



**The Phase III & IV of Guangzhou College of Applied  
Science and Technology (GCAST) Zhaoqing Campus  
(Draft) Land Review**

Prepared for  
Asian Infrastructure Investment Bank

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## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

**Table of Contents**

1.	Introduction.....	1
1.1	Project Background.....	1
1.2	Scope of the Land Review .....	1
1.3	Objectives and Methodology of the Land Review.....	2
1.3.1	Objectives of the Land Review.....	2
1.3.2	Land Review Methodology.....	2
1.4	Limitations .....	3
1.5	Report Structure .....	3
2.	Land Acquisition and Resettlement Review .....	5
2.1	Project Impacts.....	5
2.1.1	Land Acquisition .....	5
2.1.2	Enterprise and Individual Business Operator .....	7
2.2	Compensation Policies and Standards.....	8
2.2.1	Land Acquisition Compensation Standards.....	8
2.2.2	Compensation Standards for the Enterprise and Individual Business Operator 10	
2.3	Compensation Costs and Payment.....	11
2.3.1	Payment and Distribution of Land Acquisition Compensation .....	11
2.3.2	Compensation Payment to the Enterprise and Individual Business Operator	14
2.4	Information Disclosure, Public Participation and Grievance Redress Mechanism	15
2.5	Identified Issues and Corrective Recommendations.....	16
3.	Land Tenure and Current Land Use Status of the Project Site.....	18
3.1	Land Tenure of the Project Site .....	18
3.2	Current Land Use Status of the Project Site.....	18
3.2.1	Pig Farm.....	18
3.2.2	Driving School.....	19
3.3	Identified Issues and Corrective Recommendations .....	20
4.	Key Conclusions of the Land Review .....	22
4.1	Conclusions .....	22
4.2	Identified Issues and Corrective Recommendations.....	23
5.	Annexes.....	25
5.1	Annex 1: List of Interviewees .....	25



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

5.2 Annex 2: List of documents.....26

5.3 Annex 3: Land Acquisition Compensation Agreement.....27

5.4 Annex 4: Compensation Payment Voucher (Payment from the Land Acquisition Department to Affected Villager Groups) .....28

5.5 Annex 5: Compensation Distribution Plan (Meeting Records of Villager Representatives' Meeting) .....29

5.6 Annex 6: Villagers' Signed Receipt Form / Household-Level Compensation Distribution Records .....30

5.7 Annex 7: Payment Vouchers for Rental Compensation for Income-Generating Commercial Facilities .....31

5.8 Annex 8: Payment Vouchers for Basic Livelihood Security Funds.....32

5.9 Annex 9: Compensation Agreement for Wens Chicken Farm .....33

5.10 Annex 10: Compensation Payment Record for Wens Chicken Farm .....34

5.11 Annex 11: Real Estate Ownership Certificates Obtained by GCAST .....35

5.12 Annex 12: Site Photos .....36



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

**TABLE OF TABLES**

Table 2-1 Land Acquisition Impact Table for the GCAST Phases III & IV ..... 6  
Table 2-2 Land Acquisition Compensation Standards ..... 9  
Table 2-3 Asset Appraisal Value of Wens Chicken Farm ..... 11  
Table 2-4 Land Acquisition Compensation Amounts for Affected Villager Groups ..... 12  
Table 2-5 Key Findings and Recommendations for the GCAST Phases III & IV Project ..... 16  
Table 3-1 Key Findings and Recommendations for the GCAST Phases III & IV Project ..... 20  
Table 4-1 Key Findings and Recommendations ..... 23

**TABLE OF FIGURES**

Figure 2-1 Information Disclosure Records during Project Land Acquisition ..... 16  
Figure 3-1 Current Status of the Unrelocated Pig Farm within the Project Area ..... 19  
Figure 3-2 Current Status of the Driving School within the Project Area ..... 20



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

China Education Group Holdings Limited (CEG) is a leading vocational and higher education provider with operations in China, Australia and the United Kingdom. As of August 31, 2025, the Group manages 14 educational institutions, including 12 domestic schools with a strategic focus on the Guangdong-Hong Kong-Macao Greater Bay Area. Internationally, the Group operates one higher education institution in Sydney, Australia, and one in London, UK. The total full-time student enrollment is approximately 282,000 students, with higher education serving as the core business segment.

CEG intends to secure corporate financing from the Asian Infrastructure Investment Bank (AIIB) to support the construction and subsequent operation of Phases III & IV of Guangzhou College of Applied Science and Technology (GCAST) Zhaoqing Campus, located in Lianhua Town, Dinghu District, Zhaoqing City, Guangdong Province, China. The Phases III & IV of the campus covers an area of approximately 284,666.7 square meters and are designed to accommodate a range of academic, residential, and supporting facilities, including residential accommodation for students and staff, sports and recreational facilities, and academic and practical teaching facilities. The site was acquired from the local government in April 2025. The project is currently in the construction phase and is expected to complete construction within the next five years.

GCAST, formerly known as Songtian College of Guangzhou University was approved by the Ministry of Education as an independent college in 2004. The university has been acquired by CEG in 2018. Following approval by the Ministry of Education, the institution was restructured into an independent private undergraduate university and renamed Guangzhou College of Applied Science and Technology in December 2020. The Zhaoqing Campus was subsequently completed and officially inaugurated on July 10, 2021.

Following an Environmental and Social Due Diligence (ESDD) conducted by AIIB in March 2026, several areas requiring further assessment were identified regarding the potential social impacts and land-related compliance of the proposed GCAST Zhaoqing Campus Phases III & IV. To address these areas and ensure alignment with AIIB's Environmental and Social Framework (ESF), Stantec Environmental Engineering (Shanghai) Co. ("Stantec") was commissioned in April 2026 by AIIB to undertake a social impact assessment (SIA) with a focused review of land-related aspects and prepare an environment and social management plan (ESMP) covering both the construction and operation of the project. This report presents the results of this social impact assessment.

## 1.2 SCOPE OF THE LAND REVIEW

The scope of this land review is strictly limited to all land within the redline boundary of the Phase III & IV of GCAST Zhaoqing Campus, with a total land area of 427 mu. In accordance with AIIB requirements, the review focuses on compliance aspects of the land acquisition process for the 427 mu, including land acquisition procedures, inventory of losses, application of compensation standards, progress of compensation payment, and current livelihood restoration status of affected persons. The purpose is to



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

confirm that the land acquisition and compensation activities undertaken during the project preparation comply with PRC laws and regulations and are aligned with the relevant social requirements under AIIB's Environmental and Social Standards.

### 1.3 OBJECTIVES AND METHODOLOGY OF THE LAND REVIEW

#### 1.3.1 Objectives of the Land Review

The main objective of the land review is to assess the current social risk management status of the proposed subproject against the relevant requirements of AIIB's Environmental and Social Standards (ESSs). The specific objectives are to:

- Conduct a comprehensive review of the land acquisition process for the project site, and verify whether land acquisition, public notices, inventory of losses, agreement signing and fund disbursement complied with PRC legal procedures and local government requirements;
- According to the AIIB's Environmental and Social Standards (ESS), the assessment focuses on whether the land acquisition compensation standards meet the "replacement cost" requirement, as well as the adequacy of public participation and information disclosure;
- Assess, through site visits and consultations, the restoration of production and living conditions of the affected population, especially vulnerable groups, after the loss of land, and confirm that the project has not caused continuing negative impacts;
- Identify whether there are any outstanding compensation payments or potential land tenure disputes, and assess the social risks that these may pose to the continued implementation of the project;
- Where legacy issues or deviations from policy implementation are identified, develop a feasible Corrective Action Plan (CAP) to meet the social compliance conditions for AIIB financing disbursement.

#### 1.3.2 Land Review Methodology

The land review mainly adopted the following methods:

##### 1) Document Collection and Review

The SIA team collected land acquisition and compensation-related documents from the Project Implementation Unit (PIU), the town government where the project is located (Lianhua Town), and online searches. These included project preparatory approvals and land acquisition approvals, land acquisition compensation agreements, and compensation payment vouchers.

##### 2) Site Visit



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

Based on the documents collected, the SIA team conducted a site visit to the proposed project site to understand current land use conditions and surrounding social and environmental receptors. Through field observations, the team identified potential land acquisition and resettlement risk factors and assessed the level of on-site management.

### 3) Key Informant Interviews

The SIA team consulted with the PIU and the government departments responsible for land acquisition and resettlement:

- PIU: to understand the basic project information, the means of land acquisition, the progress of land approval procedures, and the main difficulties in project implementation.
- Responsible officials for land acquisition and resettlement at the town government where the project is located: consultation were conducted with land acquisition staff of Lianhua Town to understand the project land approval and land acquisition process, compensation policies and standards, resettlement process and outcomes, grievance handling during land acquisition compensation implementation, and any remaining legacy issues.
- Representatives of affected village committees and villager groups: consultation were conducted with affected villages and villagers to collect compensation distribution records and understand the collective asset compensation distribution plan, information disclosure during land acquisition, grievance handling, and any remaining legacy issues.
- Management personnel of the existing driving school within the project area: consultation were conducted with the existing tenant (Tongda Driving School) within the GCAST Phases III & IV site to understand its basic situation, relocation plan, and transition period arrangements.

## 1.4 LIMITATIONS

This land review is based on information and documentation made available by the Project Implementation Unit and relevant stakeholders, as well as observations from the site visit and interviews conducted during the review period. The findings and conclusions reflect the information obtained as of the time of assessment. Any material changes to project design, implementation arrangements, or land-related information after the review period may affect the conclusions presented in this report.

## 1.5 REPORT STRUCTURE

The structure of the report is shown as follows:

- Chapter 1: Introduction
- Chapter 2: Land Acquisition and Resettlement Review



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

- Chapter 3: Land Tenure and Current Land Use Status of the Project Site
- Chapter 4: Key Conclusions of the Land Review
- Chapter 5: Annexes



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

## 2. LAND ACQUISITION AND RESETTLEMENT REVIEW

Guangzhou College of Applied Science and Technology (GCAST) Zhaoqing Campus is located at No. 20 Fengle Road, Lianhua Town, Dinghu District, Zhaoqing City, Guangdong Province, with a total land area of 1,031 mu. The Phase III & IV of GCAST Zhaoqing Campus, which are the scope of the land review, cover 427 mu. Based on the site visit and relevant consultations, land acquisition, compensation and resettlement for the GCAST Phases III & IV site were completed in 2022. Details of land acquisition and resettlement are set out below.

### 2.1 PROJECT IMPACTS

The impacts caused by project land acquisition are summarized as follows:

- A total of 542.73 mu of collective land was acquired by the government between 2019 and 2022. The land did not include land contracted to individual households. The acquisition affected 10 villager groups in Guyi Village and Liantang Village, Lianhua Town. Because the land was acquired uniformly by the government, the specific boundary of the 427 mu acquired for GCAST Phases III & IV cannot be separately delineated;
- Impacts involved one enterprise (Wens Chicken Farm) and one individual business operator (a pig farm);
- There were no impacts on standing crops or ground attachments; no demolition of residential houses; no direct impacts on vulnerable groups; and no impacts on ethnic minorities.

#### 2.1.1 Land Acquisition

Based on consultations with the Lianhua Town Government and a review of the documentation provided, land acquisition for the GCAST Phases III & IV Project was completed in 2022. The project land was acquired as part of a broader urban development program, under which the project site and surrounding land parcels were requisitioned during the same period.

According to the Preliminary Land Acquisition Announcement issued by the People's Government of Dinghu District, Zhaoqing City on 15 August 2019 (Zhaodingfu Gong [2019] No. 3), the land parcel for GCAST Phases III & IV was acquired together with approximately 2,400 mu of surrounding land. The GCAST Phases III & IV site covers 427 mu, accounting for approximately 18% of the total acquired area. The affected area included the jurisdictions of the Dabu Village, Guyi Village, and Liantang Village committees in Lianhua Town, involving multiple villager groups.

**Clarification on land acquisition scope.** The “approximately 2,400 mu” refers to the broader government-led land acquisition programme implemented in the area under the same urban development planning



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

*context. This land review is strictly limited to land parcels relevant to the Phases III & IV redline boundary of GCAST (427 mu). Within the affected villager groups where the Phases III & IV site is located (Guyi Village Groups 1–9 and Liantang Village Group 7), a total of 542.73 mu of collective land was acquired under the programme. The 427 mu Project footprint forms part of this 542.73 mu area. Land acquired outside the above villager groups and outside the Project redline boundary is associated with other parcels under the wider development programme and is not assessed in this land review.*

Further consultations with the Lianhua Town Government indicate that the GCAST Phases III & IV site is located within the land areas of Guyi Village Groups 1–9 and Liantang Village Group 7. The total land acquired within these villager groups amounts to 542.73 mu, of which the GCAST Phases III & IV project land represents approximately 79%. As the project's actual land area of 427 mu cannot be clearly delineated from the total acquired area, the entire 542.73 mu of collective land within Guyi Village Groups 1–9 and Liantang Village Group 7 is identified as the land acquisition and resettlement impact area for the GCAST Phases III & IV Project.

In total, the land acquisition affected 10 villager groups across Guyi Village and Liantang Village in Lianhua Town, covering 542.73 mu of collectively owned land. All affected land was owned by village collectives or villager groups and had not been contracted to individual households.

According to consultations with the affected village committees, the acquired land primarily comprised agricultural land (approximately 95%), mainly woodland and fishponds, with no cultivated farmland involved. The remaining approximately 5% consisted of unused land. A summary of land acquisition impacts is presented in Table 2-1.

**Table 2-1 Land Acquisition Impact Table for the GCAST Phases III & IV**

District	Town	Village	Villager Group	Area (mu)
Dinghu District	Lianhua Town	Guyi Village	Group 1	45.05
			Group 2	29.3
			Group 3	36.38
			Group 4	33.3
			Group 5	58.28
			Group 6	38.14
			Group 7	41.94
			Group 8	17.41
			Group 9	87.89
				Guyi Village Collective
		Liantang Village	Group 7	14.03



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

District	Town	Village	Villager Group	Area (mu)
<b>Total</b>				<b>542.73</b>

**Source:** Land Acquisition and Compensation Agreement provided by the Lianhua Town Government.

The land acquired for the Phases III & IV of the GCAST Zhaoqing Campus Project was not contracted or allocated to individual households prior to acquisition. The affected land parcels were under collective ownership and collective management by the relevant villager groups in Guyi Village and Liantang Village. The land was not used for household-based agricultural production and did not constitute a direct source of subsistence income for individual villagers.

Based on consultations with village committees and villager representatives, the affected collective land was primarily managed by the villager groups as a collective economic asset. Prior to acquisition, village collectives generated income mainly through leasing the land to enterprises or large-scale operators, rather than through household farming activities. There was no routine individual agricultural cultivation or crop production by villagers on the acquired land parcels.

Income derived from land leasing and other collective economic activities was incorporated into village group collective income and distributed among villagers on an equal per-capita basis within each villager group, in accordance with locally established collective income distribution arrangements. As a result, individual villagers' livelihoods were not directly dependent on personal agricultural use of the acquired land, but rather on collective income distribution mechanisms.

Given this land use and management arrangement, the acquisition of collective land for the Project did not result in the loss of household agricultural production, nor did it cause direct displacement of farming activities or primary livelihood sources at the household level. The main livelihood-related impact of land acquisition is therefore related to the collective economic function of the land, rather than to individual household farming income.

This impact has been addressed through the compensation and livelihood restoration arrangements provided to the affected village collectives, including cash compensation, transitional rental-equivalent compensation for reserved development land, and long-term collective income restoration measures. These arrangements are designed to maintain the continuity of collective income generation and distribution to villagers, thereby mitigating potential indirect livelihood impacts associated with the loss of collectively managed land.

### 2.1.2 Enterprise and Individual Business Operator

The project affected one enterprise and one individual business operator. The specific impacts are as follows:

1) **Enterprise: Guangdong Wens Southern Poultry Breeding Co., Ltd. (Wens Chicken Farm)**

In 1991, the Zhaoqing Dinghu District Agricultural Development Company (District Agricultural Development Company) leased more than 640 mu of collective land from Liantang Village and Guyi Village in Lianhua Town for fruit cultivation, including approximately 25 mu located in Guyi Village. The lease period ran from 1 January 1999 to 31 December 2021, with an annual rental rate of approximately RMB 100 per mu.



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

Following industrial restructuring in 2003, the District Agricultural Development Company subleased the entire leased land area (more than 640 mu) to Guangdong Wens Southern Poultry Breeding Co., Ltd. (Wens Chicken Farm). From 2003 onwards, Wens Chicken Farm used the land for broiler breeding and breeder chicken production.

In 2019, the local government implemented large-scale land acquisition in the area to support regional development planning, covering a total area of more than 2,400 mu. The entire land area subleased by Wens Chicken Farm was included within the acquisition boundary. The GCAST Phases III & IV project directly affected approximately 25 mu of this land.

At the time of land acquisition, Wens Chicken Farm's main production and supporting facilities on the affected land included transformers, freezers, professional workbenches, and office facilities. It was verified that approximately 270,000 breeder chickens were being raised on the site at that time.

### **2) Individual business operator: Pig Farm**

Based on site visits and consultations with the Lianhua Town Government, one idle pig farm operated by Mr. Deng was identified within the Project land acquisition area.

It is understood that around 2010, Mr. Deng leased approximately 100 mu of collective land in Guyi Village for pig farming operations. During 2014–2015, more than 50% of the leased land was legally acquired for the construction of the Guangzhou–Foshan Expressway Project. Following this acquisition, Mr. Deng continued to lease the remaining approximately 45 mu of land.

According to site observations, two two-storey buildings remain on the remaining 45 mu of land. However, since 2016, the pig farm has completely ceased breeding operations due to business adjustments or other reasons, and all assets have remained idle for an extended period.

The GCAST Phases III & IV Project land acquisition affects the remaining 45 mu leased by Mr. Deng, which has been included in the land acquisition impact assessment, together with the associated above-ground structures.

## **2.2 COMPENSATION POLICIES AND STANDARDS**

### **2.2.1 Land Acquisition Compensation Standards**

Land acquisition compensation for the Project comprises three main components: (i) land compensation, including resettlement subsidies; (ii) allocation of reserved development land; and (iii) livelihood security measures for land-acquired farmers. Details are presented below.

#### **1) Land compensation (including resettlement subsidies)**



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

In accordance with the Land Administration Law of the People's Republic of China, the Guangdong Province Land Acquisition Compensation Protection Standards (2016 Revision and Adjustment), and the Notice of the Office of the People's Government of Dinghu District, Zhaoqing City on Issuing the Adjustment Plan for Land Acquisition Compensation Standards in Dinghu District (Zhaodingfu Ban [2017] No. 13), the land acquisition compensation standard for the Project, inclusive of resettlement subsidies, is RMB 52,300 per mu. Details are provided in the table below.

**Table 2-2 Land Acquisition Compensation Standards**

City	District	Town	Land Compensation Standard (RMB/mu)
Zhaoqing City	Dinghu District	Lianhua Town	52,300

### **2) Livelihood Restoration for Land-acquired Village Collectives through Reserved Development Land Entitlement**

As part of the livelihood restoration arrangements for land-expropriated village collectives, a reserved development land entitlement is calculated based on 12% of the total area of collective agricultural land acquired. For Guyi Village Group 1, a total of 45.05 mu of land was acquired, corresponding to a reserved development land entitlement of 5.41 mu ( $45.05 \text{ mu} \times 12\%$ ).

Physical return of land is not implemented. Instead, the reserved development land entitlement is converted into a combined livelihood restoration arrangement, consisting of the following two components.

#### **(a) Compensation through Equivalent Income-Generating Commercial Facilities**

Based on the reserved development land entitlement, the township government allocates an equivalent livelihood restoration asset in the form of income-generating commercial facilities, calculated at a standard of 100 square metres of commercial facilities per mu of reserved development land. The township government works jointly with the affected village collective to identify and plan a new land parcel for the future construction of commercial facilities, in accordance with statutory land use planning and urban development controls.

The commercial facilities are intended to provide a sustainable, long-term source of collective income for the affected village collective. Prior to the completion and operation of the commercial facilities, transitional livelihood support is provided through rental-equivalent compensation. This compensation is calculated based on the planned commercial facility area, at a rate of RMB 15 per square metre per month, with a 5% increase every two years, and is paid annually to the affected village collective before 30 December of each year.

For Guyi Village Group 1, with a reserved development land entitlement of 5.41 mu, the planned commercial facility area amounts to 541 square metres ( $5.41 \text{ mu} \times 100 \text{ square metres/mu}$ ). Accordingly, the annual transitional livelihood compensation is RMB 97,380 ( $541 \text{ square metres} \times \text{RMB } 15/\text{square metre/month} \times 12 \text{ months}$ ).

#### **(b) Cash Compensation as Part of Livelihood Restoration**



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

In addition to the provision of income-generating commercial facilities, cash compensation is provided as an integral component of the livelihood restoration arrangement. Cash compensation is calculated at a rate of RMB 100,000 per mu of reserved development land and is paid together with the statutory land acquisition compensation.

For Guyi Village Group 1, with a reserved development land entitlement of 5.41 mu, the corresponding cash compensation amounts to RMB 541,000 (5.41 mu × RMB 100,000 per mu). This cash component supports livelihood restoration by providing immediate financial resources to the village collective during the transition period and for broader collective development purposes.

### **3) Livelihood Security for Land-Acquired Farmers**

In accordance with the Notice of the Office of the People's Government of Dinghu District, Zhaoqing City on Issuing the Land Acquisition Compensation Plan for the Zhaoqing New District Area of Dinghu District (Zhaodingfu Ban [2012] No. 92), long-term livelihood security for land-acquired farmers is provided through an in-kind equivalent compensation mechanism linked to grain prices.

Under this mechanism, livelihood security payments are calculated based on an assumed annual grain output of 1,200 jin (equal to half kg) per mu of acquired land, converted into cash using the prevailing local purchase price for Grade III paddy rice as determined by the local grain authority. The calculation is applied after deducting the area of reserved development land allocated to the affected collective.

Based on document review and consultations, the current purchase price for Grade III paddy rice in Dinghu District, Zhaoqing City is approximately RMB 1.4 per jin. Accordingly, the in-kind equivalent livelihood security compensation standard is approximately RMB 1,680 per mu per year.

Taking Guyi Village Group 1 as an example, a total of 45.05 mu of collective land was acquired. After deducting the reserved development land entitlement, Guyi Village Group 1 is entitled to annual livelihood security compensation of approximately RMB 66,595, providing ongoing income support to land-acquired farmers.

## **2.2.2 Compensation Standards for the Enterprise and Individual Business Operator**

Compensation for Wens Chicken Farm and the pig farm affected by Project land acquisition is as follows:

### **1) Enterprise: Wens Chicken Farm**

Following consultations, the People's Government of Lianhua Town, Dinghu District and Wens Chicken Farm agreed that compensation would be determined based on an independent assessment of affected assets and associated losses. Accordingly, in March 2020, both parties jointly commissioned a qualified third-party appraisal institution—Guangdong Yonghui Asset Appraisal and Land and Real Estate Appraisal Co., Ltd.—to conduct an asset valuation and loss assessment of Wens Chicken Farm.



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

The appraisal covered the farm's affected assets and related losses arising from land acquisition and was carried out in accordance with applicable technical and valuation standards. The appraisal results were reviewed and confirmed by both the local government and Wens Chicken Farm, and served as the agreed basis for compensation. According to the appraisal report, the total assessed value of Wens Chicken Farm's affected assets amounted to RMB 3,341,672. Details are presented in Table 2-3.

**Table 2-3 Asset Appraisal Value of Wens Chicken Farm**

No.	Category	Compensation Amount (RMB)
1	Facilities and equipment	2053550
2	Relocation costs and mortality losses of breeder chickens caused by relocation	1070550
3	Business loss compensation	217572
<b>Total</b>		<b>3341672</b>

### **2) Individual business operator: Pig Farm**

As verified through consultations with the Lianhua Town Government, the asset appraisal process for the affected pig farm was initiated in or around July 2025. Through consultation, the land acquisition authority and the pig farm operator agreed to jointly commission a legally qualified third-party appraisal institution—Guangdong Xinhongxin Land, Real Estate and Asset Appraisal Co., Ltd.—to conduct an on-site inventory and valuation of the affected assets.

At the time of reporting, the compensation and resettlement agreement is still under negotiation, and the appraisal report and detailed compensation figures have not yet been formally disclosed. According to interviews with CEG and the local government, no demolition of existing facilities and no use of the affected land will take place until a compensation agreement has been reached with the pig farm operator. Upon finalisation and entry into force of the agreement, the appraisal results and compensation arrangements will be disclosed in accordance with applicable legal and procedural requirements, in order to ensure due process and the fair protection of the affected person's rights and interests.

## **2.3 COMPENSATION COSTS AND PAYMENT**

### **2.3.1 Payment and Distribution of Land Acquisition Compensation**

#### **1) Land Compensation Payment**

In February 2022, the Dinghu Branch of the Zhaoqing Municipal Bureau of Natural Resources, acting as the competent authority for land acquisition, executed formal Land Acquisition Compensation Agreements with the affected villager group collectives. The agreements were duly signed in accordance with applicable statutory procedures. Copies of the signed agreements are provided in Annex 3.



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

In mid to late March 2022, the Dinghu District People's Government completed the payment of land acquisition compensation to the affected villager group collectives in full. Official payment vouchers and bank transfer records evidencing the disbursement of compensation funds are provided in Annex 4, confirming timely and complete payment.

According to consultations with the affected village committees, each villager group independently determined the internal distribution of compensation through members' representative meetings, in line with collective decision-making procedures. Each villager group prepared a formal compensation distribution plan, and meeting records confirm that all registered members agreed to distribute the land acquisition compensation equally on a per-capita basis within the group. The meeting minutes and resolutions are provided in Annex 5, demonstrating informed participation and collective consent.

By the end of March 2022, all land acquisition compensation associated with the Project had been fully distributed to affected households in accordance with the approved distribution plans. Villagers' signed payment acknowledgements and household-level compensation distribution records are included in Annex 6, providing documentary evidence that compensation was received by eligible beneficiaries.

The total land acquisition compensation paid under the Project amounted to RMB 34.90 million, as summarised in the table below. Based on document review and stakeholder consultations, the compensation process was completed prior to land handover, and no outstanding payments or unresolved compensation issues related to collective land acquisition were identified at the time of this land audit.

**Table 2-4 Land Acquisition Compensation Amounts for Affected Villager Groups**

District	Town	Village	Villager Group	Acquired Land Area (mu)	Land Compensation (RMB)	One-off Cash Compensation for Reserved Development Land (RMB)	Total Amount (RMB)
Dinghu District	Lianhua Town	Guyi Village	Group 1	45.05	2356115	541000	2897115
			Group 2	29.3	1532390	352000	1884390
			Group 3	36.38	1902674	437000	2339674
			Group 4	33.3	1741590	400000	2141590
			Group 5	58.28	3048044	699000	3747044
			Group 6	38.14	1994722	458000	2452722
			Group 7	41.94	2193462	503000	2696462
			Group 8	17.41	910543	209000	1119543
			Group 9	87.89	4596647	1055000	5651647
				Guyi Village Committee	141.01	7374823	1692000
	Liantang Village	Group 7	14.03	733769	168000	901769	
<b>Total</b>				<b>542.73</b>	<b>28384779</b>	<b>6514000</b>	<b>34898779</b>



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

Based on interviews with affected village committees and villagers, it was identified that the land parcels involved in the Project were generally not intensively used prior to acquisition. Some parcels had remained idle for extended periods, while other parcels had been collectively transferred by village collectives to enterprises (such as large-scale livestock and poultry farms) or to major grain producers for centralized operation. In parallel, a significant proportion of the local labour force had already shifted to non-agricultural employment. As a result, household livelihoods showed limited direct reliance on the use of the acquired land parcels, and land acquisition did not constitute a major source of household operating income prior to expropriation.

With regard to collective income arrangements, Guyi Village and Liantang Village have established a collective income distribution mechanism based on leasing of collective assets and dividend distribution. Collective income is mainly generated through the leasing of factory buildings, commercial premises, and other collective assets, and annual dividends are distributed on an equal per-capita basis according to the registered population. Information obtained from village committees indicates that the per-capita dividend distributed in Guyi Village was approximately RMB 2,000 per year over the past two years.

In terms of household income composition, interview information indicates that wage income represents the primary source of household income, accounting for more than 90% of total household income in the affected villages. This income structure is supported by the surrounding industrial and employment environment of Dinghu District, including the Xijiang High-tech Zone, the Greater Bay Area Ecological Technology Industrial Park, the Intelligent Equipment Industrial Park, and established electronics, textile, and garment processing industries in Lianhua Town. According to interview feedback, prevailing local monthly wage levels are generally in the range of RMB 3,000 to RMB 5,000, and reported per-capita annual comprehensive income exceeds RMB 20,000.

Interview discussions further indicated that affected villagers generally viewed land acquisition as not having a material adverse effect on their existing livelihood arrangements. Respondents noted that agricultural production associated with the affected land parcels contributed a limited share of household income prior to acquisition, and that land acquisition compensation constituted an additional income source. Some interviewees also noted that ongoing regional industrial development provides continued access to non-farm employment opportunities.

### **2) Return of Reserved Development Land (or Reserved Development Land Compensation)**

Compensation for reserved development land for the affected farmers' collectives is implemented through a combined arrangement consisting of: (a) replacement with equivalent income-generating commercial facilities, and (b) cash compensation. The cash compensation component under item (b) was paid to the affected village collectives together with the statutory land compensation and has been fully distributed. Details are provided in Section 1) Land Compensation Payment.

With respect to item (a), replacement with equivalent income-generating commercial facilities, consultations with the Lianhua Town Government confirmed that the commercial facilities have not yet been completed and delivered. During the interim period, the affected village collectives continue to receive rental-equivalent compensation corresponding to the planned commercial facilities. Based on document review, rental compensation for the period up to and including 2025 has been paid in full. Relevant payment vouchers are provided in **Annex 7**.



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

Interviews with the affected village committees further indicated that the rental-equivalent compensation for the commercial facilities is incorporated into village collective income and distributed to villagers on an annual basis at the end of each year, in accordance with established collective income distribution procedures.

Given that this arrangement involves ongoing village collective income generation and subsequent distribution to villagers, the Project will need to monitor the receipt and allocation of the rental-equivalent compensation to ensure that such income is distributed to eligible villagers in a timely and transparent manner and in accordance with agreed distribution arrangements. The Project proponent should periodically track and document implementation progress and report relevant information to the Bank as part of project monitoring and supervision.

### **3) Payment of Livelihood Security Funds for Land-Expropriated Farmers**

According to the land acquisition compensation agreements, livelihood security funds for land-acquired farmers are provided in cash and calculated with reference to the prevailing purchase price of three-crop paddy rice as determined by the local grain authority. The payments are disbursed in two instalments each year, with 50% of the annual livelihood security payment paid before 30 August and the remaining 50% paid before 30 December.

Based on consultations with the Lianhua Town Government and the affected village committees, livelihood security payments for 2025 and all previous years have been paid in full. Documentary evidence of the payments, including payment vouchers, is provided in Annex 8.

Given that livelihood security payments are to be provided on a continuous, annual basis, the Project will need to monitor the timely disbursement of future payments to ensure that livelihood security funds continue to be paid in accordance with the agreed schedule and standards. The Project proponent should track implementation status and include relevant information in periodic reporting to the Bank as part of project supervision.

## **2.3.2 Compensation Payment to the Enterprise and Individual Business Operator**

Compensation payments to the enterprise (Wens Chicken Farm) and the individual business operator (pig farm) affected by Project land acquisition are as follows:

### **1) Enterprise: Wens Chicken Farm**

On 9 September 2020, the People's Government of Lianhua Town, Dinghu District executed a compensation agreement with Wens Chicken Farm. Under the agreement, the total compensation payable to Wens Chicken Farm amounted to **RMB 3,341,672**. A copy of the signed compensation agreement is provided in **Annex 9**.

According to interviews with the Lianhua Town Government, the full amount of compensation was paid to Wens Chicken Farm in **November 2020**. Documentary evidence of the compensation payment is provided in **Annex 10**.



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

### **2) Individual business operator: Pig Farm**

The asset appraisal process for the affected pig farm was initiated in or around July 2025. At the time of this audit, the land acquisition authority is still negotiating the compensation and resettlement agreement with the pig farm operator, and compensation for the affected pig farm has not yet been finalised or paid. According to the Lianhua Town Government, the timing of compensation payment cannot yet be determined, as it remains subject to progress in the ongoing negotiations regarding the compensation agreement.

To manage risks during this interim period, the Project has put in place control measures. In particular, the Lianhua Town Government and the Project Proponent have confirmed that no construction activities or site works will proceed within the area involving the affected pig farm, totaling approximately 45 mu, until compensation and resettlement arrangements have been fully agreed and implemented.

Given that compensation for the affected pig farm remains pending, the Project will need to closely monitor the progress of negotiations between the local government and the pig farm operator and maintain timely awareness of developments. The Project Proponent should ensure that the pig farm operator is informed of the Project's grievance redress mechanism, including available channels for raising concerns.

In the event that any grievances arise, the Project should facilitate resolution through the established project-level grievance mechanism, with an emphasis on consultation-based problem solving. Records of grievances, consultation processes, and outcomes should be properly documented. The Project Proponent should also regularly report on the status of negotiations, grievance handling (if any), and compensation implementation to the Bank as part of ongoing project monitoring and supervision.

## **2.4 INFORMATION DISCLOSURE, PUBLIC PARTICIPATION AND GRIEVANCE REDRESS MECHANISM**

According to interviews with the Lianhua Town Government, affected village committees and villagers, the government carried out a series of information disclosure and public participation activities during land acquisition. These included convening land acquisition initiation meetings, posting land acquisition announcements, disclosing resettlement plan announcements, conducting land condition surveys, measuring land and inventorying above-ground assets, organizing consultation meetings, and signing land acquisition compensation agreements.

Records of information disclosure and public participation activities during Project land acquisition, in part, are shown in Figure 2-1 below.



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

Figure 2-1 Information Disclosure Records during Project Land Acquisition



According to consultations with the Lianhua Town Government, affected village committees and villagers, a grievance redress mechanism (GRM) was in place during land acquisition. Affected people could raise issues through the village committees or the town government. Based on the information available to the review team during consultations, no unresolved grievances related to Project land acquisition and resettlement were reported at the time of this land review.

## 2.5 IDENTIFIED ISSUES AND CORRECTIVE RECOMMENDATIONS

Based on this land review, **Table 2-5** summarizes the findings and main issues related to land acquisition compensation and proposes corresponding recommended actions.

Table 2-5 Key Findings and Recommendations for the GCAST Phases III & IV Project

No.	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action
1	ESS2	Compensation payment	The asset appraisal process for the affected pig farm was initiated around July 2025. At present, the land acquisition department is	Medium	Strengthen communication with the Dinghu District Natural Resources Bureau and the Lianhua Town Government, and complete compensation for the pig farm as soon as possible.



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

No.	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action
			negotiating the compensation and resettlement agreement with the operator, and compensation for the affected pig farm has not yet been completed.		Before compensation for the affected pig farm is fully implemented and settled, no construction or site works will commence within the area of the Project involving the pig farm, totaling approximately 45 mu.
2	ESS2	Ongoing collective income distribution (rental-equivalent compensation)	Rental-equivalent compensation for planned income-generating commercial facilities will continue until facilities are delivered. This involves ongoing receipt by village collectives and subsequent distribution to villagers.	Low	Monitor annual payment of rental-equivalent compensation and the timeliness/transparency of collective distribution to eligible villagers; maintain supporting records (payment vouchers, distribution plans/records) and include updates in periodic reporting to the Bank.
3	ESS2	Ongoing livelihood security payments	Livelihood security payments are recurring annual obligations paid in two instalments each year (before 30 Aug and 30 Dec).	Low	Monitor the continued timely disbursement of livelihood security payments in accordance with the agreed schedule and standards; retain payment evidence and report status in periodic monitoring updates to the Bank.



### 3. LAND TENURE AND CURRENT LAND USE STATUS OF THE PROJECT SITE

#### 3.1 LAND TENURE OF THE PROJECT SITE

Upon completion of the required land acquisition and land conversion approval procedures, the Zhaoqing Municipal Bureau of Natural Resources granted state-owned construction land use rights for the Guangzhou College of Applied Science and Technology (GCAST) campus land, totaling approximately 1,031 mu, which includes the 427 mu associated with Phases III & IV of the Project. As of April 2025, GCAST had obtained the corresponding real estate ownership certificates for the relevant land parcels (see Annex 11).

It is noted that the outstanding matter identified during this land review relates to the completion of compensation arrangements for an individual business operator (the pig farm) and associated above-ground structures within approximately 45 mu of the Project area, rather than a land tenure dispute. As confirmed through consultations, no construction activities or site works will proceed within the pig farm area until compensation and resettlement arrangements have been fully agreed and implemented.

#### 3.2 CURRENT LAND USE STATUS OF THE PROJECT SITE

Based on the Project site visit conducted in early April 2026, construction activities within the GCAST Phases III & IV Project area (427 mu) were observed to be partially completed. Specifically, one student dormitory building and one science and technology building have been completed, while construction on the majority of the remaining site has not yet commenced.

Within the portions of the Project site where construction has not started, one pig farm that has not been relocated and one driving school training ground were identified. Further details are provided below:

##### 3.2.1 Pig Farm

As described in the preceding sections, the affected pig farm occupies approximately 45 mu of land and has remained idle in recent years (see Figure 3-1). The asset appraisal process for the pig farm was initiated in or around July 2025. At the time of this audit, the land acquisition authority is still negotiating the compensation and resettlement agreement with the pig farm operator, and compensation for the affected pig farm has not yet been finalised or completed.

To manage associated risks, the Project has defined specific control measures. In particular, it has been confirmed that no construction activities or site works will be undertaken within the area of the Project involving the pig farm, totaling approximately 45 mu, until compensation has been fully agreed and implemented.



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

**Figure 3-1 Current Status of the Unrelocated Pig Farm within the Project Area****3.2.2 Driving School**

Based on the Project site visit, one driving school training ground was identified within the Project area.

Guangzhou College of Applied Science and Technology (Party A) has provided a portion of land within the planned redline boundary of Phases III & IV, measuring approximately 18,000 square metres (about 27 mu), to Zhaoqing High-tech Zone Tongda Motor Vehicle Driver Training Co., Ltd. (Party B, hereinafter referred to as *Tongda Driving School*) for use in driver training activities, free of charge. According to the *Motor Vehicle Driver Cooperative Training Agreement* signed by the two parties on 9 December 2022, the cooperation period is scheduled to run until 28 February 2028. The agreement also stipulates that, if required for the development needs of the college, Party B shall cooperate with the termination of the agreement.

According to information provided by Mr. Liang, the on-site manager of Tongda Driving School, the driving school currently employs 25 instructors, operates 35 training vehicles, and enrolls approximately 1,500 students per year, the majority of whom are students of Guangzhou College of Applied Science and Technology. The current status of the driving school is shown in Figure 3-2.



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

**Figure 3-2 Current Status of the Driving School within the Project Area**

According to the Project construction schedule, construction activities on the land parcel currently used by the driving school are expected to commence around **2028**. Tongda Driving School has indicated that it will voluntarily complete site clearance prior to the commencement of construction on this parcel.

Regarding future arrangements, Tongda Driving School reported that it plans either to lease an alternative site located near the college or to facilitate a transition through the acquisition of the nearby Qianlima Driving School. These arrangements are intended to support the continuation of training activities following site clearance.

As the driving school remains operational within the Project area, the Project will need to **monitor the implementation of the relevant contractual arrangements**, including ongoing communication with the driving school regarding construction timing and relocation planning, in order to prevent potential disputes. The Project Proponent should ensure that the driving school is informed of the Project's grievance redress mechanism.

In the event that any grievances arise, they should be addressed through consultation-based resolution using the project-level grievance mechanism. The Project Proponent should maintain appropriate records of communications, coordination activities, and any grievance handling, and report implementation progress to the Bank as part of ongoing project supervision.

### 3.3 IDENTIFIED ISSUES AND CORRECTIVE RECOMMENDATIONS

Based on this land review, **Table 3-1** summarizes the findings and main issues related to land acquisition compensation and proposes corresponding recommended actions.

**Table 3-1 Key Findings and Recommendations for the GCAST Phases III & IV Project**

No.	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action
1	ESS2	Driving school site clearance (future land availability)	A driving school remains operational within the Project boundary under a cooperative agreement through 28 Feb 2028; site	Low	Monitor implementation of contractual arrangements and relocation/site clearance planning; maintain regular communication records; ensure the driving school is aware of the project-



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

No.	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action
			clearance will be required prior to commencement of construction on this parcel.		level GRM; document and address any grievances through consultation-based resolution and report progress to the Bank.



## 4. KEY CONCLUSIONS OF THE LAND REVIEW

### 4.1 CONCLUSIONS

Guangzhou College of Applied Science and Technology (GCAST) is located in Lianhua Town, Dinghu District, Zhaoqing City, Guangdong Province, with a total campus land area of approximately **1,031 mu**. This land review, conducted for the AIIB-financed Project, focuses on the **Phases III & IV land parcels**, covering a total area of **427 mu**.

Based on site inspections, document review, and stakeholder interviews, the conclusions of the land review are summarised as follows:

#### (1) Land Tenure Status

All land required for Phases III & IV of the Project has been legally acquired and converted to state-owned construction land. As of **April 2025**, GCAST had obtained the corresponding real estate ownership certificates for the Project land parcels and legally holds valid and effective state-owned construction land use rights. No issues related to land tenure legality were identified.

#### (2) Status of Land Acquisition and Compensation to Village Collectives

Land acquisition for the Project affected **10 villager groups** located in Guyi Village and Liantang Village, Lianhua Town. Statutory land acquisition compensation was fully paid in **March 2022**. Internal distribution of compensation within each villager group was completed through members' representative meetings, in accordance with collective decision-making procedures. Based on documentation and consultations, no outstanding compensation-related disputes involving village collectives were identified.

#### (3) Status of Compensation for Affected Enterprises and Individual Business Operators

- **Enterprise:** Compensation for the affected enterprise, **Wens Chicken Farm**, has been fully implemented. No unresolved compensation or resettlement issues were identified.
- **Individual business operator:** For the idle pig farm, asset appraisal was initiated in **July 2025**. At the time of this land review, negotiations on the compensation and resettlement agreement between the land acquisition authority and the operator were ongoing, and compensation had not yet been finished.

#### (4) Outstanding Land-Related Issues and Risk Management Measures

- **Pig farm area (approximately 45 mu):** As compensation for the pig farm has not yet been completed, no construction activities or site works will be undertaken within this area until compensation and resettlement arrangements have been fully agreed, implemented, and closed.
- **Driving school area (approximately 27 mu):** One driving school training area remains within the Project boundary. Construction on this parcel is planned to commence around **2028**. GCAST and the driving school have an existing contractual arrangement under which the driving school has



## Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

acknowledged the requirement for future site clearance. The driving school has indicated its intention to complete voluntary relocation prior to construction.

Overall, the land required for the Project has been lawfully acquired and is largely free of legacy land issues. Identified outstanding matters relate to areas where construction has not yet commenced and are subject to existing contractual arrangements and ongoing coordination. These matters will require continued monitoring to ensure orderly implementation prior to site handover and construction.

## 4.2 IDENTIFIED ISSUES AND CORRECTIVE RECOMMENDATIONS

**Table 4-1** summarises the key issues identified through the land review and the corresponding corrective recommendations. Going forward, the external social monitoring agency to be engaged by the Project implementing agency will **systematically track and monitor the implementation of these corrective actions**, assess their effectiveness, and **report progress to AIB on a regular basis** as part of project supervision.

**Table 4-1 Key Findings and Recommendations**

No.	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action	Responsible Entity	Timing Requirement
1	ESS2	Compensation payment	The asset appraisal process for the affected pig farm was initiated around July 2025. At present, the land acquisition department is negotiating the compensation and resettlement agreement with the operator, and compensation for the affected pig farm has not yet been completed.	Medium	Strengthen communication with the Dinghu District Natural Resources Bureau and the Lianhua Town Government, and complete compensation for the pig farm as soon as possible. Before compensation for the affected pig farm is fully implemented and settled, no construction or site works will commence within the area of the Project involving the pig farm, totaling approximately 45 mu.	GCAST	Prior to construction on relevant parcel
2	ESS2	Ongoing collective income distribution (rental-equivalent compensation)	Rental-equivalent compensation for planned income-generating commercial	Low	Monitor annual payment of rental-equivalent compensation and the timeliness/transparency of collective distribution to eligible	GCAST	Ongoing (annual)



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

No	Relevant AIB ESS	Topic	Identified Issue	Risk Rating	Recommended Action	Responsible Entity	Timing Requirement
		n)	facilities will continue until facilities are delivered. This involves ongoing receipt by village collectives and subsequent distribution to villagers.		villagers; maintain supporting records (payment vouchers, distribution plans/records) and include updates in periodic reporting to the Bank.		
3	ESS2	Ongoing livelihood security payments	Livelihood security payments are recurring annual obligations paid in two instalments each year (before 30 Aug and 30 Dec).	Low	Monitor the continued timely disbursement of livelihood security payments in accordance with the agreed schedule and standards; retain payment evidence and report status in periodic monitoring updates to the Bank.	GCAST	Ongoing (annual)
4	ESS2	Driving school site clearance (future land availability)	A driving school remains operational within the Project boundary under a cooperative agreement through 28 Feb 2028; site clearance will be required prior to commencement of construction on this parcel.	Low	Monitor implementation of contractual arrangements and relocation/site clearance planning; maintain regular communication records; ensure the driving school is aware of the project-level GRM; document and address any grievances through consultation-based resolution and report progress to the Bank.	GCAST	Prior to construction on relevant parcel



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

## 5. ANNEXES

### 5.1 ANNEX 1: LIST OF INTERVIEWEES

During the land review, the SIA team consulted relevant stakeholders through face-to-face interviews and questionnaire surveys. The list of interviewed stakeholders is provided below. The team is grateful for the cooperation of the following interviewees during this period:

No.	Stakeholder	Organization	Position	Name	Contact Information
1	Government department	Lianhua Government	Town Party Committee Member	Mr. Zou	1392988****
2	Government department	Lianhua Government	Town Staff	Mr. Su	N/A
3	Village affected by land acquisition	Guyi Village	Village official	Mr. Xie	N/A
4	Village affected by land acquisition	Liantang Village	Village head	Mr. Xie	N/A
5	Village affected by land acquisition	Guyi Village	Villager	Mr. Xie	N/A
6	Village affected by land acquisition	Liantang Village	Villager	Ms. Huang	N/A
7	Tenant within the site	Tongda Driving School	On-site manager	Mr. Liang	1831886****



## Land Review for the Phase III &amp; IV of GCAST Zhaoqing Campus Project

**5.2 ANNEX 2: LIST OF DOCUMENTS**

No.	Document Name
1	Seven real estate ownership certificates for all land obtained by Guangzhou College of Applied Science and Technology, totaling 1,031 mu and covering the 427 mu of the Phases III & IV Project, issued between 2024 and April 2025
2	Six land approval documents issued by the People's Government of Guangdong Province, dated from January 2020 to July 2023
3	Land acquisition compensation agreements signed between the land acquisition department and each villager group collective
4	Land acquisition compensation payment vouchers
5	Meeting records of members' representative meetings
6	Villagers' signed receipt records
7	Payment vouchers for rental compensation for income-generating commercial facilities
8	Payment vouchers for basic livelihood security funds
9	Compensation-related documents for Wens Chicken Farm
10	Motor Vehicle Driver Training Cooperation Agreement signed with Tongda Driving School
11	Public participation documents related to the land acquisition process



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

5.3 ANNEX 3: LAND ACQUISITION COMPENSATION AGREEMENT

Note: Because the Project land acquisition involved multiple villager groups, one sample set is provided for the land acquisition compensation agreement, compensation payment voucher, compensation distribution plan and payment details, namely those for Guyi Village Group 1.

**征地补偿协议**

甲方：肇庆市自然资源局鼎湖分局  
乙方：肇庆市鼎湖区莲花镇古遗村第一经济合作社

为推进肇庆新区建设，促进我区经济和社会发展，进一步提高我区城市化发展水平，鼎湖区人民政府征收乙方位于（土名）“燕子岗、涌前岗、水利基上鱼塘”等的土地面积共 45.05 亩（征地范围详见征地地图），经征求被征地农户同意（详见签名确认表），受区人民政府委托由甲方与乙方就有关征地补偿问题签订《征地补偿协议》如下：

**一、 征地补偿**

**（一） 土地补偿费（含安置补助费）。**

根据《中华人民共和国土地管理法》《中华人民共和国土地管理法实施条例》《广东省实施〈中华人民共和国土地管理法〉办法》《广东省征地补偿保护标准（2016年修订调整）》以及《肇庆市鼎湖区人民政府办公室关于印发鼎湖区肇庆新区范围征地补偿方案的通知》（肇鼎府办〔2012〕92号）、《肇庆市鼎湖区人民政府办公室关于修改〈肇庆市鼎湖区交通基础设施项目建设征地拆迁安置补偿方案〉的决定》（肇鼎府办〔2016〕3号）、《肇庆市鼎湖区人民政府办公室关于印发鼎湖区征地补偿标准调整方案的通知》（肇鼎府办〔2017〕13号）等有关规定，经双方协商土地补偿及安置补偿为：

1.耕地、养殖水面 52300 元/亩，面积 45.05 亩共款 2356115.00 元；

（二）青苗补偿及地上附着物补偿费。

按《肇庆市鼎湖区人民政府办公室关于修改〈肇庆市鼎湖区交通基础设施项目建设征地拆迁安置补偿方案〉的决定》（肇鼎府办〔2016〕3号）有关规定，具体待与农民确认后另行签订补偿协议。

**二、 征地自留用地返还**

被征地农民集体自留用地返还按征地总面积的 12% 计算共 5.41 亩，取消土地实物返还，采取置换等价经营性商业设施和货币相结合的方式返还，按每亩自留用地折现 100 平方米商业设施和 10 万元/亩的标准补偿给被征地单位，即本次征地应返还给乙方商业设施 541 平方米及货币补偿款共 541000 元，该补偿款与土地补偿款同时支付。商业设施位置由规划、自然资源部门和被征地单位根据城市规划控制情况共同研究确定。商业设施由被征地单位负责办理相关证件并支付相关费用。

上述方案可经营使用设施在 5 年内交付被征地单位使用，交付使用之前，征地单位按每亩自留用地折现的 100 平方米商业设施以 15 元/月、平方米的标准补偿给被征地单位，并按每 2 年递增 5% 的幅度执行，直至商业设施交付被征地单位使用为止。即本次征地应返还给乙方商业设施 541 平方米，每年共计补偿款 97380 元，该款从签订协议之日起计算，在每年 12 月 30 日前支付给乙方。

**三、 被征地农民失地生活保障**

根据肇鼎府办〔2012〕92号文的精神，乙方同意被征地农民失地生活保障按以下第（二）种标准及方式长期支付：

**（一） 现金补偿标准：**

1.养殖水面、耕地 1200 元/年.亩，面积 / 亩，共款 / 元。

七、征地单位按国家规定为被征地农民购买养老保险，具体操作按区人力资源社会保障局有关文件办理。

八、乙方必须保证按农村财务管理制度管理使用补偿资金，并将相关帐目及涉及村民补偿名单公布上墙，予以公示。届时，将由政府、财政、审计、自然资源等部门组织对补偿款的支付情况、村集体经济发展基金收支情况、投资收益及使用情况及财务公示情况进行专项检查，共同监督管理。

九、乙方需无条件协助甲方办理有关用地报批手续，并负责提供所需资料。

十、本协议一式肆份，甲方执叁份，乙方执壹份，四份均具同等法律效力，自签订之日起生效。

甲 肇庆市自然资源局鼎湖分局  
乙 肇庆市鼎湖区莲花镇古遗村第一经济合作社  
法人代表（签名）： 法人代表（签名）： 梁炳如  
2022 年 2 月 28 日

合计： / 元/年。（减去返还地面积）  
支付办法： 年 月至 月共需支付 元，该款与本协议的征地补偿款一并支付。 年开始，每年分两期支付，分别为每年 6 月 30 日前支付当年保障金总额的 50%（即 元），12 月 30 日前支付完余下 50%（即 元）。同时，为确保该标准能符合不断增长的物价水平，该标准将按每五年递增 5% 的幅度进行调整。

**（二） 实物折价补偿标准：**

采取直接与粮食价格挂钩折价的办法支付，以当地粮食部门当季收购三级稻谷价格折算为现金支付。（减去返还地面积）

1.养殖水面、耕地 1200 斤/年.亩，面积 39.64 亩，共 47568 斤/年；  
支付办法：每年分两期支付，分别为每年 8 月 30 日前支付当年保障金总额的 50%，12 月 30 日前支付完余下 50%。

**四、 征地补偿款付款方式**

本协议签订后一个月内，甲方需将土地补偿款（含安置补助费）和返还自留用地货币补偿款等合计人民币（大写）：贰佰捌拾玖万柒仟壹佰壹拾伍元整（¥2897115.00元）一次性全部支付到乙方帐号。

**五、 土地交付期限**

乙方需在甲方支付完全部征地补偿款之日起 30 日内将土地清场并交予甲方使用，到期不清场的作自动放弃处理，日后该地与乙方无关。




**六、 土地补偿费的支付和管理**

本协议土地补偿费按规定支付给被征用土地的所有权单位，土地补偿费管理使用按农村财务管理制度执行。青苗补偿费和附着物补偿费应如数支付到土地承包者或附着物所有者手上。

乙方账户全称：肇庆市鼎湖区莲花镇古遗村第一经济合作社  
开户银行：肇庆市农村商业银行莲花支行  
帐 号：8002 0000 00345 9199



### 5.4 ANNEX 4: COMPENSATION PAYMENT VOUCHER (PAYMENT FROM THE LAND ACQUISITION DEPARTMENT TO AFFECTED VILLAGER GROUPS)

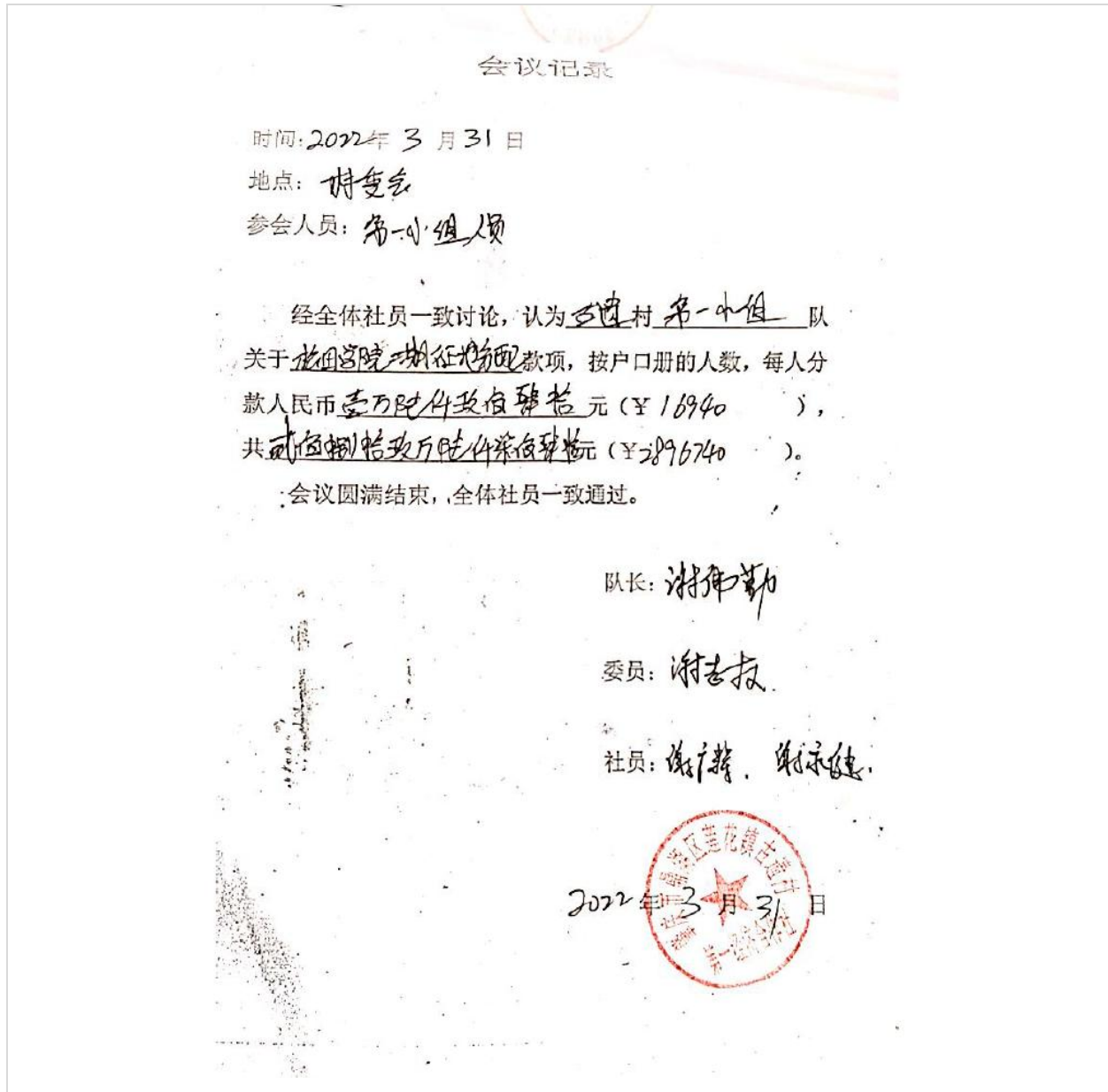
  <b>广东农村信用社/农村商业银行</b> <small>GUANGDONG RURAL CREDIT COOPERATIVES / RURAL COMMERCIAL BANK</small>		<b>结算业务申请书</b>		No: 120000021800																											
委托日期: 2022年3月22日																															
业务种类: <input type="checkbox"/> 现金存款 <input type="checkbox"/> 现金取款 <input type="checkbox"/> 转账/汇款 <input type="checkbox"/> 其他 _____ 处理方式: <input type="checkbox"/> 实时到账 <input type="checkbox"/> 普通到账 <input type="checkbox"/> 次日到账																															
付款人	户名	肇庆市鼎湖区土地储备中心																													
	账号/卡号	80020000014963047																													
	付款行名称	肇庆农商行鼎湖支行	联系电话																												
收款人	户名	肇庆市鼎湖区莲花镇古遗村第一经济合作社																													
	账号/卡号	80020000003459199																													
	收款行地点	广东省肇庆市/县	收款行名称	肇庆农商行																											
金额	人民币 (大写)	贰佰捌拾玖万柒仟壹佰壹拾伍元整		<table border="1" style="font-size: small;"> <tr> <td>百</td><td>十</td><td>亿</td><td>千</td><td>百</td><td>十</td><td>万</td><td>千</td><td>百</td><td>十</td><td>元</td><td>角</td><td>分</td> </tr> <tr> <td></td><td></td><td>¥</td><td>2</td><td>8</td><td>9</td><td>7</td><td>1</td><td>1</td><td>5</td><td>0</td><td>0</td><td></td> </tr> </table>		百	十	亿	千	百	十	万	千	百	十	元	角	分			¥	2	8	9	7	1	1	5	0	0	
百	十	亿	千	百	十	万	千	百	十	元	角	分																			
		¥	2	8	9	7	1	1	5	0	0																				
附加信息及用途		征地补偿款 <i>代新发</i>																													
付款人签章/印鉴:		银行签章: 																													

YNX-013-2019-1-GZDC

第二联 客户回单



### 5.5 ANNEX 5: COMPENSATION DISTRIBUTION PLAN (MEETING RECORDS OF VILLAGER REPRESENTATIVES' MEETING)



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

5.6 ANNEX 6: VILLAGERS' SIGNED RECEIPT FORM / HOUSEHOLD-LEVEL COMPENSATION DISTRIBUTION RECORDS

古遗村I队松田学院二期征地款分配 (每人16940元)

序号	账号	户名	人数	金额	签名
1	6217281372000235199	谢礼贤	10	169400	谢礼贤
2	6210188800017955614	谢伟信	5	84700	谢伟信
3	80010000271118329	谢建辉	2	33880	谢建辉
4	6217281372000102548	谢伟鹏	4	67760	谢伟鹏
5	6217281372900526309	谢伟庭	4	67760	谢伟庭
6	6217281372900233724	谢广辉	5	84700	谢广辉
7	6210181118800102303	谢伟勤	3	50820	谢伟勤
8	6215181372000071250	吴金燕	11	186340	吴金燕
9	6217281382901238325	谢洁新	4	67760	谢洁新
10	6217281382901442687	谢永健	6	101640	谢永健
11	6217281372000138286	谢建平	4	67760	谢建平
12	6217281372000171675	谢丽丝	6	101640	谢丽丝
13	6217281372000205499	崔秋燕	4	67760	崔秋燕
14	6217281372000055068	谢永中	8	135520	谢永中
15	6215181372000122236	谢星元	2	33880	谢星元
16	6217281372900200467	谢福贤	3	50820	谢福贤
17	6217281372900112589	谢庆辉	5	84700	谢庆辉
18	6217281382901442588	杨秋红	3	50820	杨秋红
19	6217281372900285625	谢建安	6	101640	谢建安
20	80010000781706863	谢达贤	4	67760	谢达贤
21	80010000919319125	谢明元	2	33880	谢明元
22	6217281372000145695	谢庆贤	2	33880	谢庆贤
23	80010000271118465	谢志权	4	67760	谢志权
24	80010000271140014	谢建成	3	50820	谢建成
25	6217281382901238176	莫志文	5	84700	莫志文
26	6217281382901238283	谢伟俭	4	67760	谢伟俭
27	80010000271051984	谢志坚	4	67760	谢志坚
28	80010001191804434	谢其旭	2	33880	谢其旭

古遗村I队松田学院二期征地款分配 (每人16940元)

序号	账号	户名	人数	金额	签名
29	6217281372200037494	谢志辉	3	50820	谢志辉
30	6215181372000070492	谢细均	4	67760	谢细均
31	6217281382901112900	谢惠安	5	84700	谢惠安
32	80010000271118250	谢皆南	6	101640	谢皆南
33	6217281382901090742	谢三妹	1	16940	谢三妹
34	6217281372000008711	谢远聪	7	118580	谢远聪
35	80010000271052547	谢桂文	4	67760	谢桂文
36	6210181118800552507	苏少群	6	101640	苏少群
37	6217281372000162898	谢国庆	4	67760	谢国庆
38	6217281382901238168	谢爱婷	3	50820	谢爱婷
39	80010000270910926	谢培南	2	33880	谢培南
40	6217281382902010690	谢桂英	1	16940	谢桂英
合计			171	2896740	

莲花镇村(居)委会、村民小组现金支出凭证统一票据

第一小组 2022年3月31日

付给 松田学院二期征地款分配, 每人16940元, 共人数 171人

人民币 贰拾玖万陆仟柒佰肆拾元 正 ¥2896740.00

收款人(大写) 谢伟勤 经手人: 谢志权 证明人: 谢伟勤 理财小组长: 谢志坚

收款人(小写) 谢志权 开票人: 谢伟勤 出纳员: 谢志权

鼎湖区莲花镇农村会计代理中心印制

肇庆农商银行 支票存根

31404430 - 65031764

附加信息: 谢志权

出票日期: 2022年3月31日

收款人: 肇庆市鼎湖区莲花镇古遗村第一经济合作社

金额: ¥2896740.00

用途: 征地款分配

单位主管: 会计

30

Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

**5.7 ANNEX 7: PAYMENT VOUCHERS FOR RENTAL COMPENSATION FOR INCOME-GENERATING COMMERCIAL FACILITIES**

**肇庆农商银行客户回单**

肇庆农村商业银行股份有限公司莲花支行      记账日期: 2024-11-29

收款方	肇庆市鼎湖区土地储备中心	户名	肇庆市鼎湖区莲花镇吉盛村第一经济合作社专用章
账号	80020000014963047	账号/卡号	DCERK31X4PC 80020000003459199
开户银行	肇庆农村商业银行股份有限公司鼎湖支行	开户银行	肇庆农村商业银行股份有限公司莲花支行
小写金额	: 15269.04		计量单位: 元
大写金额	: 壹万伍仟贰佰陆拾玖元肆分		
交易类型	代付		
备注	摘要描述: 基本生活保障金; 备注: 商业设施租金130820008258002000014963047 核心流水号: 45751848		
打印次数	1	打印时间	2024-12-04 16:04:05

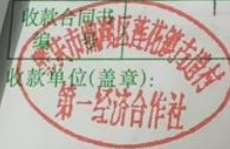
重要提示: 1. 本回单不作为收款方发货凭证, 请勿重复记账使用  
 2. 本回单被伪造、变造、篡改的, 不具有法律效力  
 3. 本回单与本行原始记录不符的, 以本行原始记录为准  
 4. 若单据要素打印不完整, 此单据无效, 请重新补打

**莲花镇村(居)委会、村民小组收费统一票据**

2024年11月29日      莲(收) 0022512

收: 鼎湖土地储备中心下拨第一小组灌溉水费基于2023下半年  
 高洼租金(部分24%)

合计人民币(大写)  **壹万伍仟贰佰陆拾玖元肆分**  ¥15269.04元

收款合同书: 肇庆市鼎湖区莲花镇吉盛村第一经济合作社  
 收款单位(盖章):       开票人: **梁淑娟**      出纳员: **谢艺权**

收款方式: **转账**      备注:      鼎湖区莲花镇农村会计代理中心印制

① 存根 (黑)      公司莲花  
 ② 对方 (红)  
 ③ 财务 (绿)      751848

重要提示: 1. 本回单不作为收款方发货凭证, 请勿重复记账使用



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

**5.8 ANNEX 8: PAYMENT VOUCHERS FOR BASIC LIVELIHOOD SECURITY FUNDS**

**肇庆农商银行客户回单**

名称：肇庆农村商业银行股份有限公司莲花支行

付款方	户名	肇庆市鼎湖区土地储备中心	收款方	户名	肇庆市鼎湖区莲花镇古逸村第一经济合作社
	账号	80020000014963047		账号/卡号	80020000003459199
	开户银行	肇庆农村商业银行股份有限公司鼎湖支行		开户银行	肇庆农村商业银行股份有限公司莲花支行
金额	小写金额	26481.50		计量单位	元
	大写金额	贰万陆仟肆佰捌拾壹元伍角			
交易类型	代付	交易日期	2025-07-11 16:55:29		
备注	摘要描述：基本生活保障金；备注：生活保障金130820008258002000014963047 核心流水号：47689751				
打印次数	1	打印时间	2025-10-09 11:25:58		

重要提示：1. 本回单不作为收款方发贷凭证，请勿重复记账使用  
 2. 本回单被伪造、变造、篡改的，不具有法律效力  
 3. 本回单与本行原始记录不符的，以本行原始记录为准  
 4. 若单据要素打印不完整，此单据无效，请重新补打  
 5. 记账日期：指银行系统账务处理日期，贵账户的计息以此日期为准  
 6. 交易日期：指贵账户收付款明细的实际发生日期和时间

**莲花镇村(居)委会、村民小组收费统一票据**

莲(收) 1015809

2025年7月11日

收：王信中心下拔第一小组抗洪、水利建设、天坑井2024下半年部分排费款，约1.4万元

合计人民币(大写)	贰万陆仟肆佰捌拾壹元伍角五分			26481.50元
收款合同编号	收款方式	备注		

收款单位(盖章)：肇庆市鼎湖区莲花镇古逸村第一经济合作社

开票人：谢志权 出纳员：谢志权

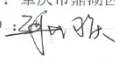

鼎湖区莲花镇农村会计代理中心印制

打印次数 | 1 | 打印时间 | 2025-10-09 11:25:58



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

### 5.9 ANNEX 9: COMPENSATION AGREEMENT FOR WENS CHICKEN FARM

<p>协议编号:</p> <p style="text-align: center;"><b>青苗及地上附着物补偿款协议</b></p> <p>甲方: 肇庆市鼎湖区莲花镇人民政府 乙方: 广东温氏南方家禽育种有限公司肇庆分公司</p> <p>为推进肇庆新区建设, 促进我区经济和社会发展, 进一步提高我区城市化发展水平, 维护征地当事人的合法权益, 现甲乙双方就甲方征收乙方位于莲花镇莲塘村(土名)“温氏鸡场”等土地的青苗及地上附着物补偿款有关事宜达成以下协议:</p> <p>一、征地青苗及地上附着物补偿</p> <p>按《肇庆市鼎湖区人民政府办公室关于印发肇庆市鼎湖区肇庆新区范围征地补偿方案的通知》(肇鼎府办[2016]3号)等有关规定执行, 对鼎湖区莲花镇莲塘村原土地承包者或附着物所有人: 广东温氏南方家禽育种有限公司肇庆分公司作补偿, 共款人民币(大写): <u>叁佰叁拾肆万壹仟陆佰柒拾贰元整(¥3341672.00元)</u>。(详见: 鼎湖区肇庆新区范围征地青苗及地上附着物补偿兑现表)。</p> <p>二、补偿款付款方式</p> <p>本协议签订并经甲方审核确认后三个工作日内将补偿款总额人民币(大写): <u>叁佰叁拾肆万壹仟陆佰柒拾贰元整(¥3341672.00元)</u>一次性全部支付到乙方账号。</p> <p>三、青苗及地上附着物清理期限</p> <p>乙方须在甲方支付全部补偿款之日起15日内将青苗及地上附着物清理完毕交付甲方使用, 到期不清场的作自动放弃处理。</p> <p style="text-align: center;">1</p>	<p>四、甲方将相关账目及涉及村民补偿名单公布上墙予以公示。届时, 将由区政府组织有关部门对补偿款的支付情况、村集体经济 发展基金收支情况、投资收益及使用情况及财务公示情况进行 专项检查, 共同监督管理。</p> <p>五、本协议一式四份, 甲方执三份, 乙方执一份, 均具同 等法律效力, 并自签订之日起生效。</p> <p>甲方(盖章): 肇庆市鼎湖区莲花镇人民政府 法人代表(签名): </p> <p>乙方(签名): </p> <p style="text-align: right;">2020年9月9日</p> <p>乙方开户银行: 中国农业银行肇庆鼎湖支行 全 称: 广东温氏南方家禽育种有限公司肇庆分公司 账 号: 44641601040008575</p> <p style="text-align: center;">2</p>
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Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

### 5.10 ANNEX 10: COMPENSATION PAYMENT RECORD FOR WENS CHICKEN FARM

**鼎湖区肇庆新区范围征地青苗及附着物补偿确认表**

征地单位(亩): \_\_\_\_\_ 征地位置(土名): 温氏鸡场  
青苗及附着物户主: 广东温氏南方家禽育种有限公司肇庆分公司

序号	青苗及附着物类别	青苗及附着物数量	单位	青苗及附着物状况	补偿单价	单位	补偿金额(元)	备注
1	设备设施							
2	相关搬迁费用及种鸡因搬迁造成的死亡损失							
3	经营损失费							
合计								

户主确认: \_\_\_\_\_ 日期: 2020年9月9日  
 村组意见: \_\_\_\_\_ 日期: 2020年9月10日  
 镇工作组意见: \_\_\_\_\_ 日期: 2020年9月20日

**鼎湖区肇庆新区范围征地青苗及附着物补偿兑现表**

征地单位(亩): \_\_\_\_\_ 征地位置(土名): 温氏鸡场  
青苗及附着物户主: 广东温氏南方家禽育种有限公司肇庆分公司

序号	青苗及附着物类别	青苗及附着物数量	单位	青苗及附着物状况	补偿单价	单位	补偿金额(元)	备注
1	设备设施						2053550.00	
2	相关搬迁费用及种鸡因搬迁造成的死亡损失						1070550.00	
3	经营损失费						217572.00	等于 (2053550.00+1070550.00-404450.00)*8%
合计							3341672.00	

户主确认: \_\_\_\_\_ 日期: 2020年9月9日  
 村组意见: \_\_\_\_\_ 日期: 2020年9月10日  
 镇工作组意见: \_\_\_\_\_ 日期: 2020年9月20日

镇审核意见: \_\_\_\_\_ 日期: 2020年9月23日  
 自然资源局鼎湖分局意见: \_\_\_\_\_ 日期: 2020年10月17日  
 区工作组意见: \_\_\_\_\_ 日期: \_\_\_\_\_



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

## 5.11 ANNEX 11: REAL ESTATE OWNERSHIP CERTIFICATES OBTAINED BY GCAST

(1,031 mu in total, covering the 427 mu involved in Phases III & IV of this Project)

<p>粤 ( 2025 ) 肇庆鼎湖 不动产权第 0006344 号</p> <table border="1"> <tr><td>权利人</td><td>广州应用科技学院</td></tr> <tr><td>共有情况</td><td>单独所有</td></tr> <tr><td>坐落</td><td>肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块</td></tr> <tr><td>不动产单元号</td><td>441203002005GB02540900000000</td></tr> <tr><td>权利类型</td><td>国有建设用地使用权</td></tr> <tr><td>权利性质</td><td>出让</td></tr> <tr><td>用途</td><td>教育用地</td></tr> <tr><td>面积</td><td>22246.04 m<sup>2</sup></td></tr> <tr><td>使用期限</td><td>2025年03月05日起 2075年03月04日止</td></tr> <tr><td>权利其他状况</td><td>使用权面积: 22246.04m<sup>2</sup></td></tr> </table>	权利人	广州应用科技学院	共有情况	单独所有	坐落	肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块	不动产单元号	441203002005GB02540900000000	权利类型	国有建设用地使用权	权利性质	出让	用途	教育用地	面积	22246.04 m <sup>2</sup>	使用期限	2025年03月05日起 2075年03月04日止	权利其他状况	使用权面积: 22246.04m <sup>2</sup>	<p>粤 ( 2025 ) 肇庆鼎湖 不动产权第 0006353 号</p> <table border="1"> <tr><td>权利人</td><td>广州应用科技学院</td></tr> <tr><td>共有情况</td><td>单独所有</td></tr> <tr><td>坐落</td><td>肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块</td></tr> <tr><td>不动产单元号</td><td>441203002005GB02540900000000</td></tr> <tr><td>权利类型</td><td>国有建设用地使用权</td></tr> <tr><td>权利性质</td><td>出让</td></tr> <tr><td>用途</td><td>教育用地</td></tr> <tr><td>面积</td><td>772.51 m<sup>2</sup></td></tr> <tr><td>使用期限</td><td>2025年03月05日起 2075年03月04日止</td></tr> <tr><td>权利其他状况</td><td>使用权面积: 772.51m<sup>2</sup></td></tr> </table>	权利人	广州应用科技学院	共有情况	单独所有	坐落	肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块	不动产单元号	441203002005GB02540900000000	权利类型	国有建设用地使用权	权利性质	出让	用途	教育用地	面积	772.51 m <sup>2</sup>	使用期限	2025年03月05日起 2075年03月04日止	权利其他状况	使用权面积: 772.51m <sup>2</sup>	<p>粤 ( 2025 ) 肇庆鼎湖 不动产权第 0006355 号</p> <table border="1"> <tr><td>权利人</td><td>广州应用科技学院</td></tr> <tr><td>共有情况</td><td>单独所有</td></tr> <tr><td>坐落</td><td>肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块</td></tr> <tr><td>不动产单元号</td><td>441203002005GB02541000000000</td></tr> <tr><td>权利类型</td><td>国有建设用地使用权</td></tr> <tr><td>权利性质</td><td>出让</td></tr> <tr><td>用途</td><td>教育用地</td></tr> <tr><td>面积</td><td>632.66 m<sup>2</sup></td></tr> <tr><td>使用期限</td><td>2025年03月05日起 2075年03月04日止</td></tr> <tr><td>权利其他状况</td><td>使用权面积: 632.66m<sup>2</sup></td></tr> </table>	权利人	广州应用科技学院	共有情况	单独所有	坐落	肇庆新区莲花镇北岭山南麓, 广茂铁路北侧, 广佛肇高速南端XQ-SD-12-1地块	不动产单元号	441203002005GB02541000000000	权利类型	国有建设用地使用权	权利性质	出让	用途	教育用地	面积	632.66 m <sup>2</sup>	使用期限	2025年03月05日起 2075年03月04日止	权利其他状况	使用权面积: 632.66m <sup>2</sup>
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Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project

5.12 ANNEX 12: SITE PHOTOS



Photo 1: Interview with Project Implementing Unit



Photo 2: Project Site Visit



Photo 3: The Idle Pig Farm



Photo 4: Tongda Driving School



Photo 5: Consultation with the Lianhua Town Government



Photo 6: Consultation with affected village committees and villagers



Land Review for the Phase III & IV of GCAST Zhaoqing Campus Project



Photo 7: Consultation with affected village committees and villagers



Photo 8: Consultation with management staff at Tongda Driving School