

# Resettlement Due Diligence Document

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June 2015

## VIE: Ha Noi and Ho Chi Minh City Power Grid Development Sector Project

(EVN HANOI: Third Transformer Bank at 110 kV Thanh Xuan  
Substation – E1.20)

Prepared by: Electricity of Vietnam- Hanoi (EVN Hanoi) for the Asian Development Bank (ADB).

### ABBREVIATIONS

ADB	:	Asian Development Bank
AP	:	Affected people
PMB	:	Project Management Board
EVN	:	Electricity of Vietnam
EVN Hanoi	:	Electricity of Vietnam- Hanoi
EVNNPT	:	National Power Transmission Corporation
GoV	:	Government of Vietnam
DMS	:	Detailed Measurement Survey
NPMB	:	Northern Power Project Management Board
LURC	:	Land use right certificate
PC	:	People's Committee

### ELECTRICAL TERMINOLOGY

kV	(kilovolt)	- 1,000 volts
MW	(Megawatt)	- 1,000 kW
MVA	(Megavolt-ampere)	- 1,000 kVA
Transmission System		- 500 kV, 220 kV, 110 kV lines
Medium Voltage Distribution (MV)		- 35 kV, 22 kV or 10 kV lines supplying distribution substations
Low Voltage Distribution (LV)		- 400/230 V distribution and service lines
Load Factor		- Ratio of average power demand to maximum power demand
Electrical Losses		- Difference between energy delivered and energy sent out

### REMARKS

In this report, "\$" refers to US dollars.

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## **1.0. SUMMARY**

1. The Third Transformer Bank at 110 kV Thanh Xuan Substation (SS) is installed based on the expansion of the existing 110 kV Thanh Xuan SS to the Southwest. The existing 110 kV Thanh Xuan SS is located at Me Tri Ward, South Tu Liem District, Hanoi City.
2. The Project requires the acquisition of 777 m<sup>2</sup> of land adjacent to the existing SS for expansion and this area is under the management of Hanoi City People's Committee (City PC) and thus no safeguard issue is expected.
3. During the project preparation stage, Hanoi HPMB conducted consultation with the Me Tri Ward PC and residents surrounding Thanh Xuan SS. The results show that no household is affected by the land acquisition related to this sub-project.
4. According to the ADB's 2009 SPS requirements, since the Project does not cause any land acquisition impacts on any household or organization, a Resettlement Plan is not required. Instead, this due diligence report has been prepared.
5. In order to ensure that the project impacts are well managed, a Due Diligence Report is prepared as a safeguard document of the Project.

## **2.0. INTRODUCTION TO THE PROJECT**

### **2.1. Objectives of the Project**

6. 110 kV Thanh Xuan SS- E1.20 is fed with double 110 kV underground cable feeders. The first feeder is from the 110 kV underground cable feeder 174 of the 220 kV Chem SS and the second feeder is from the 110 kV underground cable feeder 174 of the 220 kV Thanh Cong SS.
7. The Project aims to:
  - Meet the load demands in the area;
  - Increase the stability and safe operation of the grid of Hanoi City;
  - Enhance the reliability and flexibility of power supply. Ensure stable and continuous power supply to loads;
  - Reduce capacity loss of the system, contributing to enhancing the production and business efficiency of the Electricity of Vietnam.

### **2.2. Salient features of the Project**

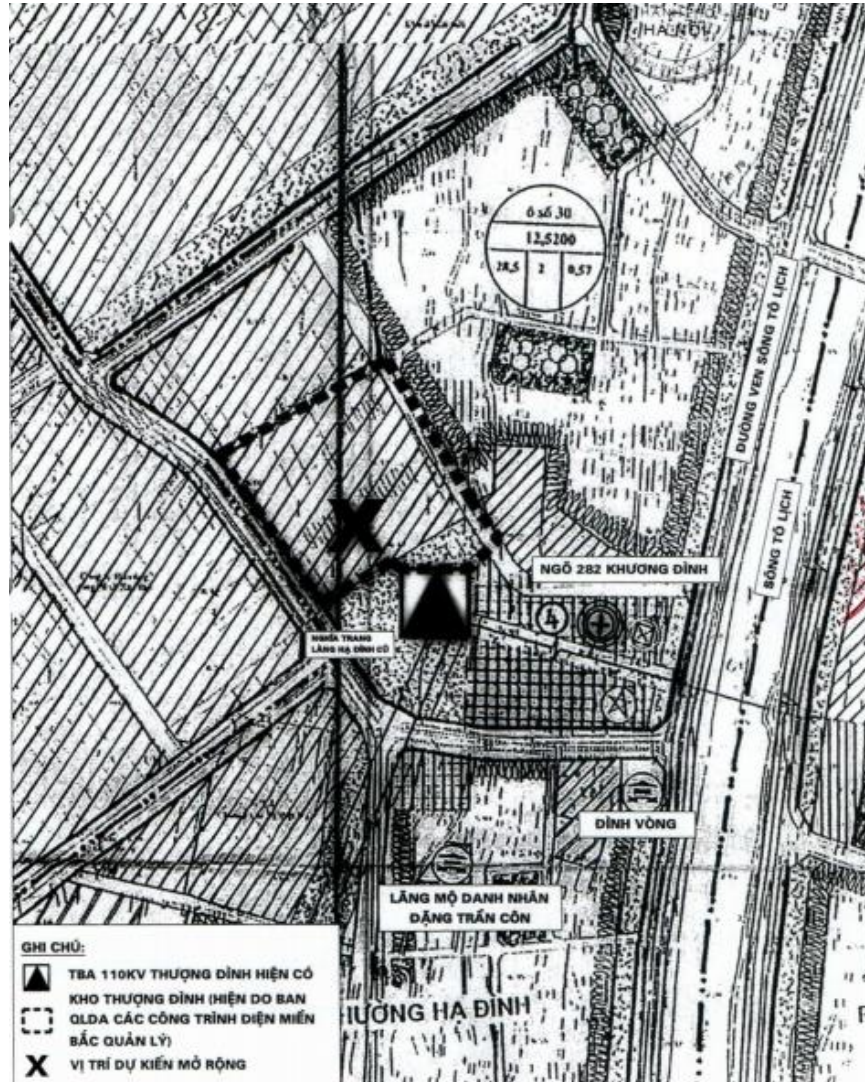
8. The installation of the third transformer of the 110 kV Thanh Xuan SS is within the expansion of the existing 110 kV Thanh Xuan SS to the Southwest. The existing 110 kV Thanh Xuan SS is located at Me Tri Ward, South Tu Liem District, Hanoi City. The geographical boundaries are as follows:
  - The Northeast borders the wall fence of the existing 110 kV Thanh Xuan SS;
  - The Southeast borders the drainage ditch;
  - The Northwest and Southwest border the green trees area of the Me Tri Sports and Entertainment Development Ltd. Company.

### **2.3. Mitigation measures**

9. During the basic design stage, the Design Consultant conducted surveys and discussed with the PMB in order to select an optimal option for minimizing land acquisition impacts.

10. The Design Consultant and EVN Hanoi thus consulted with the Hanoi City Department of Planning and Architecture and Me Tri CPC to reach agreement on the construction plan to minimize impacts related to temporary land acquisition.
11. The construction measure proposed in the investment report is based on the design of the existing SS and selects the L-shaped expansion option in order to take advantage of the area of the existing SS as well as minimize the demolition of existing items to ensure smallest temporary impacts on land and local communities.

**Figure 1. Location of Thanh Xuan Substation**



### 3.0. SCOPE OF IMPACTS

12. The installation of the third transformer of 110 kV Thanh Xuan SS requires 777 m<sup>2</sup> of land for expansion. The needed area is within a total 74,234 m<sup>2</sup> of land under the management of the Urban Environment Single Member Limited Company (URENCO), which is used as a landfill area for waste from Hanoi City.

13. The land acquisition of the 74,234 m<sup>2</sup> area was carried out in 2010 by Hanoi Land Transaction and Development Center in accordance with the Decision No. 6594/QD-UBND dated December 17 2009 by Hanoi City PC.
14. On November 30 2010, Tu Liem DPC signed the Decision No. 15815/QD-UBND approving the compensation plan for URENCO in order to acquire the above mentioned area with the compensation costs for land, structures, and trees amounted to VND 1,244,400,698.
15. On July 5 2011, the representative of URENCO handed over the land area to Hanoi Land Transaction and Development Center under the witness of the representative of Me Tri Ward PC.
16. As shown and verified, the affected land area was not cultivated and has affected no households.

*Summary of the relevant decisions is presented at Annex 1.*

### **3.1. Scope of impacts**

17. The installation of the third transformer of the 110 kV Thanh Xuan will be implemented in the area of Me Tri Ward, South Tu Liem District, Hanoi City.

**Table 1. Total affected land area**

District/ Ward	Total affected area (m <sup>2</sup> )	Total temporarily acquired land (m <sup>2</sup> )	Total permanently acquired land (m <sup>2</sup> )
Hanoi City PC	<b>3,777</b>	3,000	777
<b>Total</b>	<b>3,777</b>	<b>3,000</b>	<b>777</b>

#### **3.1.1. Permanent impacts on land**

18. The total affected area of the Project is 3,777 m<sup>2</sup> of which the permanently acquired area for the expansion of the SS is 777 m<sup>2</sup>. Details are as follows:

Area for construction of distribution house	104.4 m <sup>2</sup>
Area of the 110kV distribution yard	355.6 m <sup>2</sup>
Area of the substation internal road	104 m <sup>2</sup>
Construction area	213 m <sup>2</sup>

19. The 777 m<sup>2</sup> of land that is permanently acquired is under the management of Hanoi City PC (the representation is Hanoi Land Transaction and Development Center). This area was acquired and used as a waste disposal site.

#### **3.1.2. Temporary impacts on land**

20. On the area for expansion of the SS is the waste disposal site of the city. The top of the site has an elevation of about 12.25 m, the ground level selected is the existing SS

ground level, which is 6.9 m, and the bottom level of the waste site according to the survey is about 2.0 m. The elevation of waste that need to be removed from the ground level is 5.35 m and the depth of the waste site is about 4.9 m. Thus, it is estimated that 3,000 m<sup>2</sup> will be affected temporarily during construction period to serve the removal of waste. An 11m long stake will be driven at 0.80 m from the existing wall fence to protect the existing fence and SS.

21. All of the temporarily affected land area is on non-agricultural land that belonged to URENCO but which has since 2010 been assigned to Hanoi PC.

### **3.2. Impacts on trees, crops, and other structures**

22. 57 Senegal mahogany trees and 32 flamboyant trees are growing on the area for the SS expansion and might be cut down during the construction period. All of these trees belonging to URENCO have been compensated by the Hanoi PC.
23. The construction activities might cause temporary impacts along the access road in Me Tri Ward. There are no private households but some facilities. Any of these potential impacts will be restored by Hanoi HPMB.

## **4.0. PUBLIC CONSULTATION**

24. During the project preparation period, Hanoi HPMB conducted consultation with (i) Me Tri Ward PC; (ii) representatives of Hanoi Land Transaction and Development Center; (iii) representatives of Me Tri Sports and Entertainment Ltd.; and (iv) local communities living around Thanh Xuan SS. The consultation results show that:
  - The land area expected for expanding the 110 kV Thanh Xuan SS was waste site and is under the management of Hanoi Land Transaction and Development Center;
  - No decision on allocating acquired land area from URENCO to Me Tri Sports and Entertainment Ltd. is available;
  - Impacts on roads of Me Tri Ward due to transportation need to be restored and returned without delay.

*List of consultation participants is presented at Annex 2.*

## **5.0. BUDGET AND IMPLEMENTATION SCHEDULE**

25. The costs for compensation for the affected items due to the expansion of the 110 kV SS are estimated in accordance with the compensation provisions of Hanoi City PC. These costs will be included in the total investment of the Project. EVN Hanoi/PMB is responsible for transferring this budget.
26. The total costs for site return is VND 6,356,403,900 equivalent to USD 300,539.19 including 10% contingency cost. This cost is included in the total investment of the Project.

**Table 2. Cost of land lease and site return**

No.	Items	Owner	Component	Unit	Rate	In cash amount
1	Land lease cost	Hanoi City PC	SS site	50 years	148,740	5,778,549,000
2	Compensation for affected trees			57 mahogany trees	0	0
				32 flamboyant trees	0	0
3	Contingency cost					577,854,900
	Total				VND	6,356,403,900
					USD	300,539.19

**Exchange rate: 1\$ = 21,150 VND**

27. It is expected that the duration for installation of the third transformer at 110 kV Thanh Xuan SS is one year. Details are shown in the Table 3 below.

**Table 3. Implementation schedule**

No.	Activities	Timeframe
1	Handing over demarcation of boundaries on map and on site (handing over site)	Sept 2014
2	Organizing public consultation	April 2015
3	Preparing Resettlement Due Diligence Document (RDDD) and submitting to the PMB for review and approval	April 2015
4	ADB approving RDDD.	May 2015
5	Commencement of civil works	May 2015
6	Completion of civil works	May 2016

28. EVN Hanoi will inform ADB about all project activities during the project implementation process through internal monitoring reports including quarterly report, six-month report and annual report.



### ANNEX 1. COMPENSATION AND ASSISTANCE PLAN FOR URENCO

Type	Unit	Quantity	Rate	In cash	Notes
Banyan trees					
20cm ≤ trunk diameter < 30cm h ≥ 3m	Tree	3	60,000	180,000	
Trunk diameter ≥ 30 cm h ≥ 3cm	Tree	10	80,000	800,000	
Compensation for house	M2			861,331,045	
Gate, wall fence	M2			173,919,653	
Land	M2	78,114		188,170,000	
CỘNG				1,224,400,698	

### ANNEX 2. SUMMARY OF DECISIONS RELATED TO COMPENSATION FOR LAND- THIRD TRANSFORMER AT 110 KV THANH XUAN SS

Document	Issued by	Main contents
<b>Announcement No. 325/TB-UBND dated May 12 2009</b>	Tu Liem DPC	Reason for land acquisition: for development of Me Tri Sports and Entertainment Area with the area of 318,711 m2 including agricultural land, non-agricultural land and traffic and irrigational land. LA duration of the competent level: after 20 days since the signing of the announcement. Site clearance and handing over land: after the decision on land acquisition by Hanoi City PC is issued. The Compensation plan of this project was approved by Tu Liem DPC in accordance with the Decision No. 2231/QD-UBND dated April 23 2009 with the total compensation and assistance cost amounted to VND 212,454,136,370.
<b>Decision No. 6594/QD-UBND dated December 17 2009</b>	Ha Noi City PC	Assigning Hanoi Land Transaction and Development Center under Department of Natural Resources and Environment to implement compensation, assistance, and resettlement according to Me Tri Sports and Entertainment Area Planning. The budget is allocated by Me Tri Sports and Entertainment Ltd. Company. DONRE cooperating with Tu Liem DPC to instruct Hanoi Land Transaction and Development Center to promptly prepare land acquisition dossier as regulated, and submit to Hanoi City PC and carry out compensation, assistance and resettlement.
<b>Official Letter No. 7/PA-HD dated November 25 2010</b>	Compensation Board – Tu Liem DPC	Detailed plan for compensation, assistance and resettlement for URENCO.

<p><b>Minutes on handing over land dated July 5 2011</b></p>	<p>URENCO and Hanoi Land Transaction and Development Center</p>	<p>URENCO committed not to have any complaint and to hand over site within the LA boundary of the Project with the area of 78,114 m<sup>2</sup> allocated by the State at Me Tri Commune, Tu Liem District, Hanoi City to the site receiver. After Tu Liem DPC approved the detailed plan for compensation and assistance dated November 30 2010, the Center paid compensation and assistance on December 10 2010 for URENCO.</p>
<p><b>Decision No. 15815/QD-UBND dated November 30 2011</b></p>	<p>Tu Liem DPC</p>	<p>Approving the detailed compensation and assistance plan upon land recovery by the State for UNRENCO to implement the Project: Me Tri Sports and Entertainment Area, Tu Liem District. Total acquired land area: 74,234 m<sup>2</sup> Total compensation and assistance cost: VND 1,224,400,698. The budget for compensation and assistance is allocated by Hanoi Land Transaction and Development Center.</p>
<p><b>Official Letter No. 3007/QHKT-P7 dated September 16 2013</b></p>	<p>Department of Planning and Architecture – Hanoi City PC</p>	<p>After reviewing the Master Plan Drawing and preliminary architectural plan for the expansion of 110 kV Thanh Xuan SS- E1.20 prepared by Power Corporation 2 in August 2013 and other relevant legal documents, Hanoi Department of Planning and Architecture approves the Master Plan Drawing and preliminary architectural plan for the expansion of 110 kV Thanh Xuan SS- E1.20:</p> <p><b>Concerning total site planning:</b> Approving the total site planning for expanding 110 kV Thanh Xuan SS- E1.20.</p> <ul style="list-style-type: none"> <li>- Location: Me Tri Commune, Tu Liem District, Hanoi;</li> <li>- Area acquired for expanding SS: 777m<sup>2</sup></li> </ul> <p><b>Concerning preliminary architectural design plan:</b> Approving the architectural design plan of the project as proposed by the Power Corporation 2.</p> <p><b>Other requirements:</b></p> <ul style="list-style-type: none"> <li>- Ensure the safety conditions for fire protection, environmental sanitation with written agreement of specialized agencies as prescribed.</li> <li>- When implementing the project, it is necessary to ensure the consistency with existing infrastructure to avoid overlapping.</li> <li>- Need to invest synchronous infrastructure system and work within the scope, absolutely no construction on the land area of green trees and flower gardens.</li> <li>- Comply with relevant construction regulations and standards and professional design standards.</li> </ul> <p><i>(The Master Plan Drawing and preliminary architectural plan approved together with the requirements specified in this document and stored at the Department of Planning and Architecture).</i></p>

### ANNEX 3. SUMMARY OF PUBLIC CONSULTATION

Participants	Summary of opinions
<ul style="list-style-type: none"> <li>• Representative of Hanoi Land Transaction and Development Center</li> <li>• Representative of Me Tri Sports and Entertainment Ltd. Company</li> <li>• Commune leaders</li> <li>• Representatives of communal agencies</li> <li>• Representatives of mass organizations</li> <li>• Residence group leaders</li> <li>• Some households living around the SS.</li> </ul>	<ul style="list-style-type: none"> <li>- The land area expected to be allocated to EVN Hanoi for the expansion of 110 kV Thanh Xuan SS is totally within the area of more than 7 ha of land acquired for URENCO. The Hanoi City PC assigned Hanoi Land Transaction and Development Center to carry out compensation and site clearance.</li> <li>- To date, this area is cleared and there are official documents handing over site between URENCO and Hanoi Land Transaction and Development Center with the participation of Me Tri Sports and Entertainment Ltd. and representative of the local authorities. This document states that the party handing over land has received sufficient compensation and does not have any complaint related to compensation.</li> <li>- At present, this area is still under the management of Hanoi City PC and the direct managing agency is Hanoi Land Transaction and Development Center.</li> <li>- There are some trees on this area including flamboyant and mahogany trees. All of these trees have been inventoried and compensated but the unit whose land was acquired did not reclaim these assets.</li> <li>- The area allocated to EVN Hanoi for the expansion of the SS is under the management of Hanoi City PC; however, during the construction period, there will be some temporary impacts such as talus roof damage due to excavation or impacts due to transportation. Thus, we request that the EVN Hanoi should inform us how much is the area temporarily affected as well as the plan for returning the site after construction and the responsibilities if not carried out as committed.</li> </ul>

**ANNEX 4. LIST OF PARTICIPANTS**

No.	Name	Position
1	Nguyen Van Tuan	Deputy Director of Hanoi Land Transaction and Development Center
2	Hua Duc Minh	Me Tri Ward PC Deputy Chairman
3	Nguyen Khac Hung	Me Tri Ward PC cadastral official
4	Nguyen Thi Bich Lien	Me Tri Ward PC officer
5	Nguyen Dang Huy	HH in Me Tri Ward
6	Nguyen Viet Son	HH in Me Tri Ward
7	Bui Van Thinh	HH in Me Tri Ward
8	Do Duc Thong	HH in Me Tri Ward
9	Nguyen Tien Thanh	HH in Me Tri Ward
10	Nguyen Tien Hoa	HH in Me Tri Ward
11	Vu Dinh Thuy	HH in Me Tri Ward
12	Le Nguyen Long	HH in Me Tri Ward
13	Nguyen Van Su	HH in Me Tri Ward
14	Nguyen Viet Nghi	HH in Me Tri Ward
15	Pham Van Dinh	HH in Me Tri Ward
16	Ngo Xuan Hai	HH in Me Tri Ward
17	Nguyen Viet Toan	HH in Me Tri Ward
18	Nguyen Van Vinh	HH in Me Tri Ward
19	Nguyen Huu Hung	HH in Me Tri Ward
20	Nguyen Huu Quyet	HH in Me Tri Ward
21	Dao Van Quang	HH in Me Tri Ward
22	Mai Van Bang	HH in Me Tri Ward
23	Nguyen Thi An	HH in Me Tri Ward
24	Le Ly Ninh	HH in Me Tri Ward
25	Ngo Cong Hung	HH in Me Tri Ward
26	Ngo Cong Nho	HH in Me Tri Ward
27	Nguyen Khac Vinh	HH in Me Tri Ward
28	Nguyen Thi Thao	HH in Me Tri Ward
29	Ngo Chi Thanh	HH in Me Tri Ward
30	Dao Van Quynh	HH in Me Tri Ward
31	Nguyen Viet Dung	HH in Me Tri Ward
32	Nguyen Khac Vung	HH in Me Tri Ward

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33	Luu Thu Trang	HH in Me Tri Ward
34	Ngo Thi Nhung	HH in Me Tri Ward
35	Nguyen Thi Vuong	HH in Me Tri Ward
36	Nguyen Khoa Huong	HH in Me Tri Ward
37	Nguyen Xuan Tung	HH in Me Tri Ward
38	Vu Van Ngoc	HH in Me Tri Ward
39	Nguyen Thi Liec	HH in Me Tri Ward
40	Nguyen Minh Tuan	HH in Me Tri Ward
41	Ngo Thi Mai Anh	HH in Me Tri Ward
42	Nguyen The Dung	Deputy Director of Me Tri Sports and Entertainment Ltd. Company

**ANNEX 5. SOME PICTURES OF THANH XUAN SS**



The existing 110 kV Thanh Xuan SS



Thanh Xuan SS from behind



Area planned for expanding 110 kV Thanh Xuan SS



Area planned for expanding 110 kV Thanh Xuan SS



Waste disposal site where clearance was done



Waste disposal site where clearance was done.