

# Social Monitoring Report

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## PRC: Jiangxi Fuzhou Urban Integrated Infrastructure Improvement Project

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Asian Development Bank

**Jiangxi Fuzhou Urban Integrated Infrastructure Improvement Project**

**External Monitoring Report  
on  
Land Acquisition and Resettlement**

**Zhong Bingfang**

**January 2018**

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### Abbreviations

ADB	–	Asian Development Bank
AH	–	Affected household
APs	–	affected persons
BRT	–	bus rapid transit
CNY	–	Chinese Yuan
C&P	–	consultation & participation
FIDC	–	Fuzhou Investment Development Co., Ltd.
FLRB	–	Fuzhou Land Resource Bureau
HH	–	Household
IA	–	implementing agency
LAR	–	land acquisition and resettlement
M&E	–	monitoring and evaluation
MOU	–	Memorandum of Understanding
PMO	–	project management office
PRC	–	People’s Republic of China
RO	–	resettlement office
RP	–	resettlement plan



Figure 1: Project Components



Figure 2: Construction Progress of Access Roads



Figure 3: Construction Status of Fenggang River Component



Figure 4: Construction Progress of Transport Hub and BRT



Figure 5: Construction Progress of Relocation Apartments



Figure 6: Construction Progress of Xianxi Relocation House Plots

## 1. Introduction

### 1.1 The Project

1. Jiangxi Province is situated in southeastern People's Republic of China (PRC) and south of the middle and lower reaches of the Yangtze River. To the southeast is Fujian Province, to the east is Zhejiang Province, to the south is Guangdong Province, to the west is Hunan Province, and to the north are Hubei and Anhui Provinces. The total area of Jiangxi Province is 166,900 km<sup>2</sup>, and the total population was 45.92 million in 2016.

2. Fuzhou, 1 of the 11 municipalities, had applied for an ADB loan to implement Fuzhou urban infrastructure improvement project. The project will be implemented to support Fuzhou railway station and its neighborhood area; the station started its operation in October 2013. As the southern gate of Fuzhou, the railway station and its neighborhood area is planned as an important functional new urban block of Fuzhou. Based on the Fuzhou Municipality Master Plan, an area of about 9.5km<sup>2</sup> in front of the railway station (named as Zhanqian New Urban Area) is defined to include a Fuzhou transportation hub and logistics center, a new residential district, and an important urban block in the future (see Figure 1).

3. Fuzhou Municipality is located in eastern Jiangxi Province. It is at a distance of 90 km from Nanchang Municipality. The total area of Fuzhou is 18,816.92 km<sup>2</sup>, the total population was 4.002 million in 2016. Fuzhou administrates 1 district and 10 counties.

4. The proposed project includes four components: (i) four station access roads of about 11 km, (ii) the Phase 2 improvement of the Fenggang River, (iii) an urban transport hub, and (iv) bus rapid transit (BRT) extending for about 13km, starting from the northern side of urban Fuzhou and ending at the new railway station. Figure 1 shows the distribution of three components: access roads, transport hub and Fenggang River. It has to be noted that the northern part of the Fenggang River was developed into a recreation park by 2017,<sup>1</sup> as a result of planning adjustment by Fuzhou Municipal Government mostly on land originally designated for the Fenggang River Component (shown in Figure 1 and Annex 2).

5. Three of the four project components (the station access road, the urban transport hub, and the Phase II improvement of Fenggang River) are located in the Zhanqian New Urban Area. These three components involved land acquisition and resettlement (LAR) in 6 villages of Chonggang Township and Zhongling Subdistrict of JXFZ High-Tech Industrial Development Zone), locally also referred as industrial park. For the BRT component, there was no land acquisition and resettlement.

6. The revised project implementation period is from Feb 2013~ Dec 2018; while the original scheduled period was Feb 2013-Dec 2016. The Fuzhou Investment and Development Co. (FIDC) is the implementing agency (IA) of the project. Within the IA, a project management office (PMO) was set up for daily administration of project implementation.

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<sup>1</sup> It is Sanweng Garden since mid-2017, but initially named and reported as Dream Whisper Garden. Sanweng represents the three greatest playwrights of Tang Xianzu, William Shakespeare and Miguel de Cervantes Saavedra.

## **1.2 Project Construction Progress**

7. Figures 2-4 present the current status of construction of three project components. The construction progress, as of December 2017, are as follows:

- (i) Station access roads: a) Waihuan Road opened for traffic since late 2016; b) Zhanqian Avenue is basically ready, but not opened due to the construction of Gandong Avenue; c) Gandong Avenue had just completed 50% of civil works (see Figure 2); and d) Jinchao Avenue opened for traffic since late 2016.
- (ii) Fenggang River Component: river course improvement completed but landscaping is still at its final stage.
- (iii) Urban transport hub (Figure 4): basically completed but not opened for operation yet.
- (iv) BRT system: the Gandong Avenue Section of 3.0km completed and the remaining sections (about 10km) are either under construction or construction (Figure 4) .

## **1.3 This Report**

8. This report (the eighth or the last semi-annual external monitoring report) focuses on summarizing the land acquisition and resettlement status as of 31 December 2017, and it also presents the limited resettlement progress during this period of July-December 2017.



## 2. Overall LAR Status

### 2.1 Land Acquisition

9. Table 1 presents the final land acquisition status of the project. As shown and reported before, land acquisition was fully completed by December 2013. Payment of land compensations to individual households were completed by Jan 2014.

10. Land acquisition, including payment of land compensation, was carried out in three packages (see Annex 1) by Fuzhou Land and Resource Bureau (FLRB), the authorized government agency for land acquisition. However, the three packages included lands for other uses<sup>2</sup>; therefore the total areas of FLRB's package records are more than the total RP figures. Yet land acquisition started in 2011 when there were no project designs. Land parcels for relocation house plots, mixed with other non-ADB projects, are not included in the table, but are additionally valued for cost estimate.

11. PMO had confirmed that project construction will only use 1,941.4mu of land in 2015 that is identical to the final RP estimate. However, as shown in Table 1 and illustrated in Annex 2, the scope of land acquisition was reduced in 2016 due to the following design modifications:

- (i) Transferring 430mu from the Fenggang River Component, as a result of planning adjustment of the municipal government, to the Sanweng Garden<sup>3</sup> project (shown in Figure 1) implemented by another agency. The garden, overlapped about one-fourth of the Fenggang River Component, occupies a total land area of 685mu, including 430mu originally planned for the Fenggang River Component (see also Annex 2).
- (ii) Exclusion of 50.8mu of greenway, from the Fenggang River Component to avoid resettlement of 3 natural villages of Zhujia Village (see Annex 2). The greenway itself, if not excluded, could only affect a very limited number of households in each natural village. Following the policy of shantytown (or urban village) reconstruction policy in Fuzhou Municipality, however, all households in the natural villages shall be resettled if resettlement is being mobilized by whatever project.
- (iii) Exclusion of 22mu of commercial development area, a block parallel to the Fuzhou Railway Station (see Annex 2), from the Transport Hub.

Table 1: Overall Land Acquisition Status

Component	RP (mu)	Actual (mu)			
		By 2013	Scope reduction 2016	Final by Dec 2017	Proportion to RP
Access Roads	701.5	701.5	0	701.5	100.0%
Fenggang River	1,161.1	1,161.1	50.8 <sup>a</sup> 430.0 <sup>b</sup>	680.3	58.6%
Transport Hub	78.8	78.8	22.0 <sup>c</sup>	56.8	72.1%
Total	1,941.4	1,941.4	502.8	1,438.6	74.1%

Source: monitor (based on consultation of FLRB and PMO and review of various project documents).

<sup>a</sup>: narrowed the greenway in the southern section at the eastern side of the river (see Annex 2)

<sup>b</sup>: transferred to the Sanweng Park (see Figure 1 and Annex 2).

<sup>c</sup>: for commercial development and excluded from the project (see Annex 2).

<sup>2</sup> There are 2,858.8 mu in three land acquisition packages (Annex 1), including i) 685mu for the Sanweng Garden, 80mu for a children's hospital, iii) 220.96 mu for the previously built Waihuan Road Section; vi) about 500mu for seven relocation sites; and v) some others.

<sup>3</sup> It is actually a recreation park.

12. Following the request of ADB's 2016 review mission,<sup>4</sup> PMO had submitted a due diligence report (DDR) to ADB regarding the scope reduction of the Fenggang River Component in November 2016 by then the Sanweng Garden was named as Dream Whisper Garden. Unfortunately, the DDR did not cover the scope reduction of the Transport Hub Component although the ADB review mission had requested. The fifth external monitoring report, submitted to ADB and PMO in July 2016, had also briefed the design changes and resettlement scope modifications.

13. As a result of scope reductions, the final land acquisition area reduced to 1,438.6mu or 74.1% of the final RP estimate of 1,941.4mu (Table 1).

14. The land acquisition before April 2013 was reported to the ADB review mission in May 2013. Paragraph 22 of the 2013 review mission's MOU (Memorandum of Understanding) stated that: (i) land acquisition was mostly done; (ii) PLRB confirmed that compensations were disbursed to affected village committees; (iii) villagers received compensations in Guojialing natural village where the mission visited and interviewed APs.

15. Of the total land acquisitioned (shown in Annex 1), 75.0%, 12.3%, 4.1% and 2.0% of the acquisitioned lands are paddy land, slopping land, water ponds and house plots respectively.

## 2.2 Resettlement of Affected Households

16. Table 2 presents overall progress of resettlement of affected households as of 31 December 2017:

- (i) **Zhujia Village.** All the 286 affected households got resettled. Owing to design modifications for the Fenggang River Component in 2016 (mapped in Annex 2), resettlement of some households was avoided. As a result, the number of resettlement households reduced to 286 from the original RP estimate of 313.
- (ii) **Xianxi Village.** Among the 174 affected HHs, 28.7% (50 HHs) got resettled and 71.3% (124 HHs) are still in transition. The total number of affected households increased to 174 from the original RP estimate of 133. However, 30 out of 174 households are not eligible for resettlement arrangements.<sup>5</sup>
- (iii) Overall 336 HHs (73.0%) got resettled and 124 HHs (27.0%) are in transition.

17. The resettlement options of affected households are given in Table 3:

- (i) 73 households (15.9%) opted relocation apartments;
- (ii) 338 households (73.5%) selected relocation house plots for building own relocation houses; and
- (iii) 49 households (10.6%), including 30 households who are non-eligible for resettlement arrangements, had taken monetary compensations.

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<sup>4</sup> It visited Fuzhou in June 2016.

<sup>5</sup> Resettlement arrangements include allocation of house plots or apartments, resettlement assistances and rewards. Non-eligible HHs: (i) have only 1-2 old members of over 60 in each HH; (ii) do not have main house under their names, but some minor assets; (iii) have grown-up children/child who are eligible for resettlement arrangements and signed agreements with the project separately; and (iv) are officially registered households, but purposively split with their grown-up children/child just a couple of year before resettlement commencement.

Table 2: Resettlement Status

Village	Plan (HHs)		Actual by Dec 2017				
	Final RP (2013)	Revised Qty <sup>a</sup> (May 2016)	Resettled (HHs)	In transition (HHs)	Total		
					HHs	% of RP	% of revised Qty
Zhujia	313	284 <sup>b</sup>	286 <sup>c</sup>	0	286	91.4%	100.7%
Xianxi	133	173 <sup>d</sup>	50	124	174	130.8%	100.6%
Total	446	457	336	124	460	103.1%	100.7%

Source: PMO.

<sup>a</sup>: Revised and reported to ADB in May 2016 after design modifications.<sup>b</sup>: All are affected by the Access Roads Component.<sup>c</sup>: Two remaining HHs split into four.<sup>d</sup>: There are 6 and 167 HHs for the Transport Hub and Fenggang River Components respectively.

Table 3: Resettlement Options

Village	Resettled (HHs)				In transition (HHs)			Total (HHs)			
	Apartment	House plot	Monetary	Sub-total	Apartment	House plot	Sub-total	Apartment	House plot	Monetary	Total
Zhujia	60	226	-	286	0	0	0	59	227	0	286
Xianxi	1 <sup>a</sup>	0	49 <sup>b</sup>	50	13	111 <sup>c</sup>	124	14	111	49	174
Total	61	226	49	336	13	111	124	73 (15.9%)	338 (73.5%)	49 (10.6%)	460

Source: PMO.

<sup>a</sup>: Agreement made in 2014 and got resettled in Xiangshan Garden where affected HHs opting apartments from Zhujia Village or Access Roads Component got resettled.<sup>b</sup>: there are 19 and 30 HHs who are eligible and non-eligible for resettlement arrangements respectively.<sup>c</sup>: There are 5 HHs affected by the Transport Hub Component. These HHs, signed agreements in 2014, rejected the offer of house plots behind the railway and are now planned to resettle in the resettlement site for the Fenggang River Component.

## 2.3 House Demolition

18. All houses of the affected households, including those who are still in transition, were demolished by June 2017. Overall, as shown in Table 4, 126,337m<sup>2</sup> of houses was demolished, accounting for 81.2% of the RP estimate. House demolition data by type are given in Annex 3.

Table 4: House Demolition Status

Village	RP(m <sup>2</sup> )	Actual demolition	
		Qty (m <sup>2</sup> )	Proportion to RP
Zhujia	134,815.5	100,500	74.5%
Xianxi	20,827.0	25,837	124.1%
Total	155,642.5	126,337	81.2%

Source: PMO

## 2.4 Costs

### 2.4.1 Compensation Rates

19. Table 5 presents the actual and RP compensation rates:

- (i) Actual and RP compensations rates for lands are the same.

- (ii) Actual and RP compensation rates for main houses are the same in case affected households opting house plots to build own houses.
- (iii) Actual and RP compensation rates for main houses are the same in case affected households opting apartments. However, maximum of 3 apartments were allowed after July 2016, while there was not such a limit before<sup>6</sup>.
- (iv) Since July 2016, a new policy was adopted that has favourable incentive aimed at encouraging affected households to take monetary compensation. Under the new policy, valuation rates for affected main houses were significantly increased if taking monetary compensation, yet a big incentive that is equivalent to 40% of valuation results of affected main houses was added. The high rate and big incentive could enable affected households to by same floor area of commodity houses anywhere in Fuzhou City. This policy is also applied to the surplus houses for households who opted apartments.

Table 5: Compensation Rates

Compensation Item		Unit	Compensation Rate (CNY/unit)			
			RP	Actual	Difference	
Land	Paddy land ,vegetable land/water pond		mu	34,164	34,164	0
	Dry land/sloping land, house plot		mu	22,890	22,890	0
	Irrigation canal		mu	35,164	35,164	0
Main houses	HHs opting house plots	Brick-concrete	m <sup>2</sup>	610	610	0
		Brick-Wood	m <sup>2</sup>	440	440	0
	HHs opting apartments <sup>a</sup>	Brick-concrete	m <sup>2</sup>	610	610	0
		Brick-Wood	m <sup>2</sup>	440	440	0
	Surplus houses for HHs opting apartments after July 2016 (maximum 3 apartments for a HH, remaining houses compensated by money) <sup>b</sup>	Brick-concrete	m <sup>2</sup>	Not available	2,408 <sup>c</sup>	0
		Brick-Wood	m <sup>2</sup>		2,238 <sup>c</sup>	0
	HHs opting monetary compensation after July 2016	Brick-concrete	m <sup>2</sup>	Not available	2,408 <sup>c</sup>	--
		Brick-Wood	m <sup>2</sup>		2,238 <sup>c</sup>	--
Others				Same	0	

Source: PMO

<sup>a</sup>: Floor area of lost houses exchange for equal floor area of apartments. Replacement cost of apartment was rated at CNY730/m<sup>2</sup>, affected households need to pay a price difference of CNY 120/m<sup>2</sup> if using brick-concrete houses for exchange or CNY290/m<sup>2</sup> if using brick-wood houses for exchange.

<sup>b</sup>: For Fenggang River Component.

<sup>c</sup>: Valuation rates under new policy since July 2016.

20. As a result of higher compensation rates and big incentive under the new policy, 19 out of the 168 households (or 19 out of 138 eligible households) affected by the Fenggang River Component had opted monetary compensation (see Table 3); while it was none for the Access Roads Component that adopted the 2013 policy stated in the RP.

#### 2.4.2 Direct Costs

21. Table 6 presents the incurred and valuated costs on land acquisition and resettlement costs<sup>7</sup> as of 31 December 2017, with the following provisions:

<sup>6</sup> There is an extreme case that one household, affected by the Access Raods Component, exchanged for 9 apartments.

<sup>7</sup> Direct costs are the compensations/benefits paid to affected households.

- (i) Each house plot is valued at CNY150,000, covering land cost (CNY10,000), foundation preparation cost (CNY40,000) and additional value gained (CNY100,000) due to urbanization. This is actually equivalent to additional average compensation if affected households take monetary compensations. As analyzed in Annex 4, the 65 households, who were affected by Fenggang River Component and had opted house plots, had obtained CNY32,561.4 on average for losing 58.7m<sup>2</sup> of main houses; while each household have additionally obtain CNY156,898 (189,459.1 – 32,561.4 = 156,898) under monetary compensation.
- (ii) The relocation apartments are valued at the rate CNY1,400/m<sup>2</sup>, which is difference between government set market price<sup>8</sup> of CNY 1,600/m<sup>2</sup> and paid average price difference of CNY200/m<sup>2</sup>.

Table 6: LAR Budget and Direct Costs

	Item	Component	Unit	Qty	Cost Incurred (CNY)	Valuated Cost (CNY)	RP Budget (CNY)
Land	Land	All	mu	1,438.6	38,901,789	38,901,789	
	Standing crops	Access Roads	mu	701.5	1,309,048	1,309,048	
		Fenggang River	mu	680.3	1,075,827	1,075,827	
	Affected trees	Transport Hub	mu	56.8	420,710	420,710	
	<b>Sub-total</b>					<b>41,707,374</b> (65.7% of budget)	<b>41,707,374</b> (65.7% of budget)
House Demolition and Resettlement	House plots	All	Nr.	338		<b>50,700,000</b>	
	Apartment	All	m <sup>2</sup>	12,351		<b>17,291,372</b>	
	Other assets of HHs opted apartments	Access Roads	HH	59	5,520,000	5,520,000	
		Transport Hub	HH	1	15,000	15,000	
		Fenggang River	HH	13	14,394,795	14,394,795	
	Monetary compensation	Fenggang River	HH	49	24,116,385	24,116,385	
	Houses and other assets of HHs opted house plots	Access Roads	HH	126	37,317,409	37,317,409	
		Transport Hub	HH	5	656,512	656,512	
		Fenggang River	HH	106	6,660,066	6,660,066	
	Resettlement site preparation					20,000,000	-
<b>Subtotal</b>					<b>108,680,167</b> (102.8% of budget)	<b>156,671,540</b> (148.2% of budget)	<b>105,712,203</b>
<b>Total</b>					<b>150,387,541</b> (83.7% of budget)	<b>198,378,914</b> (110.4% of budget)	<b>179,765,958</b>

Source: PMO and monitor's estimate

## 22. Table 6 further highlights:

- (i) Land compensation costs decreased to CNY41,707,374 or 65.7% of the RP budget due to scope reduction.

<sup>8</sup> Market price in the designated relocation apartments was set at CNY1,600/m<sup>2</sup>.

- (ii) Direct expenses incurred on house demolition and resettlement are CNY108,680,167 (102.8% of budget). However, if relocation house plots and apartments are being valued, the expenses could be about CNY156,671,540 (148.2% of RP budget).
- (iii) Overall land acquisition and resettlement expenses incurred are CNY 150,387,541 (83.7% of RP budget). Again, if counting the values of relocation house plots and apartments, the overall expenses could be CNY 198,378,914 (110.4% of RP budget).

23. The costs for relocation of public facilities (such as reestablishment power lines) are covered by civil works. Indirect expenses like land acquisition tax and administration fees, covered either by government or FIDC, were not listed in the RP.

### 3. Progress during This Reporting Period

24. There were no resettlement activities during this reporting period (July-December 2017), except the continuation of construction of apartment buildings and house plots for affected people in Xianxi Village. As shown in Figure 5 and Figure 6, there were visible progress:

- (i) Apartment buildings (Figure 5): the 6 buildings were largely built, compared with the status in July 2017, the scaffoldings were removed.
- (ii) Site for house plots: compared with the construction status in July 2017 (see Figure 6), roads and water pipelines were established; but power lines are still missing.

25. It is likely that the house plots and apartments could be allocated to affected households by June 2018, as PMO had reported to the ADB review mission in November 2017 (see also Table 7).

Table 7: Handing Over Schedule

Type of resettlement	House plots	Apartments
Number of plots/apartments	226 (106 and 5 for AHs of Fenggang River and Transport Hub Components respectively) <sup>a</sup>	530 (17 sets were for 13 AHs of Fenggang River Component)
Initially planned date (No. 5 External Monitoring Report)	April 2017	Dec 2017 (for three buildings)
Rescheduled date during 2017 ADB review Mission	June 2018	June 2018

Source: PMO and Chonggang Township Government

<sup>a</sup>: the 5 HHs affected by Transport Hub Component were not reported in the previous reports. Local government initially intended to relocate these 5 AHs in the narrow corridor between the Xiangpu Railway and Fuyin Expressway just behind their natural village, but they refused this offer.

## **4. Follow-up Monitoring**

26. The monitor, as agreed by the 2017 ADB review mission, will carry out the first annual evaluation in Jan 2019.



## 5. Annexes

### Annex 1. Land Acquisition Packages of FLRB

#### Land Acquisition Packages

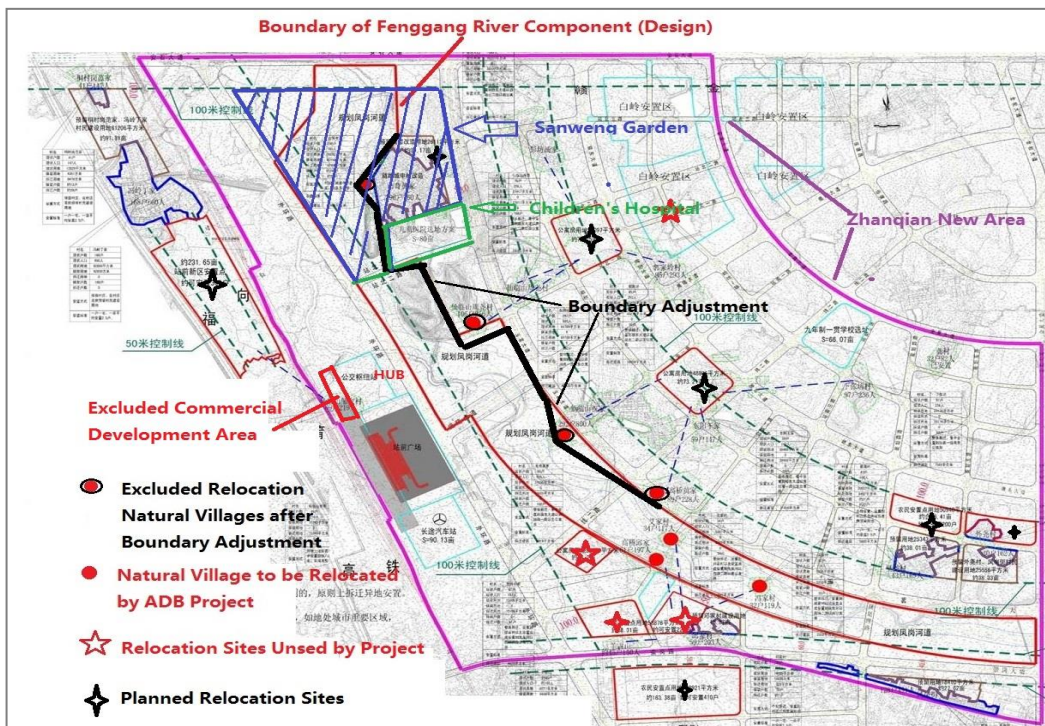
Package	Paddy	Dry land	Slopping land	Vegetable garden	Water ponds	House plot	Irrigation canal	Forestland	Total
(i) by Nov. 2011	1,407.5	104.6	348.6	35.3	88.6	46.8	2.2		2,033.5
(ii) by April 2013	223.9		2.0		5.2				231.1
(iii) by Sept 2013	513.0	10.3		16.0	23.2	9.4	15.1	4.8	593.9
Total	2,144.3	114.9	353.0	51.2	116.9	56.2	17.4	4.8	2,858.8
	75.0%	4.0%	12.3%	1.8%	4.1%	2.0%	0.6%	0.2%	100.0%

Source: FLRB.

Note:

- (i) Mostly for access roads and Fenggang River Component and it also included: a) 220.96 mu for 3,061.3m of the Waihuan Road that started construction in 2013 and PMO had prepared a DDR for this section in July 2013, while the final RP only included 42.42mu for the remaining section of 481.3m; b) 685mu for the Sanweng Garden; c) 80mu for a children's hospital; and etc.
- (ii) Land for the transport hub and 2 relocation sites.
- (iii) Land for relocation sites (shown in Annex 2), a power transformer substation and some others.

### Annex 2. Map of LAR Scope Reduction



## Annex 3. House Demolition by Type

## House Demolition by Type and by Village

	Village	Demolished Houses (m <sup>2</sup> )			
		Brick-concrete	Brick-Wood	Simple	Total
RP	Zhujia	66,293.7	59,270.7	9,251.1	134,815.5
	Xianxi	4,559.7	12,862.5	3,404.8	20,827.0
	<b>Total</b>	70,853.4	72,133.3	12,655.8	155,642.5
		45.5%	46.3%	8.1%	100.0%
Actual	Zhujia	50,451	41,808	8,241	100,500
	Xianxi	13,331	9,873	2,632.23	25,837
	<b>Total</b>	63,782	51,681	10,873	126,337
		50.5%	40.9%	8.6%	100.0%
Difference	Zhujia	-15,843	-17,463	-1,010	-34,316
	Xianxi	8,771	-2,989	-773	5,010
	<b>Total</b>	-7,072	-20,452	-1,783	-29,306

Source: Final RP(2013) and PMO

## Annex 4. Compensation Comparison of Main Houses under Two Options

## House Plots vs. Monetary Compensation

No.	Name*	Compensation of Main Houses under House Plot Option						If Monetary Compensation		
		A. Brick-concrete		B. Brick-wood		Total		C. Brick-concrete	D. Brick-wood	Total (CNY)
		Area (m <sup>2</sup> )	Compensation (CNY)	Area (m <sup>2</sup> )	Compensation (CNY)	Area (m <sup>2</sup> )	Compensation (CNY)	Compensation (CNY)	Compensation (CNY)	
1	邱水传	-	-	30.5	15,534.6	30.5	15,534.6	-	96,351.1	96,351.1
2	邱本瑞	-	-	129.5	66,055.2	129.5	66,055.2	-	409,697.7	409,697.7
3	邱星星	-	-	14.6	7,425.6	14.6	7,425.6	-	46,056.2	46,056.2
4	邱辉运	-	-	29.1	14,846.1	29.1	14,846.1	-	92,080.8	92,080.8
5	邱庭瑞	-	-	116.3	59,333.4	116.3	59,333.4	-	368,006.7	368,006.7
6	邱文康	-	-	76.4	38,984.4	76.4	38,984.4	-	241,795.0	241,795.0
7	邱清瑞	37.6	25,554.4	-	-	37.6	25,554.4	127,817.1	-	127,817.1
8	邱木运	-	-	8.6	4,375.8	8.6	4,375.8	-	27,140.3	27,140.3
9	邱耀德	167.0	113,587.2	-	-	167.0	113,587.2	568,136.4	-	568,136.4
10	熊发英	-	-	36.8	18,788.4	36.8	18,788.4	-	116,532.3	116,532.3
11	邱水荣	-	-	36.8	18,783.3	36.8	18,783.3	-	116,500.7	116,500.7
12	邱光辉	85.4	58,072.0	-	-	85.4	58,072.0	290,462.5	-	290,462.5
13	邱木荣	-	-	34.0	17,350.2	34.0	17,350.2	-	107,612.1	107,612.1
14	邱仁贵	-	-	52.7	26,871.9	52.7	26,871.9	-	166,669.0	166,669.0
15	熊冬娇	-	-	38.4	19,584.0	38.4	19,584.0	-	121,466.9	121,466.9
16	邱义荣	-	-	32.7	16,666.8	32.7	16,666.8	-	103,373.4	103,373.4
17	邱素素	-	-	25.8	13,173.3	25.8	13,173.3	-	81,705.5	81,705.5
18	邱桐运	-	-	44.8	22,868.4	44.8	22,868.4	-	141,837.9	141,837.9
19	邱志德	103.7	70,502.4	21.5	10,939.5	125.1	81,441.9	352,636.4	67,850.6	420,487.1
20	邱恒运	-	-	53.7	27,366.6	53.7	27,366.6	-	169,737.3	169,737.3
21	邱杨瑞	-	-	88.9	45,349.2	88.9	45,349.2	-	281,271.7	281,271.7
22	邱水根	-	-	85.9	43,788.6	85.9	43,788.6	-	271,592.4	271,592.4
23	邱宣德	-	-	32.2	16,411.8	32.2	16,411.8	-	101,791.8	101,791.8
24	邱喜德	-	-	26.6	13,576.2	26.6	13,576.2	-	84,204.4	84,204.4
25	邱安	-	-	93.3	47,583.0	93.3	47,583.0	-	295,126.6	295,126.6
26	艾国珍	-	-	23.2	11,806.5	23.2	11,806.5	-	73,228.1	73,228.1
27	邱建中	-	-	82.9	42,299.4	82.9	42,299.4	-	262,355.8	262,355.8
28	邱勇瑞	-	-	95.0	48,470.4	95.0	48,470.4	-	300,630.5	300,630.5
29	邱部贵	85.4	58,078.8	9.9	5,038.8	95.3	63,117.6	290,496.5	31,252.4	321,748.9
30	邱港瑞	53.3	36,230.4	10.8	5,482.5	64.0	41,712.9	181,215.9	34,004.4	215,220.3
31	冯桃园	-	-	81.8	41,707.8	81.8	41,707.8	-	258,686.5	258,686.5

32	邱军康		-	12.3	6,283.2	12.3	6,283.2	-	38,970.6	38,970.6
33	冯运高	115.5	78,540.0	12.4	6,334.2	127.9	84,874.2	392,838.6	39,286.9	432,125.5
34	邓香金	2.9	1,958.4	199.0	101,510.4	201.9	103,468.8	9,795.5	629,603.3	639,398.8
35	邱木喜		-	86.0	43,865.1	86.0	43,865.1	-	272,066.8	272,066.8
36	邱明		-	19.9	10,138.8	19.9	10,138.8	-	62,884.4	62,884.4
37	邱文		-	18.2	9,297.3	18.2	9,297.3	-	57,665.1	57,665.1
38	邱志明	26.2	17,788.8	27.9	14,208.6	54.0	31,997.4	88,975.4	88,126.8	177,102.1
39	邱顺辉	26.2	17,788.8	27.9	14,208.6	54.0	31,997.4	88,975.4	88,126.8	177,102.1
40	邱武德		-	29.1	14,861.4	29.1	14,861.4	-	92,175.6	92,175.6
41	艾天珍	26.2	17,788.8	23.0	11,750.4	49.2	29,539.2	88,975.4	72,880.1	161,855.5
42	胡刚琴	26.2	17,788.8	23.0	11,750.4	49.2	29,539.2	88,975.4	72,880.1	161,855.5
43	王桃花		-	20.6	10,521.3	20.6	10,521.3	-	65,256.8	65,256.8
44	李素梅		-	19.5	9,945.0	19.5	9,945.0	-	61,682.4	61,682.4
45	邱武瑞		-	19.5	9,945.0	19.5	9,945.0	-	61,682.4	61,682.4
46	丁爱娥		-	41.5	21,185.4	41.5	21,185.4	-	131,399.3	131,399.3
47	邱荣辉		-	16.3	8,323.2	16.3	8,323.2	-	51,623.4	51,623.4
48	邱信辉		-	52.1	26,555.7	52.1	26,555.7	-	164,707.8	164,707.8
49	邱润辉		-	69.4	35,404.2	69.4	35,404.2	-	219,589.3	219,589.3
50	邱明瑞		-	16.1	8,221.2	16.1	8,221.2	-	50,990.8	50,990.8
51	邱海德		-	68.5	34,919.7	68.5	34,919.7	-	216,584.3	216,584.3
52	邱秀瑞		-	75.0	38,250.0	75.0	38,250.0	-	237,240.0	237,240.0
53	艾立新		-	141.4	72,134.4	141.4	72,134.4	-	447,403.0	447,403.0
54	艾宾华	32.8	22,290.4	6.2	3,167.1	39.0	25,457.5	111,491.3	19,643.5	131,134.8
55	邓银娥		-	39.4	20,094.0	39.4	20,094.0	-	124,630.1	124,630.1
56	艾喜珍		-	13.9	7,068.6	13.9	7,068.6	-	43,842.0	43,842.0
57	艾水珍		-	13.2	6,732.0	13.2	6,732.0	-	41,754.2	41,754.2
58	陈平贵		-	85.3	43,497.9	85.3	43,497.9	-	269,789.3	269,789.3
59	邱贤运		-	23.0	11,750.4	23.0	11,750.4	-	72,880.1	72,880.1
60	邱昂瑞		-	23.0	11,750.4	23.0	11,750.4	-	72,880.1	72,880.1
61	邱贵德		-	23.0	11,750.4	23.0	11,750.4	-	72,880.1	72,880.1
62	汪福英	195.7	133,062.4		-	195.7	133,062.4	665,546.8	-	665,546.8
63	邱爽瑞	11.2	7,616.0		-	11.2	7,616.0	38,093.4	-	38,093.4
64	李早花		-	39.7	20,262.3	39.7	20,262.3	-	125,673.9	125,673.9
65	邱冬福		-	124.9	63,693.9	124.9	63,693.9	-	395,052.0	395,052.0
	Total	995.1	676,647.6	2,823.2	1,439,842.2	3,818.3	2,116,489.8	3,384,432.1	8,930,409.5	12,314,841.6
	Average					58.7	32,561.4			189,459.1

Source: Monitor.

\*: Households affected by Fenggang River Component and opted house plots and signed agreements during July-Dec 2016.

A. Actual compensation rate and incentives = CNY610/m<sup>2</sup> + CNY40/m<sup>2</sup> for unified plan + CNY30/m<sup>2</sup> as reward;B. Actual compensation rate and incentives = CNY440/m<sup>2</sup> + CNY40/m<sup>2</sup> for unified plan + CNY30/m<sup>2</sup> as reward;C. Optional compensation rate and incentives = CNY2408/m<sup>2</sup> + CNY30/m<sup>2</sup> as reward + CNY 2408\*0.4/m<sup>2</sup> as incentive;D. Optional compensation rate and incentives = CNY24238/m<sup>2</sup> + CNY30/m<sup>2</sup> as reward + CNY 2238\*0.4/m<sup>2</sup> as incentive.