

# Resettlement Due Diligence Report

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March 2015

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

Prepared by Ha Noi City Power Corporation (EVN Ha Noi) for the Asian Development Bank.

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# Viet Nam: Hanoi and Hochiminh City Power Grid Development Sector Project

(EVN HANOI: Mo Lao 110kV Substation and 110kV Connection)

Prepared by Ha Noi City Power Corporation (EVN Ha Noi) for the Asian Development Bank (ADB).

## ABBREVIATIONS

ADB	Asian Development Bank
CARB	Compensation, Assistance and Resettlement Committee
DCARB	District Compensation, Assistance and Resettlement Board
DMS	Detailed Measurement Survey
DPC	District People's Committee
EMA	External Monitoring Agency
EVN Ha Noi	Ha Noi City Power Corporation
EVN	Electricity of Viet Nam
HCMC	Ha Noi City
HPPMB	Ha Noi City Power Projects Management Board
IOL	Inventory of losses
km	kilometer
LURC	Land use rights certificate
PC	Power Corporation
PDP	Power Development Plan
PIB	Public information booklet
PIC	Project Implementation Consultant
CityPC	City People's Committee
RoW	Right-of-Way
SES	Socio-Economic Survey
SPS	Safeguard Policy Statement
VFF	Vietnam Fatherland Front
VWU	Viet Nam Women's Union
WPC	Ward 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**

### **1.1. Introduction**

1. Mo Lao 110kV substation and connection subproject consists of two components, which are (i) Mo Lao 110kV substation; and (ii) 110kV underground cable. Mo Lao 110kV substation and its connection are built in the area of Mo Lao urban area, Ha Dong district, Hanoi. Such location is convenient and favorable for construction and arrangement of medium-voltage outgoing lines in the future as well as for operation and management.
2. The subproject is implemented with the aim:
  - To ensure supply of good-quality and safe electricity to the domestic and public loads of Mo Lao new urban area;
  - To supply electricity to other loads of Thanh Xuan and Ha Dong districts; and
  - To reduce power losses of the system, this contributes to enhance the production and business effectiveness of EVN.

### **1.2. Scope of project impacts**

3. The total affected land area for the subproject is 5,054 m<sup>2</sup>, all of which are under the management of the government and in Mo Lao Ward and Van Phuc Ward of Ha Dong District.
4. 3,694 m<sup>2</sup> of land will be used for the substation and access road and will not affect any houses and structures. There are no affected people living on this land. However, six affected households are currently illegally cultivating vegetables on this land and will have to cease this activity when construction starts.
5. The total public land area to be temporarily affected is 1,360 m<sup>2</sup> and consists of pavements. This area will be temporarily used during the construction period for building underground cables. As such, this activity will cause some minor impacts on structures of three organizations: Ha Dong Electricity (power line and outside light posts to be affected), Ha Dong District Urban Environmental Company (sewerage to be affected); and Hanoi City Department of Transportation (pavement to be affected).
6. In addition, the Project will cause impacts on some trees of Hanoi Green Tree Company. A total of 52 trees will be affected due to the construction and will be temporarily removed. These trees will be returned after the work is completed.
7. Originally, a Resettlement Plan (RP) was prepared for this non-core subproject. However, instead of preparing an updated RP (URP), this due diligence report has been prepared as it became apparent that no land acquisition will be necessary for this subproject.

### **1.3. Information disclosure, consultation, and participation**

8. Consultation meetings during preparation stage were held in April 2014 at Mo Lao Ward with 13 participants including representatives of households in the Mo Lao Urban Area and Mo Lao WPC officials as well as representatives of mass organizations including

Women’s Union and Fatherland’s Front at the ward level. Key information has already been provided to the households and three affected organizations during the public consultation meetings. The following information contained in the Public Information Booklet (PIB) distributed include: (i) a brief background of the project, specifically the civil works to be undertaken and the adverse social impacts; (ii) IOL results; (iii) basis used for asset valuations; (iv) the entitlements; (v) timing of payments and the schedule of displacement; (vi) grievance redress mechanism; and (vii) contact persons at the PMB and concerned ward people’s committee (WPC).

**1.4. Negotiation with the concerned parties**

9. The land area for the construction of Mo Lao SS has been acquired by Ha Dong DPC since 2005 and planned for grid development to serve Ha Dong area. Ha Dong DPC has issued official document on land allocation to Hanoi PMB. Thus, Hanoi PMB will pay land rent to Hanoi DONRE under a 50-year leasehold. During the due diligence, the social team confirmed that the land acquisition process in 2005 was done in accordance with Vietnamese law and all affected households were compensated for their losses.
10. HPMB held discussions with the four affected organizations to explain the project impacts and agreed with the affected organizations that all affected structures belonging to the affected organizations will be removed during construction. HPMB will return the affected structures and re-grow the affected trees.
11. On March 19, 2015, and May 8, 2015, HPMB conducted discussions with the six affected households cultivating vegetables on the land area planned for the construction of the SS. The negotiation was organized with the participation of the ADB consultant and representatives of the Women’s Union and the Fatherland Front of Mo Lao Ward. The minutes were recorded by representatives of the two organizations. During the negotiations, it was clear that the six households were aware that the land they are using was already planned for the construction of Mo Lao SS. They confirmed that they participated in the consultations organized for this project and that they had been informed about their entitlements under the original Mo Lao Substation Resettlement Plan. However, all six households did not request for compensation for vegetables they were growing, instead, they asked Hanoi HPMB to inform them one month in advance prior to the commencement of civil works so that they could harvest vegetables as planned and move.

**1.5. Resettlement budget and implementation schedule**

12. The total cost for 50 year leasehold and site return is **VND 17,770,697,000** equivalent to **USD 848,609**. This cost is included in the total investment of the project and provided by EVN Hanoi.
13. The implementation schedule of the project is presented in the table below.

**Table 1. Implementation schedule**

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

## 2.0. SUBPROJECT INTRODUCTION

### 2.1. Objectives of the subproject

14. Mo Lao 110kV substation and connection subproject consists of two components, which are (i) Mo Lao 110kV substation; and (ii) 110kV underground cable.
15. The subproject is implemented with the aim:
- To ensure supply of good-quality and safe electricity to the domestic and public loads of Mo Lao new urban area;
  - To supply electricity to other loads of Thanh Xuan and Ha Dong districts; and
  - To reduce power losses of the system, this contributes to enhance the production and business effectiveness of EVN.
16. EVN Hanoi does not need to acquire land for the construction of the SS and connection as Ha Dong DPC allocates the land area and Hanoi PMB will pay land rent for the government. Consistent with Safeguard Requirements 2, paragraph 25 of the 2009 ADB Safeguard Policy Statement (SPS) that says: “Safeguard Requirements 2 does not apply to negotiated settlements, unless expropriation would result upon the failure of negotiations. Negotiated settlements help avoid expropriation and eliminate the need to use governmental authority to remove people forcibly. The borrower/client is encouraged to acquire land and other assets through a negotiated settlement wherever possible, based on meaningful consultation with affected persons, including those without legal title to assets”.
17. However, Hanoi HOMB will conduct negotiation with the households who are growing vegetable on 560m<sup>2</sup> of the SS. This negotiation is carried out independently with the participation of the third party and is recorded.

### 2.2. Main features of the subproject

18. 110kV Mo Lao SS and its connection are built in the area of Mo Lao Urban Area, Ha Dong district, Hanoi, at the planned CX-01 land plot, next to the internal road of Mo Lao



Urban Area. The arrangement of the SS is consistent with the local planning and grid development map of Hanoi City.

19. Planning of the 110kV and 22kV connections to the SS is favorable.

### 2.2.1. 110 kV Mo Lao SS

20. 110kV Mo Lao SS has the geographical location as follows:

- The North borders the cemetery in Mo Lao urban area;
- The South borders Material Manufacturing Investment Joint-Stock Company and material-gathering area in Mo Lao urban area;
- The East borders the internal road in Mo Lao urban area at the access road to the cemetery and where the 110kV cable line connects to; and
- The West borders the cemetery in Mo Lao urban area.

**Table 2. Construction plan of 110kV Mo Lao substation and mitigation measures for land acquisition impacts**

Category	Implementation
1. Total area	<ul style="list-style-type: none"> <li>○ Electrical switchyard is covered with M100 concrete layer and then a gravel layer with <math>D_{max}=4cm</math> or macadam layer sized 4x6 100mm thick.</li> <li>+ Area within the substation fence: 3,465 m<sup>2</sup></li> <li>+ Area of access road to the substation: 238 m<sup>2</sup></li> </ul>
2. Connection solution	<ul style="list-style-type: none"> <li>○ The line to the 110kV substation is double-circuit cable line, connecting to 110kV Ha Dong-Chem line.</li> </ul>
3. Substation capacity	<ul style="list-style-type: none"> <li>○ Mo Lao 110kV substation will be built with two transformers with the capacity of 2x63MVA. In the early period, one transformer with the capacity of 63MVA will be installed first.</li> </ul>
4. Operation conditions	<ul style="list-style-type: none"> <li>○ Nominal operating voltage: 110kV, 35kV, and 22kV</li> <li>○ Maximum operating voltage: 123kV, 38.5kV, and 24kV</li> <li>○ Short-circuit current: 31,5kA/3s, 20kA/3s, and 25kA/3s</li> <li>○ Supplying voltage: 380/220VAC; 220VDC</li> </ul>
5. Transformer foundation	<ul style="list-style-type: none"> <li>○ Foundation platform is made of reinforced concrete M200; the depth of the foundation is -0.6m, the size of the oil collecting pit is 10.0x8.0m, the depth of the pit is from 0.25m to 0.35m.</li> </ul>

### 2.2.2. 110 kV connection

21. In order to ensure the connection in the short term and future, the connection will be connected to the tower 85A (bays 174, 175 Ha Dong-Chem.), consisting of three components:

- a. **Connecting section:** from the tower 85A (110 kV TL bays 174, 175 Ha Dong-Chem) to tower 7 (220 kV Ha Dong-Thanh Cong TL) ;
- b. **Common section:** from tower 7 to tower 30 (220kV Ha Dong-Thanh Cong TL), overhead line and on the same towers with the 220 kV Ha Dong-Thanh Cong TL (towers and foundations are built under the 220kV Ha Dong-Thanh Cong TL project according to the working minutes dated December 22 2011).

**Figure 1. Substation location map**



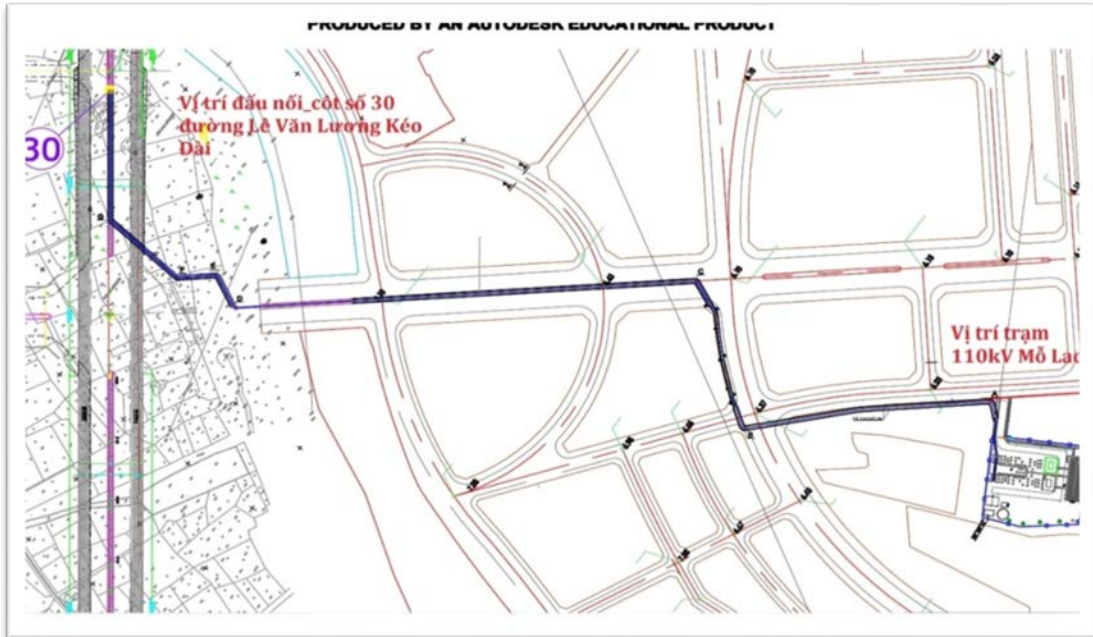
**2.2.3. Underground cable in the Mo Lao Urban Area**

- 22. The 110kV underground cable line starts from the tower 30 (220 kV Ha Dong-Thanh Cong TL) to the pocc-tich of 110kV Mo Lao SS. The underground cable line supplying power for 110kV Mo Lao SS mainly goes along the separating strip and sidewalk of the internal road in Mo Lao Urban Area.
- 23. The 110kV connection line supplying power for Mo Lao SS will go underground with the area of 1200mm<sup>2</sup>. The part goes through Mo Lao urban area and is expected to along Mo Lao Bridge over Nhue River.
- 24. The Table 3 presents the scale of the connection of the 110 kV Mo Lao SS.

**Table 3. Summary of underground cable component**

Category	Implementation
1. Connection location	Section 2: From the tower No.30 (220kV Ha Dong-Thanh Cong) to pocc-tich Mo Lao 110kV substation; Installing cable box and other cable accessories.
2. Voltage	110kV
3. Number of circuit	02
4. Starting point	Tower 30 (220 kV Ha Dong-Thanh Cong TL)
5. End point	110 kV bay of Mo Lao SS
6. Length of line	781.5 m
7. Cable voltage	XLPE 1200mm <sup>2</sup>

Figure 2. Underground cable map

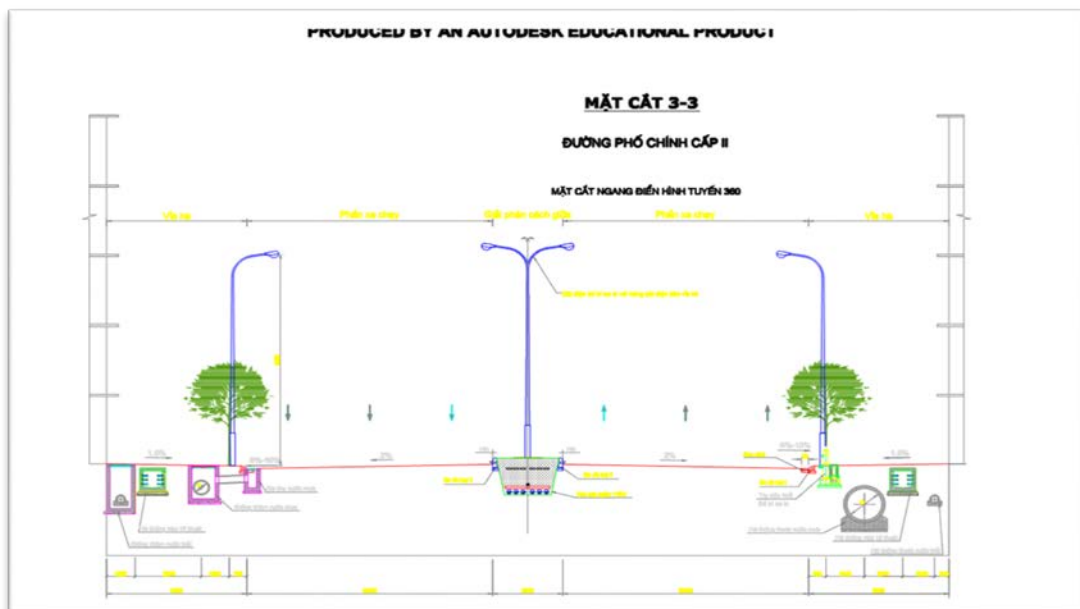


### 2.3. Mitigation measures

#### 2.3.1. Mitigation measures for land acquisition impacts during design process

- The CX-01 land plot to be used for the construction of Mo Lao SS has been planned since the planning of Mo Lao new urban area. During the project preparation process, all information related to the planning of the substation has been announced to the residential area. Therefore, most of people in the area are well aware of the SS construction.

Figure 3. Section of underground cable along the road separation strip

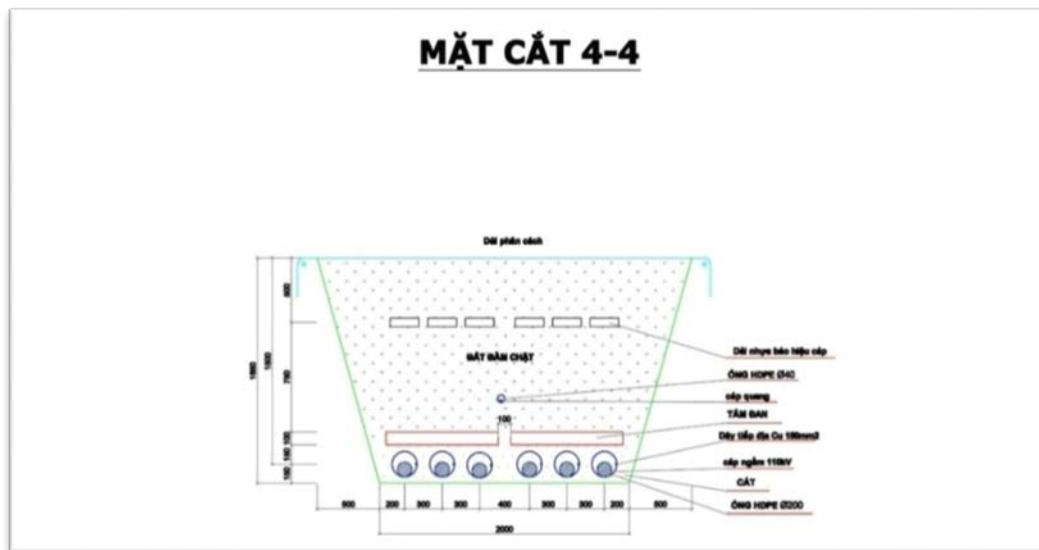


- With regards to the arrangement of the underground cable, the design consultant has carried out field survey and consulted with the Mo Lao Urban Area Management Board to reach an agreement on the most suitable plan. The current underground cable alternative has been adjusted after updating feedbacks from the concerned parties.

### 2.3.2. Mitigation measures for land acquisition impacts during implementation process

25. The mitigation measures for land acquisition impacts during the project implementation process have been taken into consideration. The design consultant has proposed suitable construction methods in order to minimize land acquisition impacts as well as impacts on local communities. These methods include: (i) Cable tunnel is designed to go underground, the tunnel is made of reinforced concrete; (ii) tunnel goes along the existing sidewalk starting from the connection tower to the substation. This option does not cause any physical or economic impact on the households.

Figure 4. Section of underground cable arrangement



26. As for public structures, trees and pot plants, Hanoi PMB has negotiated with the organizations whose assets are affected by the project. The return schedule has been agreed among the concerned parties.

## 3.0. SCOPE AND IMPACTS OF LAND ACQUISITION

### 3.1. Scope of impacts

27. The subproject is implemented in the area of two wards, Mo Lao and Van Phuc, of Ha Dong district. The total land area to be acquired for the subproject is 5,054 m<sup>2</sup>. The

subproject will cause impacts on three organizations. It does not affect any house or structure of the households. No household is affected by land acquisition.

28. The subproject only causes impacts on some pot plants and public structures of the Ha Noi Urban Green Tree Company, Mo Lao Urban Area Management Board and Ha Dong Electricity.

**Table 4. Summary of impacts**

No.	Impacts	No. of PAHs	Unit	Quantity
<b>I</b>	<b>Land</b>			
1	Land of Mo Lao Urban Area Management Board		m <sup>2</sup>	3,694
2	Traffic land, pavement		m <sup>2</sup>	1,360
<b>II</b>	<b>Houses and structures</b>	-	-	-
<b>III</b>	<b>Trees and crops</b>			
<b>IV</b>	<b>Public structures</b>			
1	Brick pavement		m <sup>2</sup>	224
2	Lamp post in Mo Lao Urban Area		Post	7
3	Power line		m	298
4	Sewer		Unit	7
5	Green trees		Tree	52

### 3.2. Land acquisition impacts

29. The total affected land area caused by the subproject is 5,054 m<sup>2</sup> including 3,694 m<sup>2</sup> of permanently acquired land in Mo Lao Ward. The area for SS site is 3,456 m<sup>2</sup> and access road is 238 m<sup>2</sup>.
30. The remaining 1,360 m<sup>2</sup> is traffic land and pavement which will be acquired temporarily for the construction of technical trench for the underground cable. Of which, the traffic land area in Mo Lao Ward is 380 m<sup>2</sup> and in Van Phuc Ward is 980 m<sup>2</sup>. These impacts only last during construction period and will be returned by Hanoi HPMB.
31. A total five households in Mo Lao Ward are growing crops (colza, cauliflower, etc.) on 560 m<sup>2</sup> of land which has been planned for the construction of the 110 kV Mo Lao SS. All of these five households are aware of the planning of Mo Lao SS. All of the 5 households have been consulted and they have had plan to harvest all of their products and stop cultivating on the area.
32. The affected organizations include Ha Dong Electricity, Ha Noi Urban Green Tree Company, Ha Dong Water Supply and Sewerage Company and Mo Lao Urban Area Project Management Board. All of these companies are single member limited liability companies of which the main shareholder is the state. Thus, the compensation for

affected assets will be carried out in the form of return with the technical supervision of the representatives of the concerned parties.

### 3.3. Impacts on public structures

33. Some public structures will be affected due to the construction of substation and technical trenches. The main impacts include acquired land of Mo Lao Urban Area Management Board together with traffic land and some pot plants under the ownership and management of Hanoi Urban Green Tree Company, electricity lines and lamp posts of Ha Dong Electricity as well as some trees of Mo Lao Urban Area Management Board. The Table 7 below shall present structures affected corresponding to the construction categories of the subproject.

**Table 5. Impacts on public structures**

Affected assets	Owner	Category	Unit	Quantity
Potted palm tree	Ha Noi Urban Green Tree Company	Technical trench	tree	26
Potted “Ngoc But” tree	Ha Noi Urban Green Tree Company	Technical trench	tree	26
Road lighting post	Ha Dong Electricity	Technical trench	post	7
Electricity line	Ha Dong Electricity	Technical trench	m	84
Road lighting post	Ha Dong Electricity	Technical trench	post	4
Electricity line	Ha Dong Electricity	Technical trench	m	214
Brick pavement	Hanoi Department of Transportation	Technical trench	m <sup>2</sup>	224
Drainage	Ha Dong Water Supply and Drainage Company	Technical trench	unit	7

34. Electricity post, road lighting post and drainage as well as pavement will be restored and returned by Hanoi HPMB.

### 3.4. Impacts on trees and crops

35. A total of 52 green trees of different kinds will be affected by construction activities. These trees will be displaced and returned as soon as the construction is completed. Their locations will be adjusted a little compared to the previous ones with the consensus from Hanoi Urban Green Tree Company.

## 4.0. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION

### 4.1. Stakeholders

36. With regards to Mo Lao SS subproject, only organizations are affected by the construction of the SS and underground cable. The major shareholder is these companies is the state. Five households are using land planned for the SS to grow vegetable. The consultations have been held with the stakeholders including (i) Ha Dong district authorities and Mo Lao and Van Phuc WPCs; (ii) representatives of the affected organizations; and (iii) representatives of five households. The consultation was

organized during the project preparation stage and will be continued during the implementation period.

#### **4.2. Objectives of the consultation**

37. The overall objectives of the consultation program and community information campaign are to disseminate information and collect feedback from key related parties on aspects of project preparation and implementation:

- Minimize possible conflicts
- Minimize the risk of project delays
- Ensure that the project implementation is conducted transparently.

38. Key objectives and principles are:

- To share main information about the project to the affected persons, local authorities and other related parties regarding the project background, objectives, plans for survey and project development as well as principles of compensation and resettlement.
- To gather information on the need and priorities of the stakeholders, local communities, local governments, non-governmental organizations as well as reactions/feedback against the project activities.
- To ensure transparency in all activities related to project implementation and return of affected public structures.

#### **4.3. Public consultation during preparation stage**

39. Consultations have been conducted in Mo Lao Ward, Ha Dong District. The consultations are conducted by the Consultant in April 2014.

40. 13 people participated in the consultations including representatives of the PAHs and Mo Lao Ward officials. The representatives of mass organizations such as the Fatherland's Front, the Women's Union of the ward have attended and contributed opinions to the project.

41. The representative of the Project Owner and Consulting Agency have informed the public with regards to the following topics:

- Project description: the alignment of the line, location of the substations and the importance of these structures above, the financing source of the project, its objectives and components.
- Compensation policies of the project;
- Mitigation measures for the impacts to minimize impacts on and losses of people.

50. The feedbacks received are summarized as follows:

- Mo Lao WPC and the concerned agencies and representatives of the community agree and support the 110kV substation project. During the construction period, it is

recommended that the investment owner and contractor comply with the social and environmental regulations.

- Other issues that the WPC is concerned are: do electromagnetic field and electromagnetic waves affected people in the surrounding area? The substation is built next to Mo Lao cemetery where people often go to, therefore, is it necessary to install lightning protection equipment? Do the machines cause noise?
- During the construction period, attention should be paid to the existing underground cable and water supply and drainage system of the urban area.
- Site should be restored and returned after construction and there should be electricity safety measures for the households in the urban area.
- The construction of Mo Lao 110kV substation does not cause impacts on the graves in the cemetery as the location of the substation is about 40 to 50 meters to these graves. Besides, the cemetery is surrounded with solid walls; therefore, there is no adverse impact.
- As for APs losing trees and crops confirmed that they are willing to hand over site to the project to not affect the progress of the project. However, when the project acquires land, it is suggested that the project should inform them two to three months beforehand in order for us to harvest the crops.

#### **4.4. Negotiated settlement with the concerned parties**

51. In order to ensure that people know about the project, participate in the consultations and other project activities, the following activities have been carried out:
52. The project implementation plan has been summarized and disseminated to the residential community by posting the information at Mo Lao WPC and Van Phuc WPC;
53. Construction plan and schedule as well as the project cycle have been informed to the DPC and concerned wards. Since the land area for the construction of Mo Lao SS was planned since 2005, Ha Dong District authorities, as the representative of the government to manage land in the area, has allocated the land area for the substation site and access road to the SS to Hanoi EVN to use for the purpose of SS construction.
54. Land allocation to Hanoi EVN is carried out based on the following decisions:
  - Official Letter No. 381/CV-BDAML dated September 1st 2010 by Mo Lao Urban Area Project Management Unit to HPPMB on the location of the 110 kV substations in Mo Lao New Urban Area in Ha Dong District.
  - Official Letter No. 8021/UBND-CT dated October 7th 2010 by Hanoi City PC on the construction of Mo Lao SS in Ha Dong District. Hanoi City PC replied to EVN Hanoi approving the plan to construct the 110 kV SS at Mo Lao New Urban Area in Ha Dong District.
  - Official Letter No. 3924/EVN HANOI-X09 dated September 17th 2013 by EVN Hanoi to Hanoi DONRE.



- Official Letter No. 4931/STNMT-KHTH dated September 25th 2013 by the Department of Natural Resources and Environment on leasing land for the construction of Mo Lao 110 kV SS and its 110 kV connection.
- Official Letter No. 1838/HANOI PMB-X09.7 dated October 14th 2013 by HPPMB on confirming the completion of compensation, assistance and resettlement in the area where land is requested for handing over.
- Official Letter No. 1831/UBND-BDAML dated October 22nd 2013 by Ha Dong DPC on completion of the compensation, assistance and resettlement activities.
- Decision No. 7296/QD-UBND dated December 4th 2013 by Hanoi City PC on acquisition of 3,703 m<sup>2</sup> of land in Mo Lao Urban Area, Mo Lao Ward, Ha Dong District to lease to EVN Hanoi to implement the 110 kV Mo Lao SS project.
- Announcement No. 0010/CCT-TB dated January 7th 2015 by Ha Dong District Tax Department sent to EVN Hanoi on paying land rent in 2014.

*Summary of the decisions is presented in the Appendix 2.*

55. As for the affected organizations, a meeting between the concerned parties was organized and reached the agreement that:
- a. All of the affected assets caused by the construction of the underground cable line of the project will be returned by Hanoi HPMB under the supervision of the representative of the affected;
  - b. The affected trees will be displaced and re-planted by Hanoi HPMB;
  - c. The cost estimates for displacement, replanting of trees and return of site will be prepared by Hanoi HPMB with the review of the concerned parties. The total cost for these activities will be presented below.
56. The negotiation process with six households using land in the SS area was also conducted with the participation of the third party, the ADB consultant, the representative of Mo Lao Ward VFF and representative of Mo Lao Ward WU. The representatives of these mass organizations have participated, monitored and recorded the discussion. During this negotiation meeting, the representatives of six households have the following opinions:
- The households are aware of the SS construction plan; They have participated in the consultation meetings organized in 2014 and understand the project's policies; The AHs understand that they would be paid out the monetary value of the vegetables being grown on the land according to the policy entitlement, however, they opted to continue harvesting until the land will be acquired, and then vacate the land.
  - All of the household heads of these six families are retired and use the land area for growing vegetable for their family consumption. They confirmed that stop growing vegetables did not cause adverse impacts on their incomes or livelihoods. Thus, they are willing to hand over the site and ask to continue harvesting until the commencement of the civil works. As they do not request compensation or

assistance, they only requested Hanoi HPMB to inform them the civil work schedule one month beforehand.

*Opinions of the households are presented in the Appendix 3.*

57. 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.

#### 4.5. Budget and implementation schedule

58. The budget for land lease for the construction of Mo Lao SS and the cost of returning affected assets for the organizations are described in the table below. EVN Hanoi/HPMB is responsible for paying land rent to Hanoi DONRE and directly carrying out the activities to return the affected structures and assets.

59. The total land rent for 50 years and return cost is **VND 17,770,697,000** or **USD 848,609**. This is included in the project investment.

**Table 6. Budget for renting land and returning affected assets**

Ward	Affected assets	Owner	Category	Unit	Quantity	Rate	In cash
	<b>Land rent</b>	<b>SS site and access road to the SS</b>		<b>m<sup>2</sup> (50 years)</b>	<b>3,703</b>	<b>95,980</b>	<b>17,770,697,000</b>
<b>1. Van Phuc</b>	Cost for leveling and covering the road surface	Hanoi Department of Transportation	Technical trench	m <sup>2</sup>	608	34,000	20,672,000
	Planting new trees	Hanoi Urban Green Tree Company	Technical trench	Tree	52	250,000	13,000,000
	Placing lamp posts	Ha Dong Electricity	Technical trench	Post	3	,650,000	4,950,000
<b>2. Mo Lao</b>	Cost for leveling and covering the road surface	Hanoi Department of Transportation	Technical trench	m <sup>2</sup>	1568	34,000	53,312,000
	Brick pavement	Hanoi Department of Transportation	Technical trench	m <sup>2</sup>	224	227,000	50,848,000
	Placing lamp posts	Ha Dong Electricity	Technical trench	Post	4	1,650,000	6,600,000
	Building drainage	Ha Dong Water Supply and Sewerage Company	Technical trench	Unit	7	4,000,000	28,000,000
<b>Total</b>						<b>VND</b>	<b>17,948,079,000</b>
						<b>USD</b>	<b>848,609</b>

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

**Table 7. 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 and May 2014
3	Preparing Resettlement Due Diligence Document (RDDD) and submitting to the PMB for review and approval	April 2015
4	ADB approving RDDD.	April 2015
5	Commencement of civil works	May 2015
6	Restoring and returning works and trees	March 2016
7	Completion of civil works	May 2016

## **Appendix 1. Summary of decisions on land allocation for the construction of 110kV Mo Lao Substation and 110kV Mo Lao connection**

1. Official Letter No. 381/CV-BDAML dated September 1st 2010 by Mo Lao Urban Area Project Management Unit to HPPMB on the location of the 110 kV substations in Mo Lao New Urban Area in Ha Dong District. According to the official letter, on August 10th 2009, Mo Lao Urban Area PMU sent the official letter No. 415/BDAML to the Department of Planning and Architecture to propose the location of the 110 kV SS at the land plot CX-01 in Mo Lao Urban Area. Thus, Mo Lao Urban Area PMU introduces the proposed location to HPPMB so that the HPPMB could carry out the next steps.
2. Official Letter No. 4931/STNMT-KHTH dated September 25th 2013 by the Department of Natural Resources and Environment on leasing land for the construction of Mo Lao 110 kV SS and its 110 kV connection. After receiving the official letter No. 3924/EVN HANOI-X09 from ENV Hanoi requesting the land boundary demarcations for the construction of 110 kV Mo Lao SS and its connection. Based on the Land Law and other relevant decrees and decisions, the DONRE requests EVN Hanoi to prepare dossiers on land acquisition and allocation to build the 110 kV Mo Lao SS at Mo Lao New Urban Area, Mo Lao Ward, Ha Dong District. The dossiers include the following documents: (i) Application for handing over land; (ii) Decision on establishment or Certification of Business Registration of the organization; (iii) Decision on project approval; (iv) Official Letter on the location or planning of the Department of Planning and Architecture; alignment drawing; detailed planning of urban construction; and (v) Certification of Ha Dong DPC on the completion of compensation, assistance, and resettlement in the area where land is requested for handing over.
3. Official Letter No. 8021/UBND-CT dated October 7th 2010 by Hanoi City PC on the construction of Mo Lao SS in Ha Dong District. Hanoi City PC replied to EVN Hanoi approving the plan to construct the 110 kV SS at Mo Lao New Urban Area in Ha Dong District.
4. Official Letter No. 1838/HANOI PMB-X09.7 dated October 14th 2013 by HPPMB on confirming the completion of compensation, assistance and resettlement in the area where land is requested for handing over. According to the official letter sent to Ha Dong DPC and Mo Lao Urban Area PMU, in order to serve the socio-economic development of the area and increase the power supply for Mo Lao Urban Area, HPPMB kindly requested Ha Dong DPC and Mo Lao PMU to confirm the completion of the compensation, assistance and resettlement for the construction of 110 kV Mo Lao SS and its connection.
5. Official Letter No. 1831/UBND-BDAML dated October 22nd 2013 by Ha Dong DPC on completion of the compensation, assistance and resettlement activities. Ha Dong DPC replied to the above official letter of HPPMB that according to the Decision No. 1081/QD-UBND dated June 20th 2006 by Ha Tay PPC on acquisition of 602,997.8 m<sup>2</sup> of land in Van Mo Ward, Ha Dong Town (now is Mo Lao Ward, Ha Dong District, Hanoi City) to allocate to Mo Lao Urban Area PMU for the development of Mo Lao New Urban Area as well as the Decision No. 1444/QD-UBND dated October 17th 2005 by Ha Tay PPC approving the compensation and assistance cost estimates of Mo Lao Urban Area Project, Ha Dong DPC confirmed that the

payment of compensation and assistances and leveling the planned area for the construction of Mo Lao SS had been completed.

6. Decision No. 7296/QD-UBND dated December 4th 2013 by Hanoi City PC on acquisition of 3,703 m<sup>2</sup> of land in Mo Lao Urban Area, Mo Lao Ward, Ha Dong District to lease to EVN Hanoi to implement the 110 kV Mo Lao SS project. According to the decision, Hanoi City PC decided to acquire 3,703 m<sup>2</sup> of land at Mo Lao Urban Area to lease to EVN Hanoi under government land lease. The rent is paid annually and the land lease duration is 50 years since the decision is signed. EVN Hanoi, thus, is liable to (i) liaise DONRE to receive the land boundary on the cadastral map as well as on site; (ii) liaise Department of Finance (DoF) for land rent rate; (iii) liaise DONRE to sign the land lease contract; (iv) liaise the Tax Department of the City to pay the rent; and (v) liaise DONRE to be provided with the copy of land parcel map and to follow the procedure to be granted with LURC as well as ownership of houses and other assets on land. After 12 consecutive months after being handed over the land area, if EVN Hanoi does not use the land area or the land use progress is delayed for more than 24 months compared to the schedule defined in the investment project or the land area is used differently to the original purpose, Hanoi City PC can reclaim the land area handed over.

7. Official Letter No. 3924/EVN HANOI-X09 dated September 17th 2013 by EVN Hanoi to Hanoi DONRE. According to the letter, in order to have adequate document for the land lease of the project, EVN Hanoi would like to kindly request DONRE to issue the command to determine land boundary demarcations.

8. Announcement No. 0010/CCT-TB dated January 7th 2015 by Ha Dong District Tax Department sent to EVN Hanoi on paying land rent in 2014. According to the Announcement, EVN Hanoi to pay a total of VND 384,671,000 for leasing 3,703 m<sup>2</sup> of land in 2014 (the rate is VND 95,890/m<sup>2</sup>/year).

## Appendix 2. Minutes of Negotiation with the Households

### SOCIALIST REPUBLIC OF VIETNAM

### Independence-Freedom-Happiness

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*Mo Lao, January 19, 2015*

### MINUTES OF PUBLIC CONSULTATION

Subproject: 110 kV Mo Lao Substation and 110 kV Mo Lao Connection

Mo Lao Ward, Ha Dong District, Hanoi City

Avenue: Mo Lao Ward Cultural House

#### I. Participants

- Mr. Tran Duy Hung                      Position
- Mr. Nguyen Van Bang                  Position: Official
- Representatives of the affected people: 06 (See attached list for more details)

#### II. Content of the consultation

- The Consultant presents: the location of Mo Lao SS and underground cable (the length of the line in the ward area).
- Present the project policies as prepared in the RDD.
- Discuss with the households who have used/are using the area of the Mo Lao SS to grow vegetable in order to negotiate an assistance plan for 560m<sup>2</sup> of green vegetable of five households.

#### III. Opinions of the households

1. The households are aware of the project

Affected person 1: the household has been informed about the project

Affected person 2: we know the project information and have participated in the meeting last year.

2. The area for building the SS has been planned and the households are growing vegetable on this area. Please give your opinions on compensation or assistance.

Affected person 2: the household does not need compensation. We realized that the land area has not been used yet, thus we used to grow crops; my family will harvest the vegetable prior to the civil works.

Affected person 3: We would like to be informed one month beforehand so that we could have time to collect the vegetable.

3. Will the cease of growing vegetable affect the households' income?

Affected person 1: On the area, we mainly grow clean vegetable for family consumption, not for selling; thus, it does not affect income.

Affected person 4: Before, the area was uncultivated with wild grass, we think that it was such a waste and went to improve the soil to grow crops for family consumption. Therefore, when there is land acquisition announcement, we will hand over the site not to affect the progress.

#### **IV. Conclusion**

- People support the project.
- They are aware that they are using land that does not belong to their households and they have been informed about the project by the Ward PC.
- The households do not request compensation and assistance for their vegetable area. They only require to be informed one month beforehand so that they could have enough time to harvest their vegetable.
- The households confirm that not growing vegetable does not affect their income.

Representative of the Project Owner: Tran Duy Hung	Signed
Representative of the Ward WU: Bach Phuong Thuy	Signed
Representative of the Ward VFF: Bach Hung Tien	Signed
Representative of the Consultant: Nguyen Van Bang	Signed
Representative of the households: Nguyen DucQuan, Trinh Duy Lo	Signed

### Appendix 3. List of participants

No.	Name	Address	Occupation	Signature
1	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Retired	Signed
2	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Retired	Signed
3	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Retired	Signed
4	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Retired	Signed
5	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Retired	Signed
6	Name has been deleted for confidentiality	Group 5, Mo Lao Ward	Cemetery keeper	Signed



**Appendix 4. Some pictures of consultation**



Consultation with affected person



Consultation with affected person



Consultation with affected person



Consultation with affected person



Consultation with affected person



Consultation with affected person