the PMO responded accordingly. It is suggested that the PMO should communicate with the construction contractor and surrounding affected villages to optimize the construction scheme focusing on potential construction impacts before the project construction, so as to mitigate the impact of the engineering construction on the lives of surrounding villagers to the greatest extent.

## 5.2 Supplementary action plan

The following supplementary action plans are formulated for the legacy issues and outstanding activities found in the due diligence.

**Table 3 Plans for Further Actions**

S/N	Legacy issues/Outstanding activities	Measure	Expected time	Budget	Implementation Unit	Reporting
1	There is a price difference between the land expropriation agreement (25.1 mu) signed after December 31, 2020 and the new compensation standard for land expropriation issued in 2021.	After the price difference is calculated, it will be distributed to the affected villages.	2024	Government counterpart funds, included in the budget of resettlement project	People's Government of Hanbin District and Hanbin District Wuli Industrial Park (Chengdong New Area) Management Committee  External monitoring agencies are responsible for verification and monitoring.	Semi-annual external monitoring reports will be submitted to AIIB.
2	Affected people have difficulty in livelihoods	Continued efforts are made to implement livelihood programs for affected households, including those who have not yet taken advantage of any livelihood programs.	By 2028	Government counterpart funds, included in the unforeseen costs of the resettlement budget	People's Government of Hanbin District and Hanbin District Wuli Industrial Park (Chengdong New Area) Management Committee  External monitoring agencies verify and monitor the	Semi-annual external monitoring reports will be submitted to AIIB.

S/N	Legacy issues/Outstanding activities	Measure	Expected time	Budget	Implementation Unit	Reporting
					implementation process and assess the results of livelihood programs.	
3	4 households affected by demolition have not completed resettlement.	Efforts are made to resettle the 4 households in centralized resettlement houses.	By 2025	Government funds for construction of resettlement residential area	People's Government of Hanbin District and Hanbin District Wuli Industrial Park (Chengdong New Area) Management Committee  External monitoring agencies verify and monitor the resettlement process and assess the resettlement results.	Semi-annual external monitoring reports will be submitted to AIIB.