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PRC: DALI-LIJIANG RAILWAY PROJECT Monitoring and Evaluation Report on Resettlement (December 2009)

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For Dianxi Railway Co., Ltd. (formerly West Yunnan Railway Co. Ltd.)

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Asian Development Bank

Dali-Lijiang Railway Construction Project by Using Loans of Asian Development Bank

Monitoring and Evaluation Report on Resettlement

**Beijing Oasis Environmental Protection Technology Co., Ltd.
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Research Institute
(December, 2009)**

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Preface

Dali-Lijiang Railway is located in the western part of Yunnan Province, China. The railway, starting from Dali Station in the south of Guangzhou-Dali Railway, runs northward along the eastern bank of Erhai Sea until its terminal, Lijiang Station at Hongjia Village, Lijiang City. The newly built railways including its branch lines, is 167km long in total. The total investment for the railway is RMB 4.55289 billion, including USD 180 million of loans from the Asian Development Bank. The Dali-Lijiang Railway, with the total construction period of three and half years is started to construction since the fourth quarter in 2004 and will be completed in 2008.

The construction for civil work of the railway has been commenced in the fourth quarter of 2004, and the peaks of bridge, tunnel and road subgrade constructions are saw in 2005 and 2006 separately, which is also the peak in land expropriation, house dismantling and emigrant resettlement. A grade-I change design was conducted for the Dali Station and Dalidong Station in the later time due to the introduction of Darui Railway (the investment was arranged by the Ministry of Railway). The construction period for the railway was extended to September 3, 2009 on which the track paving was completed and the trial running was made on October 1 (refer to Photo 1), at the same time, the land expropriation, house dismantling and emigrant resettlement are finished, too.

Constructor of the railway: Dianxi Railway Co., Ltd., and the commanding department of the company for the railway construction in the western of Yunnan Province are responsible for constructing of the railway.

The civil work of the railway includes 10 sections in total, and there are 10 constructors and two project supervisors participating in the project construction along the entire line. The constructors include: Xinjiang Production & Construction Corps, the 19th, 12th, 8th, 10th, 14th, and 4th bureaus, as well as the tunnel bureau and the headquarter of China Railway Group Ltd. The project supervisors are the Southwest Jiaoda Project Construction Supervision Company and Yunnan Railway Project Supervision Co., Ltd.

This report is a summary report on Monitoring & Assessment for Land expropriation, House Dismantling and Emigrant Resettlement of Dali-Lijiang Railway.

The report is compiled by Lu Xuecheng and Song Jun.

Report on Completion of Emigrant Resettlement for Dali-Lijiang Railway Construction Project by Using Loans of Asian Development Bank

Chapter I. Brief Introduction

1.1. Project Overview

Dali-Lijiang Railway is located in the western part of Yunnan Province, China. The railway, starting from Dali Station in the south of Guangzhou-Dali Railway, runs northward along the eastern bank of Erhai Sea until its terminal, Lijiang Station at Hongjia Village, Lijiang City. The newly built railways including its branch lines, is 167km long in total. The total investment for the railway is RMB 4.55289 billion, including USD 180 million of loans from the Asian Development Bank. The Dali-Lijiang Railway, with the total construction period of three and half years is started to construction since the fourth quarter in 2004 and will be completed in 2008. The major workloads include $1137.55 \times 10^4 \text{ m}^3$ of upgrade earthwork, 26449.15 meters of XL, L and M bridges and 73257 m of tunnels. The project is designed by the Second Reconnaissance & Design Institute, the Ministry of Railway.

Dali-Lijiang Railway passes through the development zone of Dali City, and the towns and townships under jurisdiction of Dali City such as Fengyi, Haidong, Wase, Shuanglang and Shangguan, and then through Xiyi, Songgui, Xintun, Jindun and Caohai which are under jurisdiction of Heqing County and finally through the Qihe and Jinshan townships under Gucheng district of Lijiang City. The project passes through 12 towns and townships and produces influences on 58 administrative villages. The main line of the railway occupied 6,251 mu of land, which includes 2,014 mu of paddy field and 840 mu of non-irrigated farmland; and another 3,522 mu of land was temporarily occupied. The total area of the dismantled houses was 164,420 m^2 , of which, 26,564 m^2 were of the brick-concrete houses, 20,723 m^2 of brick-wooden houses and 77,904 m^2 of earth-wooden houses. Houses of 553 families were dismantled, which directly influenced 2,639 persons. In addition, four primary schools were dismantled, and 15 small enterprises were influenced. The party of railway paid RMB 115.87 million to the influenced parties as the compensation. The total fees for land expropriation and house dismantling during construction of Dali-Lijiang Railway at locals are RMB 251.17 million, of which, RMB 205.23 million were for compensating the land expropriation and house dismantling, RMB 31.07 million for moving the factories at the third frontier (Sanxian projects), forests and tombs, enterprises and institutes, and the remaining RMB 15.41 million are for other use.

1.2 Land expropriation Compensation & Resettlement Means

The compensation and resettlement measures for land expropriation and house dismantling for the Dali-Lijiang Railway construction are as follows: In accordance with the agreement reached by the Ministry of Railway and the provincial government of Yunnan Province on compensation for land expropriation and house dismantling, Dianxi Railway Company, as the owner of the project, provide the capitals for land expropriation, house dismantling and emigrant resettlement in accordance with the boundaries of the land occupied permanently or temporarily by the railway and the compensation standard, those capitals are carried forward to the man power cost. The local authorities along the railway undertook the emigrant resettlement task, the offices at the county and township levels are responsible for the concrete tasks of land expropriation, house dismantling and

emigrant resettlement. The shortage of capitals for land expropriation and house dismantling include the funds appropriated from the party of railway and the funds financed by Dali State and Lijiang City, the latter funds, as the railway construction shares, will be returned with the profits distributed in the future operation. The railway party ensured to appropriate to the governments of Dali State and Lijiang City the capitals needed for compensating for the land expropriation and house dismantling as the agreed standard, and the local governments along the railway ensured to hand over in time the expropriated land to the railway party for constructing the railway as per the construction schedule for civil work, and well resettle the production and living of the influenced persons with the compensation capital for land expropriation and house dismantling.

The compensation for the land expropriation of Dali-Lijiang Railway include two means: (1) Cash compensation that is used in Dali City (including the development zone) and Heqing County, i.e., the land expropriation capital is directly given to the farmers lost their farmland, and the farmland will not be readjusted; (2) Land readjustment that is used in Gucheng District, Lijiang City, by which, the influence of land expropriation for railway construction was distributed to the farmers in the whole villages, so was the compensation of land expropriation.

The resettlement means include: (1) collective resettlement in the plan of new village construction; (2) The villagers build houses at their own land under the approval of the village committee; and (3) special case will be solved separately.

The land expropriation for railway construction shall subject to the reconnaissance boundary.

The houses and other assisting facilities in the yard of the villagers were evaluated by the intermediate company, and the evaluation results will be stated in public after the influenced villagers accept the evaluation results, and the relevant parties signed the house dismantling agreement for confirmation before dismantling. The house dismantling agreement shall be kept by the owner of the house to be dismantled, the village committee and the land expropriation office at the town or township level for each copy, so that the villagers can participate in the land expropriation and the compensation is fair and accurate.

In case the villages whose house is dismantled are resettled on the house site uniformly appropriated by the village committee, the governments at the town or township level shall ensure that the water and electricity there are supplied, the roads are built and the land is leveled. The influenced villagers may build houses at the sites arranged by the village committee through drawing lots by those villagers.

1.3 Emigrant Resettlement Organization & its Functions

To do well in the land expropriation, house dismantling and emigrant resettlement for the project, it was established a complete emigrant resettlement organization network before commencing the project construction and the network includes two parts, one is the railway party and the other is the locals.

- The land expropriation agency of the railway party and its personnel arrangement are as follows:
 - (1) One leader of Dianxi Railway Company in charge of the project;
 - (2) One leader at the command office of the company in charge of the project;
 - (3) One director of the engineering department and one chief engineer at the command office of Dianxi Railway construction;
 - (4) The land expropriation and house dismantling team consists of representatives of the ten constructors of the railway.
- The local land expropriation and emigrant resettlement organization and its personnel arrangement are as follows:
 - (1) The land expropriation and emigrant resettlement office of Dali City is established in the key construction office of the city, including over ten employees;

- (2) The expropriation and resettlement office at the development zone consists of over 20 employees from the bureau of land and the bureau of environmental protection;
- (3) The expropriation and resettlement office of Heqing County is established in the county-level bureau of land resource, including 4 employees;
- (4) The Dali-Lijiang Railway Construction Leading Team was established at Gucheng District, Lijiang City with the deputy head of the district as the leader of the team and the deputy director of the district-level people's congress as the deputy leader of the team, and the expropriation and dismantling office members include the major leaders in the authorities of urban construction, land resource, forestry, traffic, water conservancy, and environmental protection as well as the planning committee.

The expropriation and dismantling team under the engineering bureaus participating in the railway construction was responsible for planning the land for construction and coordinating with the expropriation and dismantling offices at the town or township level.

To better assist the project construction, the expropriation and dismantling offices at all levels have strict and complete interior system and management measures to fulfill their tasks correspondingly.

1.4 Efficiency of Emigrant Resettlement Agencies

As the land expropriation and house dismantling progressed smoothly in Heqing County and Gucheng District of Lijiang City, the agencies thereof are relatively steady. Although there were changes in the expropriation, dismantling and resettlement agencies in Dali City and at the development zone and the employees thereof were adjusted, the staff members of the competent agencies of expropriation, dismantling and resettlement are working earnestly and make great efforts to continue and complete the integral tasks in all-around manners.

1.5. Proclamation, Information Propagandization and Mass Meetings on Land Expropriation and House Dismantling

Before the land expropriation is commenced for the project, such land expropriation and house dismantling have been publicized in the counties, districts and villages along the railway, which not only conforms to the requirements as stipulated in the Law of the People's Republic of China on Land Management on the public statements, but also to the principles of the Asian Development Bank for information publicity and transparency. Such public statements were made for two times, the first statement was on the scope of land expropriation and house dismantling as well as the compensation standard; and the second was on the specific quantity of the land expropriation and the amount of the compensation, which are enabling all the influenced villagers are informed of the compensation amount and thus keeping the expropriation and dismantling transparent and democratic, and the calculation errors can be corrected immediately.

As for propagandizing the railway construction, such propagandization have been conducted in multiple forms and by many means before the commencement of the project, and the railway construction was propagandized widely in the cities, counties, towns and townships, so that the mass can well understand the compensation and resettlement policies and measures and the resettlement task was conducted more smoothly. Through the propagandization and public statements, the mass fully understand the purpose and functions of constructing the railway as well as the national policies of compensation and resettlement, they have the psychological preparation for the land expropriation and house dismantling, and they identified such construction psychologically and made cooperation and supports in deeds.

The land expropriation, house dismantling, compensation and emigrant resettlement are conducted through the continuous negotiation. The discussion meetings are required at the highest level (between the Ministry of Railway and the provincial authorities), the county and town/township levels as well as the lowest level (the local authorities and the villagers). The mass meetings were held at the village level, and the implementation authority is required to visit to each household and

try to keep each household satisfied and agreed. The mobilization meetings participated by all villagers whose houses are to be dismantled were required to hold at the village level before the house dismantling, and each of above households shall be visited for more than one times before implementing the house dismantling and determining the new sites.

1.6. Complaining Channels

The complaining channels for the influenced villagers are clear, through which, the villagers may reflect the suggestions and requirements to the expropriation and dismantling offices at the town/township, county and city levels or through the railway constructors (the engineering bureaus of China Railway or their affiliated project departments) and the command office of Dianxi Railway Construction. The requirements of the influenced villagers, if reflected through those channels, will be solved effectively and timely in case they are rational, or replied clearly. No dissatisfactory requirement is found left during the survey.

1.7. Regulations Applicable to Land Expropriation and Emigrant Resettlement

The main regulations that are abided by in the land expropriation, house dismantling and emigrant resettlement are listed as follows:

- The *Law of the People's Republic of China on Land Management*, took effect in 1999
- The *Detailed Rules on Implementation the Law of the People's Republic of China on Land Management*, took effect in 1999
- *Forest Law of the People's Republic of China* revised in 1998
- *Railway Law of the People's Republic of China*, took effect on May 1, 1991
- *Notice on Implementation of the Land Indexes for Road and Railway Construction* jointly issued by the Ministry of Land and Resources, the Ministry of Traffics and the Ministry of Railway in Jun. 2000
- *Provisions on the Announcement of Land Expropriation*-No. 10 Decree of the Ministry of Land and Resources, took effect in 2002
- *Regulations of Yunnan Province on Land Administration*, took effect in 2000
- *Meeting Memo on Problems Relating to the Construction of Dali-Lijiang Railway*, No. [2004] 475 letter of railway construction issued by the Ministry of Railway and the People's Government of Yunnan Province (on Aug. 27, 2004)

1.8. Report on Sample Household Survey

The Survey Report on the basic information of 202 households to be dismantled during the Dali-Lijiang Railway construction was completed in November 2005 by Beijing Oasis Environmental Protection Technology Co., Ltd. and Southwest Jiaotong University Foreign Investment Introduction and Utilization Research Institute. The report covers the analysis on the population, ages, labors of the household, cultivated land per capita, and net income per capita, income sources, production expenditure, domestic expenditure, dwelling space per capita and the quantity of the household consumers of the 202 sample households.

1.9. Exterior Monitoring Report

The exterior monitoring institutes of the project are Beijing Oasis Environmental Protection Technology Co., Ltd. and Southwest Jiaotong University Foreign Investment Introduction and Utilization Research Institute, which made the four-year follow-up investigation on 12 townships along the railway and one development zone from 2006 to 2009 when the project was completed and put in trial operation. Such investigation includes the interviews with the insiders, symposia, site investigation, typical survey, follow-up survey and documentation & material collection, etc. The exterior monitoring institutes submitted a copy of report on exterior monitoring and assessment to the Ministry of Railway and the Asian Development Bank in each half year to inform them of the results of the sample household survey, typical village survey and typical township/town survey.

1.10. Influence Information in Relevant Cities and Counties

The expropriated land in the five townships/towns under the jurisdiction of Dali City for the main line of the railway was 1,713.06 mu, which, except for 246.25 mu of newly-expropriated land that is not known in details, includes 865.9 mu of paddy farmland, 269.32.569 mu of non-irrigated farmland, 214.33 mu of forestry land, 100.27 mu of construction land (or garden), and 16.99 mu of un-used land. The temporarily-occupied land was 1,204.8 mu. The total area of the dismantled houses was 46,403.85 m², of which, 2,1671.75 m² were of the brick-concrete houses, 7,869.88 m² of brick-wooden houses, 14,391.91 m² of earth-wooden houses and 2,470.31 m² of cabana. Houses of 234 families were dismantled, which directly influenced 965 persons. In addition, one school was dismantled, and 5 small enterprises were influenced.

The expropriated land for the railway in the development zone of Dali City is 383.34 mu, and the temporarily occupied land is about 209.58 and the total area of the dismantled houses was 27,478 m², houses of 91 families were dismantled, which influenced 323 villagers and 3 enterprise/institutes.

The expropriated land in the five townships/towns under the jurisdiction of Heqing County for the main line of the railway was 2,606.42 mu, which includes 126.68 mu of paddy farmland, 331.66 mu of non-irrigated farmland, 1,032.47 mu of forestry land, 655.28 mu of construction land (or garden), and 256.26 mu of un-used land. The temporarily-occupied land was 1,642.14 mu. The total area of the dismantled houses was 34,887.06 m², of which, 45.65 m² were of the framework houses, 15.14 m² of the brick-concrete houses, 4,469.8 m² of brick-wooden houses, 28,464.33 m² of earth-wooden houses and 1,892.14 m² of cabana. Houses of 110 families were dismantled, which directly influenced 765 persons. In addition, two schools were dismantled, and one small enterprise was influenced.

The expropriated land in the two townships/towns under the jurisdiction of Gucheng District, Lijiang City for the main line of the railway was 1,602.22 mu, which includes 876.99 mu of paddy farmland, 93.95 mu of non-irrigated farmland, 350.47 mu of forestry land, 185.52 mu of construction land (or garden), and 95.13 mu of un-used land. The temporarily-occupied land was 465.91 mu. The total area of the dismantled houses was 43,613.62 m², of which, 1,046.41 m² were the brick-concrete houses, 6,296.57 m² of brick-wooden houses, 33,514.49 m² of earth-wooden houses and 2,756.15 m² of cabana. Houses of 118 families were dismantled, which directly influenced 586 persons. In addition, one school was dismantled, and six small enterprise were influenced.

Dianxi Railway Company appropriated the land expropriation and house dismantling compensation fund of RMB11.587 million, of which, RMB 87 million is for Dali State and RMM 28.87 million for Lijiang City, the total expenditure for land expropriation and house dismantling for Dali-Lijiang Railway is RMB 244.3733 million. Refer to Table 1-1 for details

Table 1-1 Summary Table of Land Expropriation, House Dismantling and Emigrant Resettlement for Dali-Lijiang Railway

Land expropriation	Land compensation	Temporarily occupied land	Compensation for T.O. land	Area of dismantled houses	Compensation For dismantled houses	Land Expropriation of E.I.	Compensation for E.& I.	Compensation for Sanxian Facilities	Compensation for forestry	Others	In total		Dismantled household	Remarks
											Expropriated land (mu)	Compensation (1 × 10 ⁴ Yuan)		
mu	(1 × 10 ⁴ Yuan)	mu	(1 × 10 ⁴ Yuan)	M ²	(1 × 10 ⁴ Yuan)	mu	(1 × 10 ⁴ Yuan)	(1 × 10 ⁴ Yuan)	(1 × 10 ⁴ Yuan)	(1 × 10 ⁴ Yuan)			household	
1713	3939	1205	405	46404	2773		376	247	63	168	1713	7971	234	Expropriated land of main line incl. the newly-added and resettlement lands
330	3105	210	27	27478	2157	53	920	100	164	384	383	6857	91	Area of dismantled houses incl. those of E. & I.
2606	2070	1642	686	34887	1342	5	22	256	435	98	2612	4910	110	
1602	1756	466	95	65526	1433	10	240	98	187	890	1613	4699	118	"others" incl. all expenses added for compensation
6252	10870	3522	1212	174296	7706	69	1558	701	849	1541	6321	24437	553	

Chapter II. Compensation Standard & Payment Situation

2.1. Standard Determined at Provincial/Ministerial Meetings

2.1.1. Laws & Regulations

- (1) In strict compliance with the national and local laws and regulations such as the *Land Law of the People's Republic of China*, the *Detailed Rules of Implementation of the Land Law of the People's Republic of China* and the *House Dismantling Statute*;
- (2) In strict compliance with the compensation agreement reached by the Ministry of Railway and the Yunnan provincial government on land expropriation and house dismantling and the relevant codes and norms;
- (3) In strict compliance with the compensation standard as stipulated in the *Land Expropriation, House Dismantling and Emigrant Resettlement Action for Dali-Lijiang Railway Project with Loans from Asia Development Bank* that is accepted both by the ADB and the Ministry of Railway in September 2004.

2.1.2. Policy Basis

(1) Laws, Regulations and Provincial & Ministerial Agreements

- The *Law of the People's Republic of China on Land Management*, took effect in 1999;
- The *Detailed Rules on Implementation the Law of the People's Republic of China on Land Management*, took effect in 1999
- *Forest Law of the People's Republic of China* revised in 1998
- *Railway Law of the People's Republic of China*, took effect on May 1, 1991
- *Notice on Implementation of the Land Indexes for Road and Railway Construction* jointly issued by the Ministry of Land and Resources, the Ministry of Traffics and the Ministry of Railway in Jun. 2000
- *Provisions on the Announcement of Land Expropriation*-No. 10 Decree of the Ministry of Land and Resources, took effect in 2002
- *Regulations of Yunnan Province on Land Administration*, took effect in 2000
- *Meeting Memo on Problems Relating to the Construction of Dali-Lijiang Railway*, No. [2004] 475 letter of railway construction issued by the Ministry of Railway and the People's Government of Yunnan Province (on Aug. 27, 2004)

(2) Documents & Notifications of Constructors

- Kun Tie Lao [2004] No. 367 Notice of Kunming Railway Bureau on the Establishment of Kunming Railway Bureau Dali-Lijiang Railway Construction Headquarters
- "Notice on the Publication of 'Program of Construction Organizational Design of Dali-Lijiang Railway'" of Dianxi Railway Co., Ltd. Dian Xi Tie Jian Zi [2005] No. 2 Document

(3) Agreement on land expropriation & house dismantling between the constructors and local governments

- "Agreement on Land Expropriation & House Dismantling" between Dianxi Railway Co., Ltd and Lijiang City People's Government (Aug. 8, 2005)
- "Agreement on Land Expropriation & House Dismantling for the Construction of Dali-Lijiang Railway (Dali Section)" between Dianxi Railway Co., Ltd. and Dali Prefecture People's Government (Aug. 8, 2005)

- “Land Expropriation, House Dismantling and Emigrant Resettlement Action for Dali-Lijiang Railway Project with Loans from Asia Development Bank” compiled by 4 units such as Ministry of Railway Foreign Investment Center (Sept. 2004)
- (4) Governmental policies of local cities, counties, and districts
 - Official reply of Dali City People’s Government by Da Shi Zheng Pi [2005] No. 2 Document to “Application for Approval of the Implementing Scheme of Land Expropriation, House Dismantling, Compensation and Resettlement for the Construction of Dali-Lijiang Railway (Dali City Section)” by City Bureau of State Land and Resources (Jan. 7, 2005)
 - “Implementing Scheme of Land Expropriation, House Dismantling, Compensation and Resettlement for the Construction of Dali-Lijiang Railway (Dali City Section)” issued by Dali City Bureau of State Land and Resources (Jan. 7, 2005)
 - “Scheme of Land Expropriation, House Dismantling for Manjiang Section of Dali-Lijiang Railway” issued by Dali City Bureau of State Land and Resources Economic Development Zone Branch (Mar. 10, 2005)
 - “Notice of Heqing County People’s Government on Proper Handling of Land Expropriation, House Dismantling for Heqing Section of Dali-Lijiang Railway” of Heqing County He Zheng Fa [2004] No. 21 (Jul. 25, 2004)
 - “Notice of Heqing County People’s Government on the Issue of the Implementing Method of Land Expropriation, House Dismantling, Compensation and Resettlement and the Compensation Standards of Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway” of Heqing County He Zheng Fa [2005] No. 11 (Mar. 16, 2005)
 - “Implementing Method of Land Expropriation, House Dismantling, Compensation and Resettlement for the Construction of Dali-Lijiang Railway Heqing Section” of Heqing County (Mar. 16, 2005)
 - “Compensation Standard of Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway Heqing Section” of Heqing County (Mar. 16, 2005)
 - “Temporary Provisions on the Management of Capital for Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway (Heqing Section)” (Dec. 27, 2004)
 - “Official Reply to Implementing Method of Land Expropriation, House Dismantling, Compensation and Resettlement and the Compensation Standards of Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway Lijiang Section” of Lijiang City People’s Government Office by Lijiang City Li Zheng Ban Fu [2005] No. 16 (May 25, 2005)
 - “Implementing Method of Land Expropriation, House Dismantling, Compensation and Resettlement for the Construction of Dali-Lijiang Railway Lijiang Section” by Gucheng District, Lijiang City People’s Government (May 25, 2005)
 - “Compensation Standard of Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway Lijiang Section” by Gucheng District, Lijiang City People’s Government (May 25, 2005)
 - “Supplemental Notice on the Compensation Standards for Dismantling of Buildings (Structures)” by the Leading team of Gucheng District, Lijiang City on the Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway (Jun. 18, 2005)

2.2. Specific Compensation Standards of Counties and Districts

Pursuant to the laws and regulations on compensation for land expropriation, house dismantling and emigrant resettlement and the agreements of the state, relevant ministries, and provinces, Kunming Railway Bureau, Dianxi Railway Company, Dianxi Railway Construction Headquarters consulted

amly with Yunnan Province, Dali Prefecture, and Lijiang City People's Governments, made repeated calculation of the output values of different classes of land and the reconstruction costs of different buildings along Dali-Lijiang Railway Line, and on Aug. 8, 2005, signed with the People's Government of Dali Bai Nationality Autonomous Prefecture and Lijiang City People's Government agreements on land expropriation, house dismantling, compensation and resettlement under respective jurisdictions. Latter, Dali City, Heqing County, Gucheng District, Lijiang City successively formulated and published the implementing method for land expropriation, house dismantling and the compensation standards for land expropriation, house dismantling, and resettlement.

Pursuant to the meeting memo between Ministry of Railway and Yunnan Province on problem relating to the construction of Dali-Lijiang Railway, based on the average comprehensive unit pricing standard of the fee for land expropriation, House Dismantling, compensation and resettlement reached between the ministry and province, local governments of Yunnan Province carry out the land expropriation, house dismantling according to laws and regulations relating to land administration, and conduct uniform expropriation and house dismantling with packaged fees. The local governments of Yunnan Province shall be reasonable for solution in case of fee deficiency. The local governments took the full responsibility for land expropriation, house dismantling and the expenses thereof. The expenses in shortage, if any, shall be solved by the local governments themselves.

2.2.1. Monitoring on Expropriation Compensation Standard

(1) Expropriation compensation standard of Dali City (incl. the development zone)

- Compensation standard for permanent land expropriation in Dali City

The expropriation compensation of Dali City covers the compensations for land expropriation and young crops. The compensation standard was 20,000 Yuan/mu for paddy fields, 10,000 Yuan/mu for the non-irrigated farmland, and 1,300 Yuan/mu~6,000 Yuan/mu for forestry land of different categories, 22,000 Yuan/mu for construction land and 300 Yuan/mu for unused land.

Pursuant to the implementing scheme of Dali City on compensation for land expropriation, house dismantling and house dismantling, the expropriation compensation fee was allocated directly to the institutes or individuals holding effective land use right certificates.

- Compensation standard for temporary land expropriation in Dali City

The compensation for temporary land expropriation was determined according to the category and use duration of the occupied land for construction. The duration of temporarily occupied land for construction of this project was usually not more than two years, the compensation was at the standard of 1,400 Yuan/mu for paddy farmland and 600 Yuan/mu for un-irrigated filed respectively. Such compensation for the land occupied temporarily covers compensations for young crops, trees, ground structures, and the compensation for unavailable restoration of original utilities.

The compensation for the temporarily occupied land was based on the quarterly standard, which is 800 Yuan/mu for paddy farmland in the larger harvest and 600 Yuan/mu in smaller harvest, and 600 Yuan/mu for the un-irrigated land. The structures (incl. assisting facilities) on the ground will be compensated at the standard for the permanently-expropriated land. The non-reclaimed land, once determined after the construction, was compensated at 70% standard for the permanent land expropriation and house dismantling.

(2) Expropriation compensation standard of Heqing County

- Compensation standard for permanent land expropriation in Heqing County

Expropriation compensation of Heqing County covers expropriation and young crops

compensations. The compensation is 20,000 Yuan/Mu for paddy fields; 10,000 Yuan/Mu (incl. taxes) for non-irrigated farmland, 3,000 Yuan/Mu (taxes excl.) for non-irrigated farmland; and 1,300 Yuan/Mu~4,000 Yuan/Mu for woodland of the categories. Refer to Table 3-3 for the expropriation compensation standard, 22,000 Yuan/mu for construction land and 300 Yuan/mu for unused land.

- Compensation standard for temporary land expropriation in Heqing County

The compensation for temporary land expropriation was determined according to the category and use duration of the occupied land for construction. The duration of temporarily occupied land for construction of this project was usually not more than two years. Such compensation for the land occupied temporarily covers compensations for young crops, trees, ground structures, and the compensation for unavailable restoration of original utilities.

The compensation for the temporarily occupied land was based on the quarterly standard, which is 800 Yuan/mu for paddy farmland in spring and 600 Yuan/mu in the tenth lunar year 600 Yuan/mu for the un-irrigated farmland occupied in spring and 400 Yuan/mu in the tenth lunar year. The structures (incl. assisting facilities) on the ground will be compensated at the standard for the permanently-expropriated land. The non-reclaimed land, once determined after the construction, was compensated at 70% standard for the permanent land expropriation and house dismantling.

(3) Expropriation compensation standard of Gucheng District, Lijiang City

- Compensation standard for permanent land expropriation in Gucheng District, Lijiang City

The expropriation compensation of Gucheng District, Lijiang City covers expropriation and young crops compensations. The compensation is 15,840 Yuan/Mu for paddy fields; 7,090 Yuan/Mu for non-irrigated farmland, and 1,000 Yuan/Mu for woodland, 15,740 Yuan/mu for construction land and 300 Yuan/mu for unused land.

- Compensation standard for temporary land expropriation in Gucheng District, Lijiang City

The compensation for temporary land expropriation was determined according to the category and use duration of the occupied land for construction. The duration of temporarily occupied land for construction of this project was usually not more than two years. Such compensation for the land occupied temporarily covers compensations for young crops, trees, ground structures, and the compensation for unavailable restoration of original utilities.

The compensation for the temporarily occupied land was based on the quarterly standard, which is 600 Yuan/mu for paddy fields occupied in spring, 400 Yuan/mu occupied in the tenth lunar year; and 400 Yuan/mu for non-irrigated farmland occupied in spring, and 300 Yuan/mu for non-irrigated farmland occupied in the tenth lunar year. If the land occupied temporarily is of arable land, the user was required to sign reclamation agreement and pay 3000 Yuan/mu of guarantee fund; the reclamation by the constructor passes inspection after completion of the project, the guarantee fund shall be returned. Compensation for aboveground structures (including attachments) bases on the standard for permanent land expropriation. The part unavailable for restoration of utilities will be determined after completion of construction and provided compensation amounting to 70% of the compensation standard for permanent land expropriation.

2.2.2. Compensation Standard for House Dismantling and Emigrant Resettlement

(1) Compensation standard of Dali City for house dismantling and emigrant resettlement

The Dali municipal government approved and formulated the implementing scheme for land expropriation, house dismantling, and resettlement and the compensation standard for such expropriation, dismantling in the construction of Dali-Lijiang Railway. The Dali City Headquarters for Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway (Dali City

Section) was established to take charge of land expropriation, house dismantling, and resettlement. Refer to Table 2-1 for the compensation standards for house dismantling.

(2) Compensation standard of Heqing County for house dismantling and emigrant resettlement

The Heqing county government formulated the implementing scheme for land expropriation, house dismantling, and resettlement and the compensation standard for such expropriation, dismantling in the construction of Dali-Lijiang Railway. The Heqing County Leading team Office for Land Expropriation, House Dismantling for the Construction of Dali-Lijiang Railway (Heqing Section) was established to take charge of land expropriation, house dismantling, and resettlement. Refer to Table 2-2 for the compensation standards for house dismantling.

(3) Compensation standard at Gucheng District, Lijiang City for house dismantling and emigrant resettlement

The government of Gucheng District, Lijiang City, formulated the implementing scheme for land expropriation, house dismantling, and resettlement and the compensation standard for such expropriation, dismantling in the construction of Dali-Lijiang Railway. The Leading team for the Construction of Dali-Lijiang Railway was established with the deputy leader of the people's government as the team leader, under which, there are the office, the leading team for land expropriation and mineral resources, leading team for house dismantling and emigrant resettlement, leading team for forestry and woodland and the team of logistics and finance to take charge of land expropriation, house dismantling, and resettlement. Refer to Table 2-3 for the compensation standards for house dismantling.

Table 2-1 Compensation Standard of Dali City for Houses and Attachments Dismantled for the Construction of Dali-Lijiang Railway Project

Town and villages	Housing compensation standard (Yuan/m ²)						Attachments						Others		Award Yuan/household/ month
		Frame	Brick-and-concrete	Brick-wood	Earth-wood	Cabana	Enclosure Yuan/m	Water well Yuan /each	Kitchen stoves Yuan/each	Water storage tank Yuan/each	Cement ground Yuan /m ²	Tombs Yuan/each	Moving expenses Yuan/household	Transition expenses Yuan/month/household	
Fengyi	Planned	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
	Actual	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
Haidong	Planned	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
	Actual	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
Wase	Planned	700	500	380	350	100						200-800	350	100	
	Actual	700	500	380	350	100						200-800	350	100	
Shuanglang	Planned	700	500	380	399	100						200-800	350	100	
	Actual	700	500	380	399	100						200-800	350	100	
Shangguan	Planned	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
	Actual	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
Development Zone	Planned	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100
	Actual	700	500	380	350	100	50	150/m ²				400-800	200-800	350	100

Table 2-2 Compensation Standard of Heqing County for Houses and Attachments Dismantled for the Construction of Dali-Lijiang Railway Project

Villages and towns	Housing compensation standard (Yuan/m ²)						Attachments						Others		Award Yuan/household/month
	Frame	Brick-and-concrete	Brick-wood	Earth-wood	Cabana	Enclosure Yuan/m	Water well Yuan/each	Kitchen stoves Yuan/each	Water storage tank Yuan/each	Cement ground Yuan /m ²	Tombs Yuan/each	Moving expenses Yuan/household	Transition expenses Yuan/month/household		
Xintun	Planned			230-250	170-200	30-100	100	150		150		400-1000	200-800	350	100
	Actual			230-250	170-200	30-100	100	150		150		400-1000	200-800	350	100
Songgui	Planned	700	480-520	300、370、400	310、340、400	30-100	Brick 200 Erath 100	150		150	30	400-1000	200-800	350	100
	Actual	700	480-520	300、370、400	310、340、400	30-100	Brick 200 Earth 100	150		150	30	400-1000	200-800	350	100
Jindun	Planned			340-400	310-360	30-100	200-100	150		150	30	400-1000	200-800	350	100
	Actual			340-400	310-360	30-100	200-100	150		150	30	400-1000	200-800	350	100
Caohai	Planned		480-520	230-400	170-360	30-100	80-200	1000-3000		100-1000	30	400-1000	200-800	1050	100
	Actual		480-520	230-400	170-360	30-100	80-200	1000-3000		100-1000	30	400-1000	200-800	1050	100
Caohai	Planned		480-520	230-400	170-360	30-100	80-200	150		150	30	400-1000	200-800	350	100
	Actual		480-520	230-400	170-360	30-100	80-200	150		150	30	400-1000	200-800	350	100

Table 2-3 Compensation Standard of Lijiang City for Houses and Attachments Dismantled for the Construction of Dali-Lijiang Railway Project

Villages and towns	Houses (Yuan/m ²)						Attachments						Others		
		Frame	Brick-and-concrete	Brick-wood	Earth-wood	Cabana	Enclosure Yuan/m	Water well Yuan /each	Kitchen stoves Yuan/each	Water storage tank Yuan/each	Cement ground Yuan /m ³	Tombs Yuan/each	Moving expenses Yuan/household	Transition expenses Yuan/month/household	Award Yuan/household/ month
Jinshan	Planned	700	580~620	340~400	310~360	30~100	100~200	500	500	150	30	400~1000	200~800	350	100
	Actual	700	580~620	340~400	310~360	30~100	100~200	500	500	150	30	400~1000	200~800	350	100
Qihe	Planned	700	580~620	340~400	310~360	30~100	100~200	500	500	150	30	400~1000	200~800	350	100
	Actual	700	580~620	340~400	310~360	30~100	100~200	500	500	150	30	400~1000	200~800	350	100

2.3. Comment on Compensation Standards

Yunnan Province, located in mid-west of China, is underdeveloped province. Dali-Lijiang Railway is located in the northwest of Yunnan Province, where minorities are concentrated and the society and economy there are relatively backward. Despite the fact, the state and local governments provide generally higher unit prices of various compensations in order to support the social and economic development of the minority nationality region.

Table 2-4 is a table of contrast between the actually executed standards of expropriation compensation and the standard in the resettlement plan for the construction of Dali-Lijiang Railway. Table 2-5 is a table of contrast between the executed standards of house dismantling and the standards in the resettlement plan for the construction of Dali-Lijiang Railway.

Table 2-4 Table of Contrast of Expropriation Compensation Standards for the Construction of Dali-Lijiang Railway

Expropriation Class Standard Class	Compensation standard for permanent land expropriation (10,000 Yuan/Mu)				
	Paddy field	Non-irrigated farmland	Woodland	Construction land	Wasteland
Planned standard	1.2960	0.7092	0.1039	1.296	0.03
Actual standards	2.0	0.3~1.0	0.13~0.4	2.2	0.03

According to Table 2-4, the executed compensation standards for most non-irrigated farmlands in the two cities and one county were 10,000 Yuan/mu, only a few non-irrigated farmlands in Caohai Town of Heqing County were compensated at the standard of 3000 Yuan/mu (taxes excl.). Only the wastelands were compensated at the standard in the plan, the executed compensation standards for other classes of lands are higher than the budgetary standards in the resettlement plan.

Table 2-5 Table of Contrast of Compensation Standards for House Dismantling for the Construction of Dali-Lijiang Railway

Expropriation Class Standard Class	Compensation standard for House Dismantling (Yuan/m ²)					
	Frame	Brick-and-concrete	Earth-wood	Enclosure (Yuan/m)	Water wells (Yuan/each)	Tombs (Yuan/each)
Planned standard		300	180	35~150	200	200
Actual standard	700	480~620	170~400	50~200	150~3000	400~1000

Of the villages and towns (including the Development Zone in Dali City) of the above cities and county investigated by the Monitoring Team, the executed compensation standards for earth-wood houses in Xintun, Caohai of Heqing County are 170~200, 170~360 Yuan/m² respectively, the standards of house dismantling for other villages and towns are definitely higher than the budgetary

standards in the resettlement plan.

In short, it was not discovered through field investigation by the Monitoring Team that the executed compensation standards in the localities for expropriation, house dismantling are obviously lower than the budgetary standards in the resettlement plan. Instead, to protect the interests of the affected households and take a responsible attitude to the resettlement, the Ministry of Railway as well as the governments of the cities, counties, districts, villages and towns took ample consideration of the interests of the affected households in all aspects, and adopted various measures to provide large amount of tangible and intangible compensations for the resettlement, which effectively guarantees the smooth operation of expropriation, house dismantling, and resettlement, and were spoken highly by most affected people.

2.4 Payment of compensation Fees

The compensation fees for land expropriation, house dismantling and emigrant resettlement in Dali State, Heqing County and the Gucheng District of Lijiang City for construction of Dali-Lijiang Railway were appropriated by Dianxi Railway Company, which appropriated the fees to the Dali municipal bureau of land and resources and the Lijiang municipal center of land preservation, and the bureau was responsible for allocating the fees to the expropriation and dismantling offices in Dali State, at the development zone and in Heqing County, and the center was responsible for allocating the fees to the expropriation and dismantling offices at Gucheng District, Lijiang City, and then the fees were allocated to the governments of the towns and townships that distributed those fees to the villager teams or individuals. The local financial authorities were responsible for the shortage of the compensation fees in accordance with the agreement signed by Yunnan Provincial Government and the Ministry of Railway, and such fees were carried forward to the capital funds.

Generally, the allocation for the compensation of house dismantling is made in two times, i.e., allocate 50% of the total sum upon signing contract and the remaining sum upon delivery of land. The compensations for house dismantling are paid directly to the affected households by the bodies in charge of land expropriation and house dismantling through rural credit cooperatives, and meanwhile emigrant expenses and subsidies for the transition period are paid on the basis of 100 Yuan of award for each day earlier than the schedule of the delivery of houses, and such awards reach the peak at the 15th day.

The expropriation compensation was paid by township governments to village committees or teams which are for allocating them to villagers. In one case, (Gucheng District, Lijiang City), the lands of all rural households have been readjusted after the expropriation, the village committee then decided through villager meeting to spend part of the expropriation compensation in building collective facilities (village roads, farm irrigation facilities) and distribute the remaining part among the villagers by household or by population. Meanwhile, the households whose lands were expropriated had another lands as compensation, so that the impact of expropriation over agricultural production is transferred to all the households, and the risks and difficulties of the affected households are reduced. For the district where the lands were not readjusted (Dali City, Heqing County), all the compensation fees were paid to the affected households.

Up to now, most of compensation fees for land expropriation and house dismantling during

construction of Dali –Lijiang Railway had been allocated to the villager teams or individuals except for the compensations for a few lands temporarily occupied by the large subprojects as well as water loss and road damage were not be completed. In accordance with the related agreement, there were 20% of compensation fees for house dismantling of enterprises and institutes at the development zone in Dali City were not paid yet because the total compensation fees would be paid off after the emigrant resettlement task is completed.

Chapter III. Results of House Dismantling and Emigrant Resettlement

3.1 General Results of House Dismantling and Emigrant Resettlement

Up to now, the 553 households whose house are to be dismantled along the Dali-Lijiang Railway had concluded the dismantling agreement and well resettled except for the site of Shi Guilin's family in Xiaoshuimei Village, Caohai Town, Heqing County, among the 552 households that had entered into the agreement, Luo Yangmin in Fengzhu Village, Fengyi Town, Dali City and Yang Xinxiang in Shifangzi village under the jurisdiction of Hongshan village committee at the development zone are unable to build the new houses due to the difficulties in economy; and a few households whose house were dismantled have received the sites but need not to build the new houses due to their individual reasons, the remaining affected households have moved into the new houses.

It was planned to make follow-up visits to 57 key affected households in the investigation, but four affected households were not accessed as there was nobody in their families. Analysis on the 53 key affected households in the follow-up visits showed that the average area of the dismantled houses is 333.21M², of which, 39.75M² are of the brick-concrete houses, 52.46M² of brick-wood households, 218.98M² of earth-wood households and 22.02M² of cabana. While the average of new houses are 396.33M², of which, 246.89M² are in brick-concrete structure, 82.4M² in brick-wood structure, 49.96M² in earth-wood structure and 17.09M² are of cabana. The dismantled houses were dominated by the one in earth-wood structure, accounting for 65.72% of the total area; the area of the houses in brick-concrete structure and brick-wood structure accounts for 27.67%. While the new houses are dominated by the ones in brick-concrete structures, of which the area accounts for 62.29% of the total, and the brick-concrete and brick-wood houses are 83.08% of the total and the earth-wood houses are only accounting for 12.61% of the total. Most affected households saw an improvement in their dwelling conditions, therefore, almost affected households are satisfied or very satisfied with the house dismantling and resettlement work conducted for the railway construction.

Refer to Table 3-1 for changes in the structures of dismantled and new houses of affected families by Dali-Lijiang Railway.

Table 3-1 Comparison of New and Dismantled Houses of Part of Families Affected by Dali-Lijiang Railway (m²)

	Item	Total	Brick-concrete	Brick-wood	Earth-wood	Cabana
Original house	Ave. household area in Dev. zone	396.4	91.2	80	171.2	54
	Ave. household area in Dali	272.2	64.04	75.16	120.68	12.32
	Ave. household area in Heqing	311.66	0.44	0	305.78	5.44
	Ave. household area in Gucheng	352.58	3.33	54.67	278.25	16.33
	Total	1332.84	159.01	209.83	875.91	88.09
	%	100	11.93	15.74	65.72	6.61
	Ave. household area	333.21	39.75	52.46	218.98	22.02
New house	Ave. household area in Dev. zone	547	547	0	0	0
	Ave. household area in Dali	338.27	321.18	3.75	0	13.34

Ave. household area in Heqing	320.67	96.17	45.33	129.67	49.5
Ave. household area in Gucheng	379.17	23	280.5	70.17	5.5
Total	1585.1 1	987.35	329.58	199.84	68.34
%	100	62.29	20.79	12.61	4.31
Ave. household area	396.28	246.84	82.40	49.96	17.09
Changes in ave. household area	63.07	207.09	29.94	-169.02	-4.94
Change rate (%)	18.93	520.94	57.07	-77.18	-22.42

3.2 Emigrant Resettlement in Dali City, Gucheng District and Heqing County

Table 3-2 shows the changes in the house structure of the affected families that were the key subjects in the investigation. The Shifangzi Village under the jurisdiction of Shilong Village, Haidong Town, Dali City, although it is divided into the development zone in 2009, but the land expropriation and house dismantling data have kept in Haidong town, therefore, the investigation data on Shifangzi Village are reflected in the summary table for the land expropriation and house dismantling in Dali City in this report. Only one village of Manjiang in the development zone was under investigation.

Table 3-2 Comparison of New and Dismantled Houses of Part of Families Affected by Dali-Lijiang Railway in Development Zone (m²)

Item		Total	Brick-concrete	Brick-wood	Earth-wood	Cabana
Original house	Category	396.2	91.2	80	171	54
	%	100	23.01	20.19	43.16	13.63
	Ave. household area	396.2	91.2	80	171	54
New house	Category	547	547			
	%	100	100			
	Ave. household area	547	547			
Changes in ave. household area		150.8	455.8	-80	-171	-13.63
Change rate (%)		38.06	499.8	-100	-100.00	-100

The above table tells us the new houses of five influenced families in Shang'eryang village under the investigation are all in brick-concrete structure, and the average area of the new houses was increased by 38.06% over that of dismantled houses, although the new house construction was delayed due to the elevations of the new sites and the village roads, the government of the development zone paid them the additional compensation during the transition period and the villages also overcame the unfavorable factors such as price increase in the building materials, at present, the resettlement is generally completed and the emigrants are satisfied with the house dismantling work.

Table 3-3 shows the changes in the house structure of the key emigrant families under investigation in the 4 villages in Dali City.

Table 3-3 Comparison of House Structure of Part of Emigrant Families in Dali City (m²)

Item		Total	Brick-concrete	Brick-wood	Earth-wood	Cabana
Original house	Category	1088.78	256.14	300.64	482.72	49.28
	%	100	23.53	27.61	44.34	4.53
	Ave. household area	272.20	64.035	75.16	120.68	12.32
New house	Category	1353.04	1284.7	15	0	53.34
	%	100	94.95	1.11	0.00	3.94
	Ave. household area	338.26	321.175	3.75	0	13.335
Changes in ave. household area		66.07	257.14	-71.41	-120.68	1.02
Change rate (%)		24.27	401.56	-95.01	-100.00	8.24

Table 3-3 shows that the average household area of the 23 emigrant families under investigation in 4 villages in Dali City was increased by 24.27%, and the proportion of houses in brick-concrete structure was increased from 23.53% to 94.95%, and therefore, the house quality was obviously improved. It is a pity that the roads in Fengzhu Village, Fengyi Town have not been improved yet, which produces influence on the emigrant households in house building and daily living. And the villagers are dissatisfied with such issue.

Table 3-4 shows the changes in the house structure of the key emigrant families under investigation in Heqing County.

Table 3-4 Comparison of House Structure of Part of Emigrant Families in Heqing County (m²)

Item		Total	Brick-concrete	Brick-wood	Earth-wood	Cabana
Original house	Category	1246.61	1.74	0	1223.1	21.77
	%	100	0.14	0.00	98.11	1.75
	Ave. household area	311.65	0.44	0.00	305.78	5.44
New house	Category	1282.67	384.67	181.33	518.67	198
	%	100	29.99	14.14	40.44	15.44
	Ave. household area	320.67	96.17	45.33	129.67	49.50
Changes in ave. household area		Changes in ave. household area	95.73	45.33	-176.11	44.06
Change rate (%)		Change rate (%)	22007.47		-57.59	809.51

Table 3-4 tells us that the average house area of 13 emigrant families in the four villages was increased by 2.89%, the earth-wood houses accounted for 98.11% of the original houses, while the new houses in brick-concrete and brick-wood structures account for 44.13% of the total, and the proportion of earth-wood houses was decreased to 40.44%, Heqing is an economically backward county and most villagers' houses there have been aged. The villages are able to build the new houses by taking advantage of the compensation fees for the land expropriation and house dismantling during the railway construction; therefore, they are very satisfied with the resettlement work.

Table 3-5 shows the changes in the house structure of the key emigrant families under investigation

in Gucheng District, Lijiang City.

Table 3-5 Comparison of House Structure of Part of Emigrant Families in Gucheng District, Lijiang City (m²)

Item		Total	Brick-concrete	Brick-wood	Earth-wood	Cabana
Original house	Category	1057.75	10	164	834.75	49
	%	100	0.95	15.50	78.92	4.63
	Ave. household area	352.58	3.33	54.67	278.25	16.33
New house	Category	1137.5	69	841.5	210.5	16.5
	%	100	6.07	73.98	18.51	1.45
	Ave. household area	379.17	23.00	280.50	70.17	5.50
Changes in ave. household area		26.58	19.67	225.83	-208.08	-10.83
Change rate (%)		7.54	590.00	413.11	-74.78	-66.33

Table 3-5 tells us that the average house area of the 12 emigrant families in the 3 villagers under investigation in Gucheng District, Lijiang City was increased by 7.54%, and the proportion of houses in brick-concrete and brick-wood structures was increased from 16.45% to 80.05%. The emigrant families are very satisfied with the resettlement work.

There are 17 emigrant households in Enlieshang Village, Jinshan Township, Gucheng District, Lijiang City. The sites of 14 families were determined through drawing lots, while the other three sites locate in the depressive areas, which need a large backfilling workload, thus bringing significant difficulties to the house building. The county-level government decided to make subsidiary to those sites, the villager who drew the site in poorest condition receive 1,000 Yuan as the subsidiary, and the villagers drew the other two sites in poor conditions will receive a subsidiary of 400 Yuan each. He Yuelong, as a CPC member, actively selected the site with poorest conditions in the hope of assisting the government to solve the site distribution smoothly with the other two emigrant families. Therefore, the house dismantling work in the whole village was successfully completed.

Thanks to the unremitting efforts of Dali-Lijiang Railway Construction Headquarter and the local governments at different levels, and the understanding and support of the influenced households along the railway, Dali-Lijiang Railway construction was smoothly completed, and the land expropriation and house dismantling work was generally over.

3.3 Investigation on Land Expropriation, House Dismantling, and Emigrant Resettlement

The measures of house dismantling and emigrant resettlement are different in different locales. Influenced families in Dali City, Shang'eryang Village at the development zone and Gucheng District, Lijiang City were resettled mainly in concentration, while those in Heqing County and Shifangzi Village under jurisdiction of Hongshan Village Committee at the development zone were compensated by the government as per the relevant standards after the latter purchased the sites. The influenced household can find the new site for building houses within the land under their control after approved by the local government.

The governments of Dali City, the development zone and Gucheng District, Lijiang City are required to combine the new village planning or the urban construction planning when make the concentration resettlement and try to provide to the influenced households the plots convenient in traffic and living, and do a good job in providing water and electricity, building roads and leveling

the ground.

Photo 2: Hardened roads and new houses in order in Huafeng Village under jurisdiction of Gonghe Village, Qihe Township, Gucheng District, Lijiang;

Photo 3: New villages and roads in Enlieshang Village under jurisdiction of Xintuan Village, Jinshan Township, Gucheng district, Lijiang;

Photo 4: New villages and roads in Shibeil Village under jurisdiction of Xintuan Village, Jinshan Township, Gucheng district, Lijiang;

Photo 5: New village of Xiangyang's family, Haidong Township, Dali City.

3.3.1. Resettlement for Influenced Households in Development Zone

- There were 9 emigrant households in Shang'eryang Village at the jurisdiction of Manjiang Village in the development zone, 2 of which need not build the new house, the house of one family is under construction and expected to complete at the end of the year; while other families have moved in their new houses. The houses of the influenced families in the village was began to dismantle in May 2006, and the influenced families began to build their new houses after the road elevation was determined in November 2007, most of those families had moved in their new houses at the first half year of 2008. The transition period was extended due to the determination of the road elevation, therefore, the government of the zone made the additional compensation fee of 3,000 Yuan for the influenced families in the village.

Photo 6 shows the new house of Tao Jiafen's family in Shang'eryang village, which began to build in March 2008 and there are only a little work left to do. The government had invested RMB 300,000 in the resettlement work, and the influenced villagers are satisfied in general.

- There were 29 influenced households in Shifangzi Village (once within the jurisdiction of Shilong village, Fengyi Town, Dali City, and was divided in the development zone in 2009) under the jurisdiction of hongshan village committee, all of them have signed the agreement with the government on December 2004 and moved in the new houses in December 2006.

Photo 7: A new building of Yin Shengjie's family in Shifangzi Village under the jurisdiction of Hongshan village committee at the development zone.

Yang Xinguang, the son of Yin Shengjie, lives with Yin now because his disable limbs; Yang Xinxiang's family has economic difficulties as his wife died in 2006 and his daughter has brain paralysis, therefore, he is unable to build the new house and has to live in the old house. Photo 8 shows his site.

3.3.2. Resettlement for Influenced Households in Dali City

- There were influenced 18 households in Damaoping village in the jurisdiction of Qingsuo Village, Shangguan Town. The house dismantling started in 2005 and ended in June 2006 with a short transition period, therefore, the dismantling work progressed smoothly.

Photo 9: Newly-built house of Dong Hongbiao's family, Damaoping Village;

- There were 28 influenced households in Xiangyang Village, Haidong Town, and the resettlement started in January 2006 and the families moved in the new houses in January 2007. The house dismantling progressed smoothly and the villagers are satisfied.

Photo 10: New house of He Bicheng's family in Xiangyang Village, Haidong Town;

- There were influenced 28 families in Fengzhu village under the jurisdiction of Fengming village, Fengyi Town, and the house dismantling started in January 2006 and the new house sites were approved in February 2007, therefore, the transition period is relatively longer, but most influenced families moved to the new houses in the second half year of 2007 or the first half year of 2008.

The roads of Fengzhu village were in poor conditions and very muddy in the rain season, which were inconvenient to the house building and the living of the emigrant households. Villagers were dissatisfied with the roads. The house dismantling office had make arrangement and would solve such problems when the influenced families moved in the new houses.

Photo 11 and Photo 12: Yang xueli and Zhao likui's new houses.

3.3.3. Resettlement for Influenced Households in Heqing County

- The influenced families at Xitanjie village under jurisdiction of Xinwo Village, Songgui Town had signed the house dismantling agreement in May 2005 and most of them have moved in the new houses at the end of 2006, the resettlement progresses smoothly and the villagers are satisfied.

Photo 13: Zhang Rujiang's family in Xitanjie Village under jurisdiction of Xinwo Village.

- The influenced families at Yangjun village under jurisdiction of Xinwo Village, Songgui Town had signed the house dismantling agreement in May 2005 and most of them have moved in the new houses at the end of 2006, the resettlement progresses smoothly and the villagers are satisfied.

Photo 14: Brick-concrete house of Zhao Ruizhao's family in Yangsuo village under jurisdiction of Xinwo village.

- There were 19 influenced families in Baowo Village, Songgui Town, and the influenced villagers had signed the house dismantling agreement in May 2005 and most of them have moved in the new houses at the end of 2006, the resettlement progresses smoothly and the villagers are satisfied.

Photo 15: New house of Li Ding's family in Baowo Village, Heqing County.

- There were 23 influenced families in Xiaoshuimei Village, Caohai Town, and the influenced villagers had signed the house dismantling agreement in May 2005 and 22 of them have moved in the new houses at the end of 2006, the resettlement progresses smoothly and the villagers are satisfied.

As Shi Guilin's household is adjacent closely to Heqing Station, and the new house site cannot be decided as the design for Heqing Station changed for many times, and the site put forward by Shi Guilin is not in consistency with the planning of the county-level authority, therefore, such requirement is not met. The two parties have reached an agreement when the investigation was conducted there, and Mr. Zhao, the leader of the competent bureau was implementing the house dismantling work in person. Therefore, Shi Guilin and his family members are still living in the temporarily build house.

Photo 16: House of Shi Hongguang's family in Xiaoshuimei Village, Caohai Town, Heqing County;

Photo 17: Temporary house of Shi Guilin's family in Xiaoshuimei Village, Caohai Town, Heqing County;

3.3.4. Resettlement for Influenced Households in Gucheng District, Lijiang City

- There were 11 influenced families in Huafengyi Village under jurisdiction of Gonghe Village, Qihe Township, and the house dismantling started in June 2005 and the influenced villagers have moved in the new houses in January 2006, the compensation was all put in place and the villagers are satisfied.

Photo 18: Main house of He Yangxin's family in Huafengyi Village, Qihe Township, Gucheng District;

- There were 44 influenced families in Enlieshang village under jurisdiction of Xintuan Village Jinshan Township, and the house dismantling started in December 2005 and the influenced villagers have moved in the new houses in December 2006, and the villagers are satisfied.

Photo 19: New house of Fu Liyou's family in Enlieshang Village, under jurisdiction of Xintuan Village, Jinshan Township;

- Shibei village group of Xintuan Village

Photo 20: New house of Yangshiyi's family in Shibei Village under jurisdiction of Xintuan Village.

3.4. Investigation on Living Condition of Typical Emigrant Families

- Tao Jiafen's Family in Shang'eryang Village

There are 7 people in the family, Bai nationality. Their houses were dismantled in May 2006, the elevation of the village roads were determined in November 2007 and the new houses began to construct in March 2008, and in July of the same year, the family had to move in the new house as her daughter-in-law was going to produce a baby. Up to October 2009, there is still a little outstanding work left.

I have the lung and heart diseases in recent years and have to take medicine all the time. I was a cadre in the village in charge of women affairs and was able to work before the house dismantling, as the transition period was too long, I had to build the new house with sickness in recent years, my sick became more and more serious in the past three years, and things are worse this year, I cannot separate myself from the oxygen bottle. My medical expenditure is 3,000 ~4,000 Yuan per year at least (medical therapy fee for serious diseases excl.).

I understand and support the railway construction, however, the house construction cost increases over high since 2008, I have to do jobs in sick for overlong time, I have many liabilities as the investment in the new house is RMB300,000. For the time being, we have to make a living depending on my son and the compensation fee for land expropriation. The net income per capita in my family was 2,792 Yuan before the emigration and 1,429 Yuan in 2008. With much pressure on my shoulder, I feel a little difficult in living (the compensation fee for land expropriation excl.).

The original house of Tao Jiafen's family was earth-wood structure with an area of 256M², and the new house, brick-concrete structure, covers an area of 410M², therefore, their living condition has been improved obviously.

- Yin Shengjie's Family in Shifangzi Village under jurisdiction of Hongshan Village Committee at the development zone

Yin Shenjie once lived in the same family with Yang Xinguang and Yang Xinxiang, and the family was divided into three parts after the house dismantling, so they were allocated three sites for building house. Yin Shengjie couples live together with Yang Xinguan, their second son who has disable limbs, and their new house was finished.

There are 6 people in the family, as their land occupied by the railway is 0.65 mu, they obtained RMB 13,000; they have to find site for building house themselves, and their former site is 0.7mu, for which they got RMB35,000.

Yin Shengjie built a two-story building in brick-concrete structure, the building, with 600 m² at each floor, was built beside the road to the airport with RMB 700,000. It was dismantled in December, 2004, and they moved to the new buildings in December 2006.

For the time being, his two sons are making money outside while he himself evolves in livestock breeding. The net income per capital was RMB 1,333 before moving in the new house and RMB 3,100 in 2008. From January 2009, they rented the ground floor that was adjacent to the street, and

their annual income reaches RMB 9,000; their living becomes better and better.

- Dong Hongwu's Family in Damaoping Village

There are 4 people in the family, Bai nationality; they have 0.7 mu of paddy farmland and 0.3 mu of non-irrigated farmland. Their land was not expropriated for railway construction. The family economy is depending on the part-time work, which provides their major income, while the return from the planting is just for self-use. Their old house was dismantled at the end of 2005, and they moved in the new house in June 2006. Their emigration produces the influence to some extent on their part-time work, but such influence is not serious as the resettlement progressed smoothly. Their net income per capita was RMB 375 before the emigration and 2,750 in 2008.

The former house of Dong Hongwu's family was in simplified structure and covers an area of 92.69M², they built a new brick-concrete house of 100M² and 20M² of cabana, their living conditions was improved obviously, and they are satisfied for the house dismantling.

- Wang Dezhang's Family and He Bicheng's Family in Xiangyang Village

There are 12 people in Wang Dezhang's family, Bai nationality, the family has 3.4 mu of paddy field that are not expropriated during the railway construction. Their incomes mainly come from planting, breeding and part-time work.

There are too many people living in Wang Dezhang's family, those people lived together before the house dismantling, and divided into four families after the dismantling, however, they only obtained three plots for building houses. His oldest son became a schizophrenic since 2006 and the therapy fee is RMB 15,000 per year, therefore, they encounter a little difficulty in their family living. The net income per capita was RMB 867 before the emigration and RMB 2,333 in 2008. They belong to the poverty in Xiangyang village.

Supported by the governments at different levels, they invested RMB 250,000 and built three brick-concrete houses of 120M² each, all of the three houses were occupied. However, due to their limited economic strength, the new houses have not been decorated inside up to now. Meanwhile, his oldest son has restored basically in 2008 and started to make money in 2009, the family members are very satisfied with the house-dismantling and very thankful to the governments at the township and village levels.

He Bicheng's family is a little richer in Xiangyang village as they have a middle-sized bus to transport guests, therefore, the family has a relatively higher income. In 2005, their net income per capital reached RMB15,500. The photo shows the new house of the family, it covers 450M² and is in brick-concrete structure.

- Zhao Likui's Family in Fengzhu Village, Fengyi Town

There are 6 persons in the family, Han nationality, they have 2.3 mu of paddy field and 0.7 mu of non-irrigated farmland, of which, 0.45 mu had been expropriated during the railway construction, accounting for 14.9% of the total farmland. Their house was dismantled in January 2006, and they were approved to build new houses at the new site in February 2007, and in September 2007, they moved in the new house.

The family is specializing in livestock breeding, they raised 80 pigs in 2004, which brought them RMB 12,000 as profit; they had to sell their 30 pigs at lower price during 2007 because of the house dismantling, for which, they lost RMB 9,000; As they cannot raise pigs during the 20 months of transition when the pig was at higher price, it is estimated that they lost more than RMB100, 000. They resumed raising the pig after 2008, however, the pig price decreased, therefore, they had a deficit of RMB 5,000. For the time being, there are 40 shoats, 10 sows and one boar in their pigsty, but the profit and deficit are depends on the pig price in the market.

Their net income per capita was RMB 1,300 before the house dismantling, but they had a deficit per

capita of RMB 330 in 2008, since July 2009, he and his couple received the subsidiary of RMB 140 each month as they have diseases.

Their former houses include 294M² of brick-concrete house and 125M² of brick-wood house, and they were allocated two house sites after dismantling their original houses, they had built a brick-concrete house with an area of 220M² on one site and the cabana of 160M² on the other. They are basically satisfied with the resettlement.

- Zhang Rujiang's Family in Xitanjie Village under jurisdiction of Xinwo Village

There are 6 persons in the family, Bai nationality, they have 1 mu of paddy field and 7 mu of non-irrigated farmland, of which, 0.35 mu had been expropriated during the railway construction, accounting for 9% of the total farmland. Their incomes are mainly from planting, tobacco making and part-time work. They signed the dismantling agreement on May 30, 2005, and build and moved in the new houses in 2006. Their original house was in the earth-wood structure and covered an area of 497M². They were compensated with RMB 200,800, of which, RMB 200,000 were used for building the new brick-concrete house of 260M² and cabana of 160M². The house dismantling produced the influence on the tobacco making in the same year, however, the influence disappeared soon. Their net income per capita was 3,732 Yuan before moving to the new houses and RMB 3,500 in 2008.

They built the new houses with the compensation fee; therefore, they are very satisfied with the resettlement.

- Zhao Ruizhao's Family in Yangjun Village under jurisdiction of Xinwo Village

There are 6 persons in the family, Bai nationality, they have 3 mu of paddy field and 7 mu of non-irrigated farmland, of which, 0.27 mu of paddy field and 0.18 mu of non-irrigated farmland had been expropriated during the railway construction, accounting for 4.5% of the total farmland.

Their house was dismantled in May 2005 and their new house started to be constructed in December of the same year, and they moved in the new house in November 2007. Their original houses include the earth-wood house of 220M² and the cabana of 20M², for which they were allocated the compensation fee of RMB217,000; Their new houses include 140M² of brick-concrete house and 270M² of earth-wood one, for which they invested RMB 220,000.

Their income comes mainly from planting, breeding, tobacco-making and part-time work. The family's net income per capita was 1,567 Yuan before dismantling their house and 7,667 Yuan in 2008. The tobacco making was influenced by the house dismantling, however, it is restored now. They have a tractor in the home.

They are satisfied with the resettlement.

- Li Ding's Family in Baowo Village, Heqing County

There are 5 persons in the family, Bai nationality, they have 4 mu of paddy field and 3 mu of non-irrigated farmland, of which, 1 mu of non-irrigated farmland had been expropriated during the railway construction, accounting for 14.3% of the total farmland.

They signed the dismantling agreement on June 28, 2005, and built and moved in the new house in March 2006. Their original house, in earth-wood structure, covered 628M², for which they were allocated 220,000 Yuan of compensation fee, their new house is in earth-wood structure and covers an area of 250M². They invested RMB120,000 in building the new house.

Their incomes mainly come from the planting, breeding and part-time work. Their net income per capita was 1,040 Yuan before the house dismantling and 2,700 Yuan in 2008. Therefore, the house dismantling produced little influence on their living.

There are two children in the family, one is studying in the senior high school and the family has to pay RMB 5,000 as the tuition. The new house covers a relatively smaller area because they want to save part of the compensation to ensure the study of their children.

- Shi Hongguang's Family in Xiaoshuimei Village, Caohai Town, Heqing County

There are 6 persons in the family, Bai nationality, they have 1.3 mu of paddy field and 2.53 mu of non-irrigated farmland, of which, 0.34 mu of paddy farmland had been expropriated during the railway construction, accounting for 9% of the total farmland. They signed the dismantling agreement in May, 2005, and built and moved in the new house at the end of 2006. Their original house, in earth-wood structure, covered 227M², for which they were allocated 105,400 Yuan of compensation fee, their new house is in earth-wood structure and covers an area of 318M².

Their net income per capita was 1,150 Yuan before the house dismantling, which produced little influence on their living, however, his father was sick in 2008, he couldn't spare time to part-time work, in addition, there are two children studying at the senior high school. Therefore, their net income per capita is a deficit of RMB 1,100 in 2008. The family is living depend on their deposit.

- He Yangxin's Family in Huafengyi Village, Qihe Township, Gucheng District

There are 5 persons in the family, Naxi nationality. As the land of the entire village was readjusted after the expropriation, each family lost 12.2% of their land. The former house of the family was dismantled in June 2005, and they built and moved in the new house in January 2006. The house dismantling progressed smoothly and produced little influence on their living. Everybody is satisfied with the resettlement.

Their former houses were 120M² of brick-wood house, 190M² of earth-wood house and 60M² of cabana; The new house is in brick-wood structure and covers an area of 400M²; As there is a tractor in the household, their incomes before the house dismantling come from planting, breeding, his son's part-time work as well as transport fee and the net income per capita was 6,333 Yuan. One of the family members has been sick since 2007, and no income came from the transport any longer, therefore, the net income per capita decreased and was 4,300 Yuan in 2008. Their living standard is at the middle level in the village.

- Fu Liyou's Family in Enlieshang village group under jurisdiction of Xintuan Village

There are 4 persons in the family, Naxi nationality. The former house of the family was dismantled in December 2005, and they built and moved in the new house in December 2006. Their original house, in earth-wood structure, covered 480M², for which they were allocated 127,000 Yuan of compensation fee, their new house, built with RMB 140,000, is in brick-wood structure and covers an area of 240M². They are satisfied with the resettlement.

The family incomes mainly come from part-time work, and the planting and breeding are mainly for the use by themselves. Their net in come per capita was 5,250 Yuan before the house dismantling, which produced a little influence on their part-time work, but the influence disappeared soon. Their net income per capital was 6,375 Yuan in 2008. They bought a truck in 2009 and their living standard will be higher and higher.

- Yang Shiyi's Family in Shibei village group under jurisdiction of Xintuan Village

There are 4 persons in the family, Naxi nationality. The former house of the family was dismantled at the end of 2005, and they built and moved in the new house at the end of 2006. Their original houses included the brick-concrete house of 40M² and the earth-wood house of 480M², and their new houses include the brick-concrete house of 220M² and earth-wood house of 200M². They are satisfied with the resettlement.

The householder contracted the sand site since 2005, which bring the family an income of RMB

50,000 ~ RMB 60,000 in each year. Two sons in the family are studying in the universities, for which the family must pay 15,000 Yuan ~ 20,000 Yuan every year. The older son graduated in 2008 and worked in Beijing. The family has a better condition and bought two motorcycles in 2009.

Their net income per capita was RMB27, 000 before the house dismantling and RMB14,500 in 2008. It is the rich family in the village.

Chapter IV. Production & Income Situations after Land Expropriation

4.1. Land Expropriation Influence and Compensation Means

The land permanently expropriated during the Dali-Lijiang Railway construction was 6,383.11 mu in total, which covers 12 townships/towns, one development zone along the railway. More than 44,800 people in over 9,800 families under jurisdiction of 58 village committees were influenced.

Of which, for the expropriated land, influenced households or villagers in the development zone of Dali City, the influenced households or villagers were compensated in cash;

As for the expropriated land, influenced households or villagers in Dali City, the influenced households or villagers were compensated in cash;

As for the expropriated land, influenced households or villagers in Heqing County, the influenced households or villagers were compensated in cash;

As for the expropriated land, influenced households or villagers in Gucheng District, Lijiang City, the compensation was made through readjusting the land of the all households in the village unit, and all households were compensated evenly.

The land expropriation in the railway construction produced the influence, big or small, to the economic income of the influenced households; however, however, such influence was quite different to the living of the families at different locales due to the different policies and different levels of per-capita land cultivated by them.

The government of the development zone of Dali City made the compensation in cash to the influenced households for the land expropriation. However, the lands of the villagers were expropriated by collective means in 2006, and 15% of the expropriated land were for the use by the government at the township/town level and the remaining 85% was uniformly planned by the development zone. The compensation fee was allocated to the village committee as per the relevant standard and then the committee allocated it to the villagers. As the villagers became urban citizens gradually after the uniform land expropriation, and they make living depending on part-time work and cargo transport. Therefore, the land expropriation during construction of the railway produced little influence on their living.

The government of Dali also made the compensation in cash for the expropriated land during construction of the railway, it is said the land expropriation influenced 21 administrative villages in the territory of Dali City, and the expropriated land is generally less than 20% of the total land in villages, but in some villages, the proportion is over 50%.

For instance, there are 1,000 households or 4,000 people and 1,500 mu of paddy field in Xiangyang Village, Haidong Town; the land expropriated for railway construction was about 300 mu, and 400 households were influenced, of which 148 households were influenced to the extent that the expropriated land was over 50% of their total land, including 28 households whose land was totally expropriated. The village committee had listed the 28 households in the name-list according to which, the household enjoys the minimum guaranty living standard, i.e., those households can receive a fixed amount of cash as subsidiary in each month, and they would enjoy other insurance welfare, too.

The government of Heqing County made the compensation in cash for the expropriated land during construction of the railway, too. Take Xiaoshuimei village, Caohai town, as an example, there are 2,620 persons in 562 households, 1,140 mu of paddy field and 1,270 mu of non-irrigated farmland (the land was 2,410 mu in total) in the village, and the land expropriated for railway construction was 426 mu, accounting 17.7% of the total. About 120 households whose land was expropriated by

over 50%, and as for the remaining influenced households, the expropriated land was less than 20%. As most households specialize in the mulberry planting and sericulture, the land expropriation produced an obvious influence on the living standard of the villagers. The 120 households can be divided into two groups, one is with average economic income, which decreased obviously after the land expropriation, therefore, the government treats the villages in such group as the household enjoying the minimum living standard guaranty and subsidizes 50 Yuan for each person in each month; another group is the economically rich villagers who have a higher income per-capita, and the income decrease caused by the land expropriation produced no obvious influence on their living standard. The influenced households in the two groups were half to half.

The government in Gucheng District, Lijiang City, readjusted the land as the village unit after the land expropriation, and the compensation fee was evenly allocated to all villagers, therefore, the influence of land expropriation was transferred to all villagers and reduced to the minimum extent. For instance, there are 29 households or 130 villagers in Huafengyi village under the jurisdiction of Gonghe village, Qihe Township, Gucheng District, Lijiang City, the villagers had 205 mu land in total, of which, 25 mu was expropriated for railway construction. After the readjustment, the land for each household was reduced by 12.2% averagely, which produced insignificant influence on the living standard of the villagers. The compensation fee was all allocated thoroughly.

4.2. Economic Analysis on Typical Influenced Villages in Dali City, its Development Zone, Gucheng District and Heqing County

In this investigation, we paid the return visit to 53 emigrant households in 12 villages in 7 townships/towns, i.e., one village in Dali Development Zone, 4 villages in Dali City, 4 villages in Heqing County and 3 villages in Gucheng District, Lijiang City, by combining the investigation data in 2005 and the return visit data during the house dismantling and resettlement, the incomes of part of influenced households in Dali City, its development zone, Lijiang Gucheng district and Heqing County before and after the house dismantling were compared and analyzed as follows:

Table 4-1 Income Comparison of Influenced Households (Yuan/Person·Year)

Adm. Divisions	2004	2006			2008			comparison	
		Income	Add/less	%	Income	Add/less	%	Add/less	%
Dali City	2238	3029	791	35.34	4201	1172	38.69	1963	87.71
Dev. zone	3799	3963	164	4.32	5508	1545	38.99	1709	44.99
Heqing County	2207.75	2453.75	246	11.14	4026.25	1572.5	64.09	1818.5	82.37
Gucheng Dis.	5599	4524	-1075	-19.20	6613	2089	46.18	1014	18.11
Average	3460.94	3492.44	31.5	0.91	5087.06	1594.63	45.66	1626.125	46.99

Note: The annual income shown in the Tables (incl. Table 4-2 to 44) refers to the net income per capita, i.e., the income per capita that is calculated on the basis that the sum of incomes in a family is deducted by the production expenditures.

Table 4-1 shows that the net income per capita of the key 53 households under the investigation after the house dismantling was increased by 46.99% than before, in the general view, the living standard of the influenced households by the land expropriation has restored at the same level as

before.

4.2.1. Income Comparison of Key Influenced Households in the Development Zone

It was learned from Li Xuezhong, the leader in Shang'eryang Village under the jurisdiction of Manjiang Village at the development zone:

1. There are 203 households or 892 population including 400 labors in the village;
2. The government of the development zone expropriated the land by the uniform means in 2006 and made the compensation with 81,000 Yuan/mu; in the first three years, the households were allocated 2,000 Yuan as the compensation for young crops in each year and the subsidiary as per the harvest situation, the remaining compensation fee was deposited in the credit cooperative, and allocated thoroughly three years later. 15% of the expropriated land was used for resettlement and the remaining 85% was uniformly arranged by the government.
3. There are 120 households with the net income per capita of 0-2,000 Yuan, 70 households with net income per capita of 2,000-5,000 Yuan and about 10 households with over 5,000 Yuan. Most of the households live difficultly.
4. The income of the villages mainly comes from the part-time work, another 50 households specialize in the cargo transport and 10 households engage in the business of building materials, these ten households have a higher income level.
5. There are 9 emigrant households in Shang'eryang village, they signed the agreement and their houses was dismantled in May 2006, in November 2007, the elevation of the village roads were determined, and the new houses began to construct, but the house construction was delayed by 18 months due to the transition period, and the villagers received the additional compensation fee of 3,000 Yuan/household, which equals to the compensation for ten months of transition.

Up to now, the new houses of 6 households are completed and they have moved in. the new house of one household (Luo Yuzhen) is under construction and the other two families (Yang Zhangbiao, Yang Zhiming) are living in the original houses and their new houses have not been completed yet.

6. Problems left:

The KWH meter has been installed at the door of each household and the installation expense has been paid by the competent authority of the development zone, however, Xidian Electric Power Bureau asked each household to handle the application formalities of electricity access, villages don't agree with the proposal, therefore, the electricity access for most households is still a problem not be solved.

Table 4-1 tells us that 5 emigrant households in the village under investigation at the development zone saw in crease of 44.99% in their net income per capita through the comparison before and after the house dismantling, therefore, their living standard was improved to a higher level than that before the dismantling.

4.2.2. Income Comparison of Key Emigrant Households in Dali City

Table 4-2 Income Comparison of Emigrant Households in 4 Villages in Dali City
(Yuan/Person·Year)

Adm. Divisions	2004	2006			2008年		comparison		
		Incom e	Add/les s	%			Incom e	Add/les s	%
Shifangzi Village	1502	4387	2885	192.3	5925	1538	35.1	4423	294.5
Fengming	3831	2195	-1636	-42.7	2375	180	8.2	-1456	-38

Village									
Xiangyang Village	1687	3206	1519	90	5706	2500	78.1	4019	238.2
Qingsuo Damaoping village	1931	2330	399	20.7	2797	78	20.1	866	44.8
Average	2238	3029	791	35.3	4201	1172	38.7	1963	87.7

- Shifangzi Village under the jurisdiction of Hongshan Village Committee in the development zone (it was under the jurisdiction of Shilong Village, Haidong Town, Dali City), Yang Shixiong, the village leader:

There are 108 households or 336 population including 280 labors and 250 mu of paddy field in the village, and the grain output per capita was 744 kg.

51 mu of land was expropriated during the railway construction, which influenced over 30 households, and the land of five households were almost expropriated thoroughly, and the compensation was to be fully made in cash, and the villagers have to make a living by themselves, the compensation fee was deposited in the credit cooperative in the village at the higher interest rate and would be allocated to the villagers with the interest three years later. As there was not much land in total, the land expropriation produced insignificant influence to the living standard of the villagers.

There are 29 families whose house were dismantled, they signed the dismantling agreement in December 2004 and moved in the new houses in December 2006. The site on which their new houses were built was found by themselves and the village committee made the compensation as per the standard of 50,000 Yuan/mu.

As the government of the development zone expropriated the mountainous land, such land in the village was totally transferred, and the compensation fee, excluding RMB 1 million that is kept by the village committee, the other fee of about RMB 10 million had been allocated to villagers for five times since 2006, and each village received about RMB 40,000 Yuan.

In accordance with the planning of the development zone, the villagers, after their land was expropriated, would become the urban citizens to do business, the villagers enjoy the social insurance.

- Li Wenwu, the leader of Damaoping Village, Shangguan Town, Dali City

There were 45 households in Damaoping village before the house dismantling and there are 48 households after the dismantling (brothers once lived in one family live in two now), the total population is 161, including 96 labors and the land was 78.6 mu, the grain output per capita was 445 kg and the annual net income per capita was 1,800 Yuan in last year. The poverty household is lower than the standard of the yearly net income per capita of 2,000 Yuan, There are over ten households whose yearly net income per capita is more than 2,000 Yuan, of which, 2~3 households have the highest level of yearly net income per capita of over 5,000 Yuan, but there are over 30 families whose yearly net income per capita is less than 2,000 Yuan. There is no enterprise in the village. About 20 mu of land was expropriated during the railway construction and 18 households were emigrants, which started from 2005 and ended in June 2006, the transition was completed in short time and there is no problems on house dismantling left.

- Feng Kaixiang, the leader in Xiangyang Village, Haidong Town, Dali City

There are about 1,000 households or more than 4,000 population including 2,800 labors and 1,500 mu of paddy field in the village, in 2008, the total grain output was 1.35million kg, i.e., about 337.5 kg per capita. All non-irrigated farmland had been turned into the forestry land.

The tourism income is 0.3million Yuan.

There are about 100 households whose yearly net income is 0-2,000 Yuan/person, 400 families with net income of 2,000-5,000 Yuan/person and about 500 households with net income over 5,000 Yuan/person, and the average income per capital of the villagers is over 4,000 Yuan per person.

There are 400 households whose land was expropriated during the railway construction, and the total area of the expropriated land is 300 mu, 148 families whose land was expropriated by over 50%, including 28 households whose land was expropriated totally, those families was guaranteed with the minimum living standard and would be the beneficiary of other insurances.

28 households were in emigration, and their houses were dismantled in January 2006 and they moved in the new houses in January 2007, the emigration progressed smoothly and everybody is satisfied with the resettlement, and the house dismantling and emigration produced insignificant influence on their living standard.

Zhao Qiyou, the leader of Fengzhu Village under the jurisdiction of Fengming Village, Fengyi Town (first group)

- There are 110 households or 540 population including 300 labors in the village, the land is 140 mu, of which, 90 mu are planted with grape, 30 mu with vegetables and 20 mu with grain; the total grain output was about 20,000 kg.

The collective income is RMB200,000 Yuan/per (house renting), the dispensable income per capita in the village was 5,000 Yuan in 2008, which was RMB 4,000 in 2005, except 10 households whose dispensable income per capita is less than 2,000 Yuan, most villagers have the dispensable income of more than 5,000 each.

4 mu of land of 10 families was expropriated during the railway construction; therefore, the proportion of expropriated land is very low. There are 28 households whose houses were dismantled.

The village income; Over 20 households specialize in raising pig or hen with scores of pigs or hundreds of hens in their pigsty or henhouse, those households have a higher income, the income of other families mainly comes from part-time work.

The disadvantaged group was ensured with the minimum living standard and subsidized on the Spring Festival and other festivals.

The house dismantling started in January 2006 and in February 2007, the new house sites were approved so that the villagers can build new house by themselves. The transition period from the time when the original houses started to be dismantled to the day when villagers moved in the new houses were over 10 months. During which, the pig and hen prices were on increase, which produced a larger influence to the families specializing in the livestock breeding.

The village roads have been in poor conditions and become worse in rainy season. (Director Zhou of the house dismantling office in Dali city said that the roads would be repaired after the new houses of villagers were completed to avoid the new roads was damaged during the new house building).

Table 4-2 tells us that the average net income per capita of the 23 influenced households in the 4 villages under investigation in Dali increased by 87.7% after the house dismantling comparing with that before the dismantling, and the average living standard of the villagers were greatly improved. Of which, the land expropriation and house dismantling produced a larger influence on the villagers in Fengzhu Village mainly because many families in the village specialize in pig or hen breeding or cargo transport, and the house dismantling was delayed by more than 2 years, which affects the breeding and transport, at the same time, the house building cost increased at great stride, so that the living standard of those villagers decreased obviously during the house building process. However,

thanks to the solid economic foundation in the village, the living standard of the villagers was restored to the same level in short time after the house dismantling and building was completed.

4.2.3. Income Comparison of Key Emigrant Households in Heqing County

Table 4-3 Income Comparison of Emigrant Households in 4 Villages in Heqing City
(Yuan/Person·Year)

Adm. village	2004	2006			2008			comparison	
		Income	Add/less	%	Income	Add/less	%	Add/less	%
Xitanjie	2999	2908	-91	-3.03	4217	1309	45.01	1218	40.61
Yangjun	2241	2159	-82	-3.66	5212	3053	141.41	2971	132.57
Baowo	2648	3148	500	18.88	4972	1824	57.94	2324	87.76
Xiaoshuimei Village	943	1600	657	69.67	1704	104	6.50	761	80.70
Average	2207.75	2453.75	246	11.14	4026.25	1572.5	64.09	1818.5	82.37

- Mr. Yang in Baowo village, deputy leader of Songgui Town

1. The income per capita in Songgui Town was RMB 800 in 2005 and 1,600 Yuan in 2008; the income per capita of Baowo village is at the lower or middle level in the entire town;

2. The income of villagers mainly comes from planting, breeding and tobacco making;

3. There are 19 families whose houses were dismantled, of which, one family has bought the commercial house in Heqing County and the other 18 families have moved in their new houses, there is no problem on house dismantling or emigration left;

4. The land expropriated during the railway construction was in small proportion, and the villagers have been compensated in cash and approved to find new house sites to build their new houses. Both the house sites and original house are proposed in agenda;

5. The compensation for temporarily occupied facilities and land had been put in place in April 2009.

- Shi Mingde, secretary general of CPC in Xiaoshuimei Village, Caohai Town:

1. There are 562 families or 2,620 population including 800 labors in the village, and the land includes 1,140 mu of paddy field and 170 mu of non-irrigated farmland; the grain output per capital is 250 kg;

2. The dispensable income per capital was 4,120 Yuan in 2008;

Of which, there are 56 households or 157 persons with the income per capital of no more than 2000 Yuan, those persons have been ensured with the minimum living standard; 300 families with the income per capita of 2,000~5,000 Yuan and 200 households with income per capita of more than 5,000 Yuan;

3. The income of most families comes from the part-time work or sericulture, the paddy reaped from the farmland is mainly for self-consumption while the non-irrigated farmland is mostly used for mulberry planting for sericulture. The incomes of families with the income per capita mainly come from the part-time work or project contracting. The Income of sericulture from each mu of non-irrigated farmland is 2,400 Yuan.

4. The expropriated land in the village was 426 mu, accounting for 17.7%; About 120 families whose land was expropriated by over 50% and the other families was by less than 20%. As most families make a living depending on the sericulture with the non-irrigated farmland, too much land expropriated during the railway construction would produce obvious influence on the living

standard of villagers. These 120 families can be divided into two parts: the households in one group are with average economic income and their income decreased obviously after the land expropriation, both the government maintains them at the minimum living standard by subsidizing 50 Yuan for each person in every month; the families in another group were rich with higher living standard, and the income decrease caused by the land expropriation produced little influence on their living.

5. There are 23 emigrant families in the village, their houses were dismantled in May 2005 and 22 of those families moved in their new houses in May 2006, and the house dismantling progressed smoothly. The remaining family (Shi Guilin's family) is adjacent closely to Heqing Station, of which the design scheme had been changed for many times, so that his new house site cannot be determined and the site put forward by Shi Guilin is not in consistency with the planning scheme of Heqing County, so his proposal cannot be met. The both parties had signed the agreement and the expropriation office was handling the relevant formalities when the investigation was conducted, therefore Shi Guilin's family is still living in the temporarily built house.

6. Xiaoshuimei village is adjacent closely to Heqing Station, therefore, there were too much land expropriated and many houses were dismantled; and the frequent changes in the design for the station enable the land expropriation and house dismantling tasks in Caohai town to be more difficult and complex. In June 2006, another household was required to move to another place due to the road access to the freight yard and warehouse of Heqing Station. The expropriation and dismantling offices of Heqing County and Caohai Town had made great efforts to support the railway construction, which ensure the smooth process of the land expropriation, house dismantling and railway construction.

Table 4-3 tells us the average net income per capita of the 13 families in the 4 villages under investigation increased by 82.37% after the house dismantling over that before the dismantling, and the average living standard was greatly improved. Heqing County is the economically backward area, and the villagers mainly make a living depending on the agriculture and the part-time work. The house dismantling during the railway construction influenced mainly on the incomes from part-time work. However, such influence was not obvious on the living standard of the influenced households, who had restored to their original standard for the time being.

4.2.4. Income Comparison of Key Emigrant Households in Gucheng District, Lijiang City

Table 4-4 Income Comparison of Emigrant Households in Gucheng District, Lijiang City
(Yuan/Person·Year)

Adm. village	2004	2006			2008			Comparison	
		Income	Add/less	%	Income	Add/less	%	Add/less	%
Gonghe village	4491	3283	-1208	-26.9	8326	5045	153.7	3835	85.4
Shibei Village	8455	5786	-2669	-31.6	5873	87	1.5	-2582	-30.5
Enlieshang Village	3850	4503	653	17	5639	1136	25.2	1789	46.5
Average	5599	4524	-1075	-19.2	6613	2089	37.3	1014	18.1

- He Yuwan, leader of Huafengyi Village under jurisdiction of Gonghe Village, Qihe Township, Gucheng District, Lijiang City
1. There are 29 households or 130 people including 60 labors in the village, the village had original land of 205 mu and 25 of which was expropriated, now the land is 180 mu, after the village-wide land readjustment, each household lost 12.2% of land; and the grain output per capital was about 500 kg in 2008;

thanks to the solid economic foundation in the village, the living standard of the villagers was restored to the same level in short time after the house dismantling and building was completed.

4.2.3. Income Comparison of Key Emigrant Households in Heqing County

Table 4-3 Income Comparison of Emigrant Households in 4 Villages in Heqing City
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● Mr. Yang in Baowo village, deputy leader of Songgui Town

1. The income per capita in Songgui Town was RMB 800 in 2005 and 1,600 Yuan in 2008; the income per capita of Baowo village is at the lower or middle level in the entire town;
2. The income of villagers mainly comes from planting, breeding and tobacco making;
3. There are 19 families whose houses were dismantled, of which, one family has bought the commercial house in Heqing County and the other 18 families have moved in their new houses, there is no problem on house dismantling or emigration left;
4. The land expropriated during the railway construction was in small proportion, and the villagers have been compensated in cash and approved to find new house sites to build their new houses. Both the house sites and original house are proposed in agenda;
5. The compensation for temporarily occupied facilities and land had been put in place in April 2009.

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1. There are 562 families or 2,620 population including 800 labors in the village, and the land includes 1,140 mu of paddy field and 170 mu of non-irrigated farmland; the grain output per capital is 250 kg;
2. The dispensable income per capital was 4,120 Yuan in 2008;
Of which, there are 56 households or 157 persons with the income per capital of no more than 2000 Yuan, those persons have been ensured with the minimum living standard; 300 families with the income per capita of 2,000~5,000 Yuan and 200 households with income per capita of more than 5,000 Yuan;
3. The income of most families comes from the part-time work or sericulture, the paddy reaped from the farmland is mainly for self-consumption while the non-irrigated farmland is mostly used for mulberry planting for sericulture. The incomes of families with the income per capita mainly come from the part-time work or project contracting. The Income of sericulture from each mu of non-irrigated farmland is 2,400 Yuan.
4. The expropriated land in the village was 426 mu, accounting for 17.7%; About 120 families whose land was expropriated by over 50% and the other families was by less than 20%. As most families make a living depending on the sericulture with the non-irrigated farmland, too much land expropriated during the railway construction would produce obvious influence on the living

standard of villagers. These 120 families can be divided into two parts: the households in one group are with average economic income and their income decreased obviously after the land expropriation, both the government maintains them at the minimum living standard by subsidizing 50 Yuan for each person in every month; the families in another group were rich with higher living standard, and the income decrease caused by the land expropriation produced little influence on their living.

5. There are 23 emigrant families in the village, their houses were dismantled in May 2005 and 22 of those families moved in their new houses in May 2006, and the house dismantling progressed smoothly. The remaining family (Shi Guilin's family) is adjacent closely to Heqing Station, of which the design scheme had been changed for many times, so that his new house site cannot be determined and the site put forward by Shi Guilin is not in consistency with the planning scheme of Heqing County, so his proposal cannot be met. The both parties had signed the agreement and the expropriation office was handling the relevant formalities when the investigation was conducted, therefore Shi Guilin's family is still living in the temporarily built house.

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4.2.4. Income Comparison of Key Emigrant Households in Gucheng District, Lijiang City

Table 4-4 Income Comparison of Emigrant Households in Gucheng District, Lijiang City
(Yuan/Person·Year)

Adm. village	2004	2006			2008			Comparison	
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Enlieshang Village	3850	4503	653	17	5639	1136	25.2	1789	46.5
Average	5599	4524	-1075	-19.2	6613	2089	37.3	1014	18.1

- He Yuwan, leader of Huafengyi Village under jurisdiction of Gonghe Village, Qihe Township, Gucheng District, Lijiang City

1. There are 29 households or 130 people including 60 labors in the village, the village had original land of 205 mu and 25 of which was expropriated, now the land is 180 mu, after the village-wide land readjustment, each household lost 12.2% of land; and the grain output per capital was about 500 kg in 2008;

2. The incomes of the villagers mainly come from the livestock breeding and part-time work, however there is a sand site in the village that is contracted to the external party, the contracting income was RMB 110,000 in 2005, RMB 480, 000 in 2008 and RMB 750,000 in 2009, most of the incomes, as the main income of the village, were averagely allocated to the villages.
 3. There are 17 families whose income per capita is less than RMB 2,000, and 12 households with the income per capita of RMB2, 000-5,000.
 4. There are 11 emigrant families in the village, their houses were dismantled in June 2006 and they all moved in the new houses in January 2006, and the compensation fee was fully in place, and everybody is satisfied with the resettlement.
- Hong Xiuli, deputy director of Xintuan Village, Jinshan Township, Gucheng District, Lijiang City
1. There are 1,075 families or 4,500 people including 2,150 labors and more than 6,000 mu land in the village, the grain output per capita in 2008 was 1,000 kg;
 2. There are 150 persons who live under the minimum living standard, which mainly are disabled, sick and aged persons, those persons were ensured at the minimum living standard and subsidized with 20 Yuan/person in 2008, the subsidiary was enhanced a little higher in 2009;
 3. The income per capital in Enlieshang village was 2,500 Yuan in 2008, which is at the middle level in Jinshan Township.
 4. There were 44 emigrant families and all of which had moved in the new houses, there is no problems on house-dismantling left.

Gucheng district of Lijiang City is economically developed, as for the incomes of the villages, except for a part come from the agricultural income, a large proportion comes from industry, transport and part-time work. The net income per capita before the house dismantling was about RMB 5,600. The land expropriation and house dismantling produced the influence on the villagers' income from part-time work and transport. However, land expropriation and house dismantling progressed smoothly, and the villagers restored to their original living standard in short time. It can be seen from Table 4-4 that the average net income per capital of the 12 emigrant households in the 3 villages under investigation after the house-dismantling increased by 18.1%, and their living standard is restored to the original level averagely.

Chapter V. Reconstruction, Restoration or Compensation for Other Influenced Facilities

5.1. Reconstruction or Compensation for Influenced Schools

- Dali No. 3 Middle School

Founded in 1960, the school has a history of almost 50 years. There are 1,076 students in the 20 classes at three grades and 104 teachers and other staff members, almost all of them live in the school. Inside the school there is an academy of classical learning named Fengming Shuyuan, which, built in the reign of Kangxi in Qing Dynasty (1636-1911), has a history of 400 hundred years and is the municipal cultural relics protection site. The school covers an area of 58 mu, and the teaching buildings centralizes in the west the campus, it is the grade II senior high school in Yunnan Province.

In 1999, Guangzhou-Dali Railway was put in operation, which passes through the place no more than 5 meters away from the school, although there was built the sound insulating wall of 150 m, the noise and vibration produced by the running train still produced obvious influence on the teaching building and the environment inside.

Photo 21: Teaching buildings of Dali No.3 Middle School close to the railway.

In 2005, Dali-Lijiang Railway started to be constructed, as the railway is adjacent to Guangzhou-Dali Railway, one accommodation building of 2,050M² in the school was dismantled and the compensation fee was kept by the competent authority in Lijiang City, An accommodation building in simple structure was built at the former football court, it is 1600M² and can accommodate 480 boy students. The school was planed to move to another place after two years, however, four years passed, the school still stays its original place and it is necessary to repair the simple accommodation building. On October 1, 2009, Dali-Lijiang Railway was put in operation, and the trains in running intensify the noise and vibration that influence the teaching building and the environment, however, no monitoring data is collected.

The school is close to No. 320 National Road in the east, the Railway in the west and the road junction in the south. The newly-built second line of Guangzhou Dali Railway will pass through the school from south to north at the place inside 50m away from the west side of the school, and the teaching buildings will be fully dismantled, therefore, the entire school needs to move another place.

- Baowo Primary School

Baowo Primary School is a one in village and, with an area of 140M², it has over 30 students. The school was dismantled and rebuilt due to the land expropriation for the railway construction, the new school, 100m away from the railway, occupies an area of 120M². In accordance with the relevant stipulation, the school will be cancelled in the next year and incorporated into other school.

The photo shows the new campus of Sanyi Primary School in Qihe Township, Gucheng District, Lijiang City.

5.2. Compensation for Influenced Enterprises

There are 15 enterprises and institutes involved in the Dali-Lijiang Railway construction, and the area of the dismantled facilities is about 17,800 M², and the compensation fee is about RMB11.98 million.

Chapter VI. Support and Care for Disadvantage Group

The economic development of the townships/towns along Dali-Lijiang is not at the same level, thanks to the location close to the big city or the station of the railway, Part of the development zone of Dali City, Haidong Town, Fengyi Town and Gucheng District, Lijiang are economically developed and net income per capital is more than 5,000 Yuan; while other regions along the railway are dominated by the agricultural economy, and most villagers make a living by planting, livestock breeding and part-time work, and the net income per capita is at 2,000-5,000 Yuan; and some villagers have a net income per capital of less than 2,000 Yuan. Even in the economically advanced villages or towns, some families are still low incomers. In accordance with the 12 villages under investigation, among the 203 households in Shang'eryang village under the jurisdiction of Manjiang Village at the development zone of Dali City, 120 families have the net income per capita less than 2,000 Yuan, the low-income families account for 50% in the village. The low-income families in other villages are 10% of the total in the village.

During the land expropriation and house dismantling for Dali-Lijiang Railway, the governments of Dali City and its development zone, Heqing County and Gucheng District made some subsidiary policies for those families, and most low-income families are satisfied with the expropriation and dismantling task. Those supportive policies are mainly as follows:

1. Guarantee those families at the minimum living standard. The government will subsidize every person with cash in each month;

For instance, there were 28 households whose land was expropriated by over 50% in Xiangyang Village, Haidong Town, Dali City, and the land expropriation produced large influence on their living standard, the village committee had decided to maintain them at the minimum living standard and affect the other insurances with them as the beneficiary.

In Xiaoshuimei Village, Caohai Town, Heqing City, there are 120 families whose land was expropriated over 50%, as most villagers engage in the sericulture with the non-irrigated farmland, the families whose land was expropriated in large proportion were seriously affected. While the 120 households were divided into two groups, one is with average economic income, and they are 60 households, which decreased obviously after the land expropriation, therefore, the government treats the villages in such group as the household enjoying the minimum living standard guaranty and subsidizes 50 Yuan for each person in each month; Another group is the economically rich villagers who have a higher income per-capita, and the income decrease caused by the land expropriation produced no obvious influence on their living standard.

2. Give the family-oriented supports in accordance with the particular situation

Take Wang Dezhang's family in Xiangyang Village as an example, there are 12 people in the household before the house dismantling, and the family was divided into 4 households. They were compensated with RMB150,000 and three plots for building new houses; his oldest son became a schizophrene since 2006 and the therapy fee is RMB 15,000 per year, the family encountered so big difficulty that they are unable to building new houses. The governments at the town and township levels have supported them as follows:

- ▲ Gave them a another house site of 0.32 mu (valuing RMB90,000);
- ▲ Subsidized them with RMB4,000 in 2006 as the therapy fee for the oldest son;
- ▲ Handled a free medicine card for Wang Quanfu, the oldest son, in 2007; and
- ▲ Designated the family as the pilot for donkey rising in 2008 and sold two donkeys valuing RMB

6,000 for rising at the price of RMB1,500.

Supported by the governments at different levels, they invested RMB 250,000 and built three brick-concrete houses of 120M²each, all of the three houses were occupied. However, due to their limited economic strength, the new houses have not been decorated inside up to now. Meanwhile, his oldest son has restored basically in 2008 and started to make money in 2009, the family members are very satisfied with the house-dismantling and very thankful to the governments at the township and village levels.

Another example is He Bide's family in Xiangyang Village, He had devoiced with his wife and lived with his parents together, and he has two sons. The family was determined as one household and compensated with one house site. Later, the house-dismantling office, considering the particular situations of his family, agreed to sell them another plot of 0.325 mu valuing RMB 90,000 at a price of RMB 10,000, and thus solving their difficulties in the house site allocation.

Damaoping village, Shangguan Town was an economically backward village, in 2008, the dispensable income per capita of the villagers was only RMB 1,800. To minimize the influenced households' burden in building construction, they were allowed to dispose or utilize the available materials of their former houses after paying RMB 2,000. The civil affairs bureau made more compensation for the special poverty, such as Dong Shounian's family received an additional compensation of 5,000 Yuan.

As the quota of household with minimum social welfare support is limited in the villages, part of economically difficult families have not received the minimum social welfare support at present.

To ensure the influenced households to be free from the influence of land expropriation and house dismantling in their future living, the government of Gucheng District, Lijiang has trained 8,100 person times on fruit tree planting, grafting and management as well as livestock breeding for the villagers whose land was expropriated or whose house was dismantled in the villages along the railway, and the local rural labors were preferentially employed during the railway construction under the same conditions. There are 120 agricultural-use trucks, big or small, participated in transportation during the railway construction, which not only increased the income of the villagers along the railway, but also help the construction team work together with the local villagers in humanity, and thus guaranteeing the smooth construction of the railway.

Chapter VII. Outstanding Problems Left

As the temporary train was put in running on Dali-Lijiang Railway, the land expropriation and house dismantling for construction of the railway were over. Up to now, there are still outstanding problems left as follows:

(1) The scheme of transferring the entire Dali No. 3 Middle School shall be carried out as soon as possible

It is said that the scheme had been proposed in the agenda, and the headquarter of Dianxi Railway Company was negotiating with the government of Dali City on this problem and had made a plan.

(2) The emigration of Shiguilin's Family in Xiaoshuimei Village, Caohai Town, Heqing County

Up to the date when the investigation was conducted, the house dismantling office of Heqing County, through remitting efforts, had determined the new house site for the family of Shi Guilin, and the two parties had reached an agreement on house-dismantling. At present, the office was handling relevant formalities of land expropriation for him. Once the formalities were completed, Shi Guilin may start to build his new house. Now his family is still living in the temporarily built house.

Since his house was dismantled in 2005, his family has lived in the limited environment due to the site of the new house cannot be determined.

(3) There are some projects relating to public interests to be solved in the construction of Dali-Lijiang Railway

Those projects mainly relate to five kind of problems, that is, exhaustion of water resource and damage of irrigation system caused by the railway construction, damage of residential houses and village roads caused by detonating operation and over-time land occupation by large temporary facilities, etc. Up to now, it is expected RMB 50 million was needed to solve such projects left along the entire life of the railway.

During construction of Dali-Lijiang Railway, the headquarter of Dianxi Railway Company, constructors and local expropriation and dismantling offices have made great efforts in solving the problems above mentioned and ensured the smooth construction. Dianxi Railway Headquarter has completed the Investment Description Report on Dali-Lijiang Railway (final version) to make another effort to apply the Ministry of Railway to add the compensation fee for land expropriation so as to solve the outstanding problems left, it was planned to appropriate 90% of the such funds to the local governments to make up the shortage of compensation fees for land expropriation, house-dismantling and emigrant resettlement and compensate the road and house damage caused by railway construction and other public interest projects, so as to ensure the successful completion of Dali-Lijiang Railway.

Attachment: List of Households Interviewed under Investigation

(1) Dali City Development Zone (10 households in total)

Shang'eryang under the jurisdiction of Manjiang Village (5 households):

Tao Jiafen	Bai Nationality	Family of seven
Yang Bijun	Bai Nationality	Family of six
Zhang Xin	Bai Nationality	Family of eight
Luo Yuzhen	Bai Nationality	Family of thirteen
Dong Yuezuo	Bai Nationality	Family of six

Shifangzi Village under the jurisdiction of Hongshan Village (5 households)

Yang Huidong	Bai Nationality	Family of five
Yang Chaohui	Bai Nationality	Family of six
Yang Xinxiang	Bai Nationality	Family of three
Yin Shengjie (Yang Xinguan)	Bai Nationality	Family of six

(2) Dali City (18 households in total)

Jiangshang Village under the jurisdiction of Xiangyang Village of Haidong Town (6 households):

Wang Longjia	Bai Nationality	Family of five
He Bide	Bai Nationality	Family of three
Wang Dezhang	Bai Nationality	Family of twelve
Feng Mingzhi	Bai Nationality	Family of four
He Bicheng	Bai Nationality	Family of four
Wang Xueqin	Bai Nationality	Family of six

Fengzhu Village of Fengyi Town (6 households):

Yang Xueli	Bai Nationality	Family of six
Zhao jinyou	Bai Nationality	Family of ten
Du Lianchun	Bai Nationality	Family of five
Zhao Likui	Bai Nationality	Family of six
Luo Yangmin	Bai Nationality	Family of seven
Cheng Zhengxing	Bai Nationality	Family of two

Damaoping Natural Village under Qingsuo Village of Shangguan Town in Dali City (6 households)

Dong Bin	Bai Nationality	Family of six
Li Zicheng	Bai Nationality	Family of six
Dong Qihua	Bai Nationality	Family of four
Dong Hongwu	Bai Nationality	Family of four
Dong Hongxiang	Bai Nationality	Family of six
Dong Hongbiao	Bai Nationality	Family of six

(3) Heqing County (13 households in total)

Baowo Village of Songgui Town (5 households):

Li Siquan	Bai Nationality	Family of five
Li Ding	Bai Nationality	Family of five
Li Zhigang	Bai Nationality	Family of five
Li Ruihua	Bai Nationality	Family of four
Yang Zhiqi	Bai Nationality	Family of four

Yangjun Village under Xinwo Village of Songgui Town (3 households):

Zhao Shuzong	Bai Nationality	Family of six
Li Qingzhong	Bai Nationality	Family of five
Zhao Ruizhao	Bai Nationality	Family of six

Xitanjie Village under Xinwo Village, Songgui Town (2 households)

Zhang Taibai	Bai Nationality	Family of six
Zhang Rujiang	Bai Nationality	Family of six

Xiaoshuimei Village, Caohai Town (3 households)

Shi Guilin	Bai Nationality	Family of nine
Shi Hongguang	Bai Nationality	Family of six
Shi Hongxue	Bai Nationality	Family of eleven

(4) Gucheng District, Lijiang City (12 households)

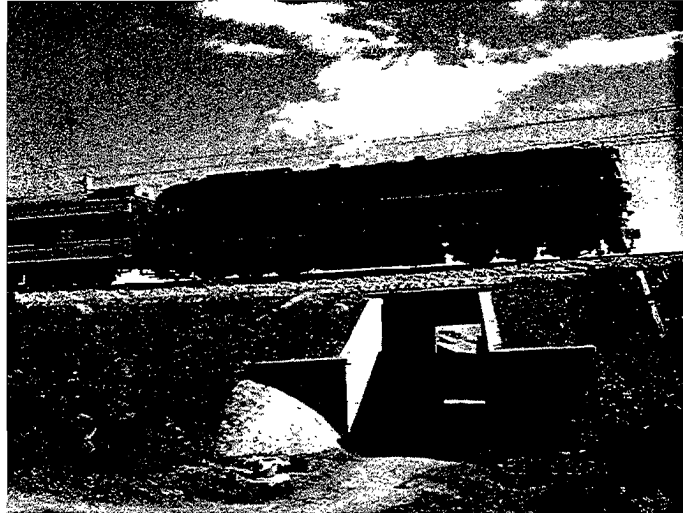
Shibei Natural Village under Xintuan Village in Jinshan Town (4 households):

Yang Shicheng	Bai Nationality	Family of seven
Yang Shiqin	Bai Nationality	Family of five

Yang Shiyi	Bai Nationality	Family of four
Yang Shili	Bai Nationality	Family of five
Enlieshang Village under Xintuan Village, Jinshan Township (4 households)		
Fu Liyou	Naxi Nationality	Family of four
Fu Xuegong	Naxi Nationality	Family of five
He Yuelong	Naxi Nationality	Family of six
He Zhiwu	Naxi Nationality	Family of three
Huafengyi Village under Gonghe Village in Qihe Township (4 households):		
He Ruqiang	Naxi Nationality	Family of six
He Yangxin	Naxi Nationality	Family of five
Zhang Donghua	Han Nationality	Family of four
He Rongmao	Naxi Nationality	Family of four

Table of Photos

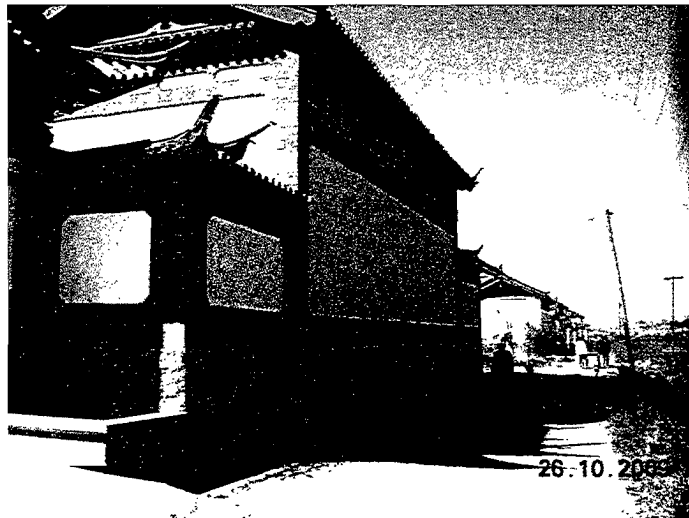
- 1、 Temporary train running on Dali-Lijiang Railway (at Fengzhu Village under jurisdiction of Manjiang Village of Dali City;



- 2、 Hardened roads and new houses in order in Huaafengyi Village under jurisdiction of Gonghe Village, Qihe Township, Gucheng District, Lijiang;



- 3、 New villages and roads in Enlieshang Village under jurisdiction of Xintuan Village, Jinshan Township, Gucheng district, Lijiang;



- 4、 New villages and roads in Shibei Village under jurisdiction of Xintuan Village, Jinshan Township, Gucheng district, Lijiang;



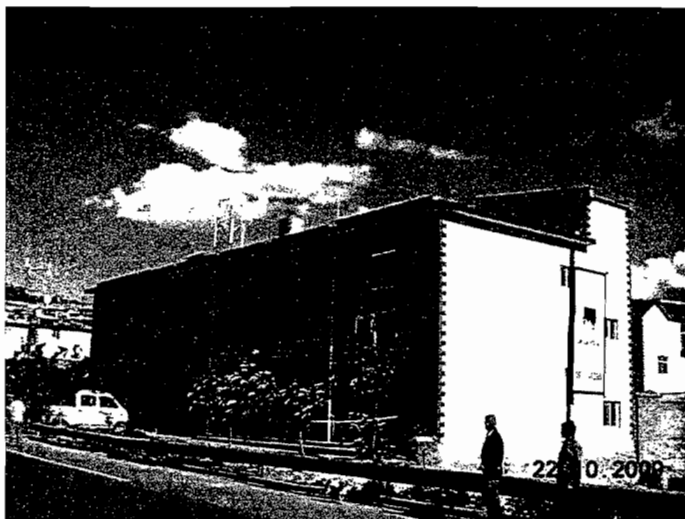
- 5、 New village of Xiangyang's family, Haidong Township, Dali City;



- 6、 New house of Tao Jiafen's family in Shang'er Village under jurisdiction of Manjiang Village in the development zone;



- 7、 New building of Yin Shengjie's family in Shifangzi Village, Hongshan village committee at the development zone;



- 8、 Site of Yang Xinxiang's family in Shifangzi Village;



- 9、 Newly-built house of Dong Hongbiao's family, Damaoping Village under jurisdiction of Qingsuo Village, Shangguan Town, Dali City;



10、 New house of He Bicheng's family in Xiangyang Village, Haidong Town;



11、 New house of Yang Xueli's family in Fengzhu Village under jurisdiction of Fengming Village, Fengyi Town;



12、 New house of Zhao Likui's family in Fengzhu Village under jurisdiction of Fengming Village, Fengyi Town;



13、Zhang Rujiang's family at Xitanjie Village under the jurisdiction of Xinwo Village, Songgui Town, Heqing County;



14、Brick-concrete house of Zhao Ruizhao's family in Yangjun Village under jurisdiction of Xinwo Village;



15、New house of Li Ding's family in Baowo Village, Heqing County;



16、 Shi Hongguang's family in Xiaoshuimei Village, Caohai Town, Heqing County;



17、 Temporary house of Shi Guilin's family in Xiaoshuimei Village, Caohai Town, Heqing County;



18、 Main house of He Yangxin's family in Huafengyi Village, Qihe Township, Gucheng District;



- 19、 New house of Fu Liyou's family in Enlieshang Village, under jurisdiction of Xintuan Village, Jinshan Township;



- 20、 New house of Yangshiyi's family in Shibe Village under jurisdiction of Xintuan Village;



- 21、 Teaching buildings of Dali No.3 Middle School close to the railway.

