

Resettlement Plan

November 2014

VIE: Urban Environment and Climate Change Adaptation Project (Hoi An City, Quang Nam Province)

Prepared by Quang Nam Provincial People's Committee for the Asian Development Bank.

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ABBREVIATIONS

ADB	-	Asian Development Bank
AHs	-	Affected Households
APs	-	Affected Persons
CLFD	-	Centre for Land Fund Development
CPC	-	Commune People's Committee
DMS	-	Detailed Measurement Survey
DOLISA	-	Department of Labor, Invalids and Social Affairs
DPs	-	Displaced Persons
EA	-	Executing Agency
EMA	-	External Monitoring Agency
GoV	-	Government of Vietnam
GRM	-	Grievance Redress Mechanism
HH	-	Household
IA	-	Implementing Agency
IOL	-	Inventory of Losses
LURC	-	Land Use Rights Certificate
MOLISA	-	Ministry of Labor, Invalids and Social Affairs
ODA	-	Official Development Assistant
PIB	-	Public Information Brochure
PIC	-	Project Implementation Consultants
PMU	-	Project Management Unit
PPC	-	Provincial People's Committee
PPTA	-	Project Preparatory Technical Assistance
RCS	-	Replacement Cost Survey
RP	-	Resettlement Plan
SES	-	Socioeconomic Survey
SPS	-	Safeguard Policy Statement
VND	-	Vietnam Dong
VUW	-	Vietnam Union of Women
WSS	-	Water Supply and Sanitation
WTP	-	Water Treatment Plant

CURRENCY EQUIVALENTS

As of 24 October, 2014
Currency unit: Vietnam Dong (VND) and US Dollar (\$)
\$1 = 21,170 VND

GLOSSARY

- Compensation – This is payment given in cash or in kind to affected persons (APs) at replacement cost or at current market value for assets and income sources acquired or adversely affected by the project.
- Cut-off date – Is the date when the City’s People’s Committee and the Project Management Unit (PMU) officially inform the public about the Project and its locations. Anyone who occupies or encroaches into the defined boundaries of the Project area after this date is not entitled to compensation and other assistance for affected assets and incomes.
- Detailed Measurement Survey (DMS) – With the use of approved detailed engineering drawings, this activity involves the finalization and/or validation of the results of the IOL, severity of impacts, and list of APs done during the preparation of this resettlement plan (RP).
- Affected person (AP) – Refers to any person or persons, household, firm, private or public institution that, on account of changes resulting from the Project, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (e.g., residential, commercial, agricultural, and/or grazing land), water resources or any other fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without physical displacement.
- Entitlements – Refers to a range of measures, such as compensation in cash or in kind, income restoration support, transfer assistance, relocation support, etc., which are provided to the APs depending on the type and severity of their losses to restore their economic and social base.
- Inventory of Losses (IOL) – This is the listing of assets as a preliminary record of affected or lost assets during the preparation of the RP where all fixed assets (i.e., land used for residence, commerce, agriculture; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; standing crops and trees with commercial value; etc.) and sources of income and livelihood inside the COI are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. The severity of impact on the affected assets and the severity of impact on the livelihood and productive capacity of the APs are likewise determined.
- Land acquisition – Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.

Relocation	– This is the physical displacement of a DP from his/her pre-project place of residence and/or business.
Replacement cost	– Means the amount in cash or in kind needed to replace an asset in its existing condition, without deduction of transaction costs or depreciation and salvageable materials, at prevailing current market value at the time of compensation payment.
Replacement Cost Study	– This refers to the process involved in determining replacement costs of affected assets based on empirical data.
Resettlement Plan	– This is a time-bound action plan with budget, setting out the resettlement objectives and strategies, entitlements, activities and responsibilities, resettlement monitoring, and resettlement evaluation.
Severely affected Households	– This refers to AHs who will (i) lose 10% or more of their total productive and generating assets, and (ii) have to relocate,
Vulnerable groups	– These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized due to the project and specifically include: (i) female-headed households with dependents, (ii) household heads with disabilities, (iii) households falling under the generally accepted indicator for poverty, (iv) elderly households who are landless and with no other means of support, (v) landless households, (vi) ethnic minorities.

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EXECUTIVE SUMMARY

Background. *The Urban Environment and Climate Change Adaptation Project for Hoi An City, Quang Nam Province will be implemented in four wards and three communes including Cam Pho, Thanh Ha, Cam Chau, Cam An wards and Cam Thanh commune of Hoi An Provincial City and Dien Phuong and Dien Nam Dong Communes of Dien Ban District. The objectives of the project include (i) Climate proofed urban development and (ii) Improved water supply management and resilience for Hoi An Provincial City.*

The Project consists of five components, including (i) Construction of access road to Cua Dai Bridge; (ii) Construction of Co Co new urban development area; (iii) Improvement of Lai Nghi reservoir and intake; (iv) Improvement of Phap Bao lake; and (v) Improvement of the provincial road 608 sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City. These components have been designed consistent with managing the urban environment of Hoi An to enable it to adapt to climate change. This is of paramount importance to Hoi An as it is not only one of Vietnam's coastal cities that is at major risk due to possible climate change impacts but it is one of Vietnam's and the region's leading travel destinations.

Scope of Land Acquisition and Resettlement. *The project implementation would entail land recovery in four wards and one commune of Hoi An City. There are 645 households (HHs) (2,580 persons) affected by land acquisition under the project. Of 645 affected households, 311 households will lose more than 10% of their productive land holding; 176 households have to relocate and 151 households are vulnerable households. Most of the vulnerable households are households with meritorious services to the Revolution as defined by the Department of Labor, Invalids and Social Affairs (DOLISA) of Quang Nam Province. The five components will permanently acquire 711,374 m² of different types of land including 586,269 m² of agricultural land of 462 households; 61,017 m² of residential land of 266 households; and 64,087 m² of other land managed by the communes. All the affected households are titled land users.*

The implementation of five components would impact on 5,171 trees including 3,442 fruit trees; 1,189 timber trees and 540 other trees of 212 households and 308,427 m² of crops of 380 households in the project area. Of 308,427 m² of affected crops, there are 258,066 m² of rice; 17,637 m² of maize; 11,000 m² of water morning glory and 21,724 m² of other vegetables.

There will be 266 households who have houses and other structures affected by the project, of which 176 households have houses that will be fully affected and will have to relocate, and 90 households have houses that will be partially affected and just require minor repairs. The project implementation will cause impacts on 45,332 m² of houses; 2,566 m² of fence; 1,783 m² of kitchen; 4,540 m² of breeding facilities and 4,640 m² of other structures. The affected houses are with very simple construction materials – mostly with toled-roofs, simple timbered or toled-walls and bricked-floors.

The project will impact on business of 11 HHs who have small shops and umbrella-typed kiosks along the project road. There is no public structure affected by implementation of project's components.

Implemented land acquisition and resettlement. *Land acquisition and resettlement has been substantially completed for two components – the Provincial Road 608 and the access road to Cua Dai Bridge, and the associated facility – the road DH15¹. The*

¹ Road DH15 is not one of the project's components; however, the road is being constructed by Hoi An City People's Committee to connect the Access Road to Cua Dai Bridge (one of the project funded components) to

implemented land acquisition and resettlement follows the provisions of the national laws and regulations. Resettlement due-diligence has been carried out and some gaps with the provisions of the Project Resettlement Framework have been identified. Implementation of agreed corrective action plans for the already-completed land acquisition and resettlement activities will be within the time-frame of land acquisition and resettlement of the Project.

Policy Framework. The legal and policy framework for compensation, assistances and rehabilitation under the Project is defined by the relevant laws and regulations of the Government of Viet Nam and the ADB Safeguard Policy Statement (SPS, 2009). Objectives of the project's policy are to avoid, if not minimize resettlement impacts, restore livelihoods and improve living standards of poor and vulnerable households. In case of discrepancies between the Government's laws, regulations, and procedures and ADB's policies and requirements, the policies and requirements of the latter will prevail, consistent with Decree No. 38/2013/ND-CP, dated 23 April, 2013 on Official Development Assistance (ODA) Management and Use.

An Entitlement Matrix and its applications are provided in the RP. It covers the compensation and types of assistance to the APs who will be acquired their agricultural land; residential land or to be relocated; special assistances for the vulnerable affected households; etc. The Entitlement Matrix has been consulted with and agreed on by the APs, local authorities and the Centre for Land Fund Development (CLFD) of Hoi An Provincial City.

Compensation will follow the principle of replacement cost. Income restoration program will be provided for severely affected households and vulnerable households. Relocation households will be allocated plots in the resettlement site and provided with free Land Use Rights Certificate (LURC) and assistances for relocation.

The cut-off-dates have been established for two project components and one associated facility for which land acquisition and resettlement have been implemented or on-going (it is 10 April, 2009; 25 August 2011; and 5 April, 2013 for the Access Road to Cua Dai Bridge, Provincial Road 608, and Road DH15, respectively). For the three remaining project components where land acquisition and resettlement have not yet commenced, the cut-off-date will be established and officially announced to the public when the project has been approved by the relevant agencies.

Institutional Arrangement. Quang Nam Provincial People's Committee (PPC) will be responsible for the management of RP and social issues which shall be updated and implemented by Quang Nam Water Supply and Drainage Company. Quang Nam Water Supply and Drainage Company and LLFD of Hoi An City will be supported by full-time qualified and experienced international and national social safeguard specialists (the Loan Implementation Consultant) to manage the resettlement related issues. Land acquisition and resettlement will be implemented by CLFD of Hoi An City.

Grievance Redress Mechanism. Quang Nam Water Supply and Drainage Company and the CLFD of Hoi An Provincial City will ensure that all grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner. All possible avenues will be made available to AP to express their grievances by establishing a well-defined grievance redress mechanism. APs with grievances can submit their complaints or grievances regarding compensation, entitlement, compensation policy, rates, land acquisition, resettlement, allowances and income restoration measures as per the grievance redress mechanism (GRM) described

Lac Long Quan Road for transportation from the Cua Dai Bridge to center of Hoi An City. It is thus considered a Project associated facility.

in this RP. These APs will not be charged any fee during the resolution of their grievances and or complaints including necessary adjudication in a court of law.

Implementation Schedule. *The RP shall be implemented 36 months prior to the award of the civil works contracts for each component (33 months from commencement of detailed design). Quang Nam PPC through Quang Nam Water Supply and Drainage Company and CLFD of Hoi An Provincial City will implement the updated RP upon receipt of official approval from ADB. Civil works will begin after: (i) compensation has been fully paid to AH; (ii) the agreed income restoration program is in place; and (iii) the acquired land is free from all encumbrances and no pending complaints and grievances are left unresolved, as validated by the EMA. The detailed activities and schedule in updating and implementing the updated RP are described in the document. Detailed design is expected to be completed by 3th Quarter 2015, which is also when the RP will be updated based on the Detailed Measurement Survey and Socioeconomic Survey. RP implementation will start in 1st Quarter 2016.*

Estimated Cost. *The overall budget for implementing the resettlement plan was estimated at VND 537,369,136,132, equivalent to \$25,383,520. The amount earmarked for compensations, assistances, resettlement, RCS, external monitoring; implementation of corrective actions plans for the components of access road to Cua Dai bridge and Provincial Road 608 constructions; administration cost (2%) and contingency (10%). The resettlement costs will be updated during the RP updating following the detailed engineering design, results of DMS and RCS, and consultations with APs and communities.*

Monitoring and Reporting. *In order to help ensure that the approved RP is implemented as planned, monitoring of resettlement activities will be pursued, internally by the City People's Committee, Centre for Land Fund Development, and PMU, and externally by an External Monitoring Agency (EMA). The objectives, focuses, frequency of monitoring and reporting mechanism are presented in the RP.*

RP Updating. *This Resettlement Plan has been prepared based on the IOL and will be updated following the DMS when the detailed design is available. As planned by the PMU, the Resettlement Plan updating will start in 3rd Quarter 2015.*

A. PROJECT DESCRIPTION

1.1. Background

1. The Urban Environment and Climate Change Adaptation Project for Hoi An City, Quang Nam Province will be implemented in four wards and three communes including Cam Pho, Thanh Ha, Cam Chau, Cam An wards and Cam Thanh commune of Hoi An Provincial City and Dien Phuong and Dien Nam Dong Communes of Dien Ban District. The objectives of the project include (i) Climate proofed urban development and (ii) Improved water supply management and resilience for Hoi An Provincial City.

1.2. Components

2. The Project has five components as described below:

- Construction of Access Road to Cua Dai Bridge: The total length of this dual carriage way road (4 lanes) will be 4.86 km, commencing in Lac Long Quan Road and linked to the Cau Dai Bridge which is currently being constructed. This is designed to ensure a southern connectivity to Tam Ky from Hoi An, which is currently lacking.
- Construction of Co Co River New Urban Development Area: The main objective of this component is to reinforce the Hoi An City Master Plan developed in 2005 to render Hoi An more eco-friendly and also more recently to promote Vietnam's Green Growth Strategy. The component would be a logical transit point for access to the coast and nearby areas. The project interventions will include: (i) development of Green belts of Hoi An City by creating a large green buffer area along Co Co River side with Nipa palms to be planted on the river bank and a number of urban green areas/parks; (ii) dredging of Co Co River and Do River to make a cycle waterway for flood/urban drainage storage and water transportation purposes - waterways will also be linked to other circulation systems, for both vehicles and pedestrians/cycles, to enable the creation of linked networks between buildings; (iii) expanding the existing roads in the residential areas and constructing new roads inside the urban area, including the road connecting to Cua Dai Road; also new commercial centres will be constructed; and, (iv) upgrading and constructing of basic infrastructures to meet the standards of an urban area.
- Improvement of Lai Nghi Reservoir and Intake: This component involves the dredging of the Lai Nghi Reservoir to ensure more and better quality water is available for unmet demand in Hoi An, reinforcement of the existing embankments using a soft engineering approach and development of pathways around the reservoir, replacement of the existing manually operated sluice gate with a motorized gate, installation of a new raw water pumping station and associated pipeline connecting the reservoir to the new Water Treatment Plant (WTP), and installation of a wastewater collection system around the Lai Nghi Reservoir.
- Improvement of Phap Bao Lake: This component is linked to the detention of storm-water in the ancient city that is often impacted upon by river-based surface flooding during storms and the management of upstream sewage.
- Improvement of Provincial Road 608 Sections: The road sections that will be improved including the sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City. The main objective of this component is to create a flood evacuation route on the south-west side of Hoi An City as opposed to the Cua Dai new road and bridge on the north-east side of Hoi An. The Road 608 sections improvement may also provide some local protection for people along and nearby the combined road/dyke, depending on the design level.

Table 1: Characteristics and location of components under the project

Components	Characteristics	Location
Construction of access road to Cua Dai Bridge	4.86 km in length and 38m in width	Cam Thanh Commune Cam An Ward Cam Chau Ward
Construction of Co Co river new urban development area	Creating a large green buffer area along Co Co River side Dredging of Co Co River and Do River to make a cycle waterway for flood/urban drainage storage and water transportation purposes Expanding the existing roads in the residential areas and constructing new roads inside the urban area, including the road connecting to Cua Dai Road. Upgrading and constructing of basic infrastructures to meet the standards of an urban area	Cam Chau Ward
Improvement of Lai Nghi Reservoir and Intake	Dredging of Lai Nghi Reservoir; Reinforcement of the existing embankments; Replacement of the existing manually operated sluice gate with a motorized gate; Installation of a new raw water pumping station; Associated pipeline connecting the reservoir to the new WTP; Installation of a wastewater collection system around the Lai Nghi Reservoir	Thanh Ha Ward
Improvement of Phap Bao Lake	Deepening of the reservoir through the dredging of about 50,000 m ³ sediment	Cam Pho Ward
Improvement of Provincial Road 608 sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City	5.3 km in length and 10 m in width	Thanh Ha Commune Dien Phuong Commune Dien Nam Dong Commune



Figure 1: Components of the project

3. Compensation and resettlement commenced in 2011 and have been ongoing since then for two components (Provincial Road 608 and the Access Road to Cua Dai Bridge).. All affected households have been compensated and 113 households out of the total 166 households requiring relocation have already been relocated. Provision of assistance and allowances for the affected households is ongoing.

4. There is one associated facility in the Project in Hoi An City; namely, the construction of Road DH15. Road DH15 is not one of the project's components; however, the road is being constructed by Hoi An City People's Committee to connect the Access Road to Cua Dai Bridge (one of the project funded components) to Lac Long Quan Road for transportation from the Cua Dai Bridge to center of Hoi An City. Compensation and assistance for the affected households has been ongoing since June 2014. Relocation of affected households to relocation site has not yet started.

5. Resettlement due-diligence has been carried out on for the already implemented land acquisition and resettlement activities of two aforementioned components and the associated facility. Some gaps between these activities and the provisions of the Project Resettlement Framework have been identified and corrective actions have been developed. Implementation of these agreed corrective actions will be within the time frame of land acquisition and resettlement implementation for the Project.

B. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1. Measure taken to minimize land acquisition and resettlement impacts

6. The preliminary designs for improvements of Lai Nghi Reservoir and Intake, and Phap Bao Lake do not have any impacts on residential land of households. During the design, particular attention was paid to avoid any negative impacts on significant social, cultural, and religious structures which are of importance to the local communities such Phap Bao pogoda, Mieu Muong temple and others.

7. For Co Co new urban development area component, the urban area development design aligns with the existing residential areas in the villages with adjacent land area to be allocated for new housing to minimize the land acquisition requirements. Impacts on most of existing houses are, therefore avoided.

8. To avoid any further potential impacts, affected households were advised (through consultations) not to cultivate new crops on the land to be permanently acquired and temporarily affected. A public information booklet (PIB) that explains, among others, the policy on cut-off date for eligibility and the various entitlements was distributed to the AHs and comminutes. Other than the aforementioned, the PMU will ensure that the payment of compensation and assistance and relocation for AHs completed and rehabilitation measures are in place prior to the issuance of notice to proceed to start construction works.

2.2. Summary of impacts

9. The cut-off-dates have been established for two project components and one associated facility for which land acquisition and resettlement has been implemented or is ongoing (it is 10 April, 2009; 25 August 2011; and 5 April, 2013 for the Access Road to Cua Dai Bridge, Provincial Road 608, and Road DH15, respectively). The cut-off-date is the date when the City's People's Committee and the Project Management Unit (PMU) officially inform the public about the Project and its locations. The cut-off-date for the two aforementioned project components and one associated facility has been announced to the public. For the three remaining project components where land acquisition and resettlement has not yet commenced, the cut-off-date will be established and officially announced to the public when the project has been approved by the relevant agencies.

10. This section contains details on the scope of land acquisition and resettlement of five project's components. Data on the impacts of the access road to Cua Dai Bridge and Provincial Road 608 were initially acquired in 2013 and reconfirmed with CLFD of Hoi An City in August 2014 and data for the other three components is the result of the inventory of loss (IOL) undertaken by the Project Preparatory Technical Assistance (PPTA) Consultant in August 2014.

11. The project will affect on 645 households (2,580 persons); of which 311 households will lose more than 10% of their total productive land holding and 176 households will be required to relocate. There are 151 vulnerable households. Table 2 below quantifies the impact of the five project's components.

Table 2: Affected Households

Components	Total No. of AHs	No. of APs	No. of severely affected households due to loss of more than 10% of total productive land holding	No. of relocating households due to loss of entire residential land	No. of vulnerable households
Construction of Access Road to Cua Dai Bridge	235	919	82	67	57
Construction of Co Co River New Urban Development	177	716	162	10	54
Improvement of Lai Nghi Reservoir and Intake	25	112	21	0	14
Improvement of Phap Bao Lake	11	45	11	0	
Improvement of Provincial Road 608 Sections	197	788	35	99	26
TOTAL	645	2580	311	176	151

Source: IOL results

2.2.1. Impacts on land

12. The five components will permanently acquire a total amount of 711,374 m² belonging to various land categories. It includes 586,269 m² of agricultural land of 462 households; 61,017 m² of residential land of 266 households; and 64,087 m² of other land (traffic land, river land, unused land). Of 645 totally affected households, 378 households have only agricultural land affected; 182 households have only residential land affected; 84 households have both agricultural land and residential land affected and one household has other crop-land affected. On average, the project will impact on 1,268 m² of agricultural land per affected household. The scope of impacts on lands by components is shown in Table 3 below.

Table 3: Affected lands by project components

Component	Agricultural Land (m ²)	Residential Land (m ²)	Other Land (m ²)	Total (m ²)
Construction of Access Road to Cua Dai Bridge	152,124	22,386	11,866 m ² of traffic land 40,521.2 m ² of river Land; 11,201.8 m ² of unused land	238,099
Construction of Co Co River New Urban Development	375,494	7,250	330 m ² of public land	383,074
Improvement of Lai Nghi Reservoir and Intake	36,216	856	-	37,072
Improvement of Phap Bao Lake	13,750	-	-	13,750
Improvement of Provincial Road 608 Sections	8,685	30,525	168.3 m ² of land for other annual crops	39,379

<i>Component</i>	<i>Agricultural Land (m²)</i>	<i>Residential Land (m²)</i>	<i>Other Land (m²)</i>	<i>Total (m²)</i>
TOTAL	586,269	61,017	64,087	711,374

Source: IOL results

2.2.1.1 Impacts on Agricultural land

13. A total of 462 HHs have agricultural land affected, accounting for 71.6% of the total number of project-affected households. Among the households with affected agricultural land, there are 428 households (92.6%) who have LURC for the affected land, while the remaining 34 households (7.4%) have no LURC for the affected land but have been using the land before the year 1991 and are thus considered legal titled households according to the laws. There is no affected household who is non-titled for the affected agricultural land.

14. The IOL results show that 311 HHs defined as severely affected households are affected by loss of more than 10% of their total productive land holdings. Of these 311 HHs, 123 HHs lose from 10%-30% of their total productive land holdings; 130 HHs lose between 30%-70%; and 58 households lose more than 70%. Table 4 below presents the severity of impacts on agricultural land.

Table 4. Impacts on agricultural land by component

<i>Components</i>	<i>Severity of impacts on agricultural land (losing from more than 10% of total production land holding)</i>				<i>Total No. of HHs with affected agricultural land</i>
	<i>Less than 10% (# HHs)</i>	<i>10%-30% (# HHs)</i>	<i>30%-70% (# HHs)</i>	<i>More than 70% (# HHs)</i>	
Construction of Access Road to Cua Dai Bridge	91	27	39	16	173
Construction of Co Co River New Urban Development	15	50	81	31	177
Improvement of Lai Nghi Reservoir and Intake	3	15	6	0	24
Improvement of Phap Bao Lake	0	0	0	11	11
Improvement of Provincial Road 608 Sections	42	31	4	0	77
TOTAL	151	123	130	58	462

Source: IOL results

15. According to the consultation result with affected households, communities and concerned agencies, the minimum area for productive land to be considered economically viable is 150 m²/family member (630 m² for a 4.2 member family). The IOL result showed that there is no severely affected household who will have less than 630 m² of production land remaining after being affected by the project, meaning that there is no household who will be left with a portion of productive land that is considered economically unviable; thus, there is no AH that is considered economically displaced. The severity of impacts on agricultural land by the project will be updated when the detailed technical design is approved.

2.2.1.2 Impacts on residential and commercial lands

16. The Project requires acquisition of 61,017 m² of residential land belonging to 266 households. Of these, 176 households (52,806 m² in total) will lose their houses that are located on the affected land, while the remaining 90 households (8,211 m²) will only be partially affect (just requiring minor repairs on their houses). Of the 266 households, there are 182 households who will only lose residential land due to the project, while 84 households will lose both residential land and agricultural land.

17. According to the IOL result, 91.3% of the affected households (243/266 households) have LURC for the affected land. The remaining 23 households do not have LURC but (i) they have been living in the area before the year 1991; (ii) they have no disputes on the land with others; and (iii) they have certified with the commune people's committee on the land use; therefore, they are considered as legal land users. There is no household who is non-titled for the affected residential land.

18. No household will lose commercial land due to the project. The affected businesses (11 shops/umbrella-type kiosks along Provincial Road 608) were set-up on the communal land. There is no land owned by a production or business entity that is affected by the project.

2.2.2. Impacts on crops and trees

19. The implementation of five project components will impact 5,171 trees including 3,442 fruit trees; 1,189 timber trees and 540 other trees of 212 households and 308,427 m² of crop area of 380 households in the project area. Of 308,427 m² of affected crop area, 258,066 m² of rice cultivated area; 17,637 m² of maize cultivated area; 11,000 m² of water morning glory cultivated area and 21,724 m² of other vegetable cultivation. The Table 5 below shows the number of affected trees and crops by the project's components. It can be seen that the greater impacts on paddy are under the Co Co river new urban development component.

Table 5: Impacts on crops and trees by components

Components	Total of households having crops and trees affected (HH)	Total of affected trees (tree)	Affected trees			Total of households having crops affected (HH)	Total of area of affected crops (m ²)	Affected Crops				
			Fruit trees	Timber trees	Others			Rice (m ²)	Maize (m ²)	Peanut/ Sesame (m ²)	Water morning glory (m ²)	Others (m ²)
Construction of Access Road to Cua Dai Bridge	65	1,890	1,350	540	0	148	24,479	19,094	2,235	0	0	3,150
Construction of Co Co River New Urban Development	36	395	285	110	0	162	228,990	201,754	10,087	0	0	17,149
Improvement of Lai Nghi Reservoir and Intake	24	597	312	285	0	24	41,814	35,436	5,315	0	0	1,063
Improvement of Phap Bao Lake	0	0	0	0	0	11	11000	0	0	0	11000	0
Improvement of Provincial Road 608 Sections	87	2,289	1,495	254	540	35	2,144	1,782	0	0	0	362
TOTAL	212	5,171	3,442	1,189	540	380	308,427	258,066	17,637	-	11,000	21,724

Source: IOL results

2.2.3. Impacts on houses and other structures

20. A total of 266 households will have houses and other structures affected by the project, of which 176 households with houses fully affected and required to relocate and 90 households with houses partially affected – just requiring minor repairs. The project also causes impact on 45,332 m² of house area; 2,566 m² of fence; 1,783 m² of kitchen; 4,540 m² of breeding facilities and 4,640 m² of other secondary structures. The affected houses are in very simple construction materials, mostly with toled-roofs, simple timbered or toled-walls and bricked-floors. The improvement of Phap Bao Lake component causes no impacts on houses or other structures of any households.

Table 6: Number of households having houses affected by component

Components	No. of HHs having houses affected	No. of HHs having houses affected partially	No. of HH having houses affected fully
Construction of Access Road to Cua Dai Bridge	82	15	67
Construction of Co Co River New Urban Development	11	1	10
Improvement of Lai Nghi Reservoir and Intake	1	1	0
Improvement of Phap Bao Lake	0	0	0
Improvement of Provincial Road 608 Sections	172	73	99
TOTAL	266	90	176

Source: IOL results

Table 7: Impacts on houses and structures by component

Components	Total Affected Area (m ²)	Affected Area				
		Houses (m ²)	Fence (m ²)	Kitchen (m ²)	Breeding Facilities (m ²)	Others (m ²)
Construction of Access Road to Cua Dai Bridge	25,889	19,064	1,056	256	3,250	128 m ² of gate; 1940 m ² of yard; 195 m of water pipe line
Construction of Co Co River New Urban Development	2,983	1,848	158	237	420	320 m ² of yard
Improvement of Lai Nghi Reservoir and Intake	80	-	-	10	10	60
Improvement of Phap Bao Lake	-	-	-	-	-	0
Improvement of Provincial Road 608 Sections	30,164	24,420	1,352	1,280	860	2252 m ² of yard
TOTAL	59,116	45,332	2,566	1,783	4,540	4640

Source: IOL results

2.3.4. Impacts on vulnerable households

21. According to results of IOL, SES surveys and consultations with Ward/Commune People's Committees in the project area, there are 151 vulnerable households affected by land acquisition. Table 8 below presents the affected vulnerable households by project's components.

Table 8: Affected vulnerable households by components

Components	No. of vulnerable households	Vulnerable households				
		Poor HHs	Female headed HHs	Disable/ Children/ Elderly headed HHs	Landless HHs	Social policy benefited HHs
Construction of Access Road to Cua Dai Bridge	57		2	4		51
Construction of Co Co River New Urban Development	54		7	9		38
Improvement of Lai Nghi Reservoir and Intake	14		5	4		5
Improvement of Phap Bao Lake						
Improvement of Provincial Road 608 Sections	26		21			5
TOTAL	151		35	17		99

Source: IOL/SES and Consultations by PPTA Consultant

2.3.5. Impacts on business and production

22. Under project component improvement of Provincial Road 608 sections, the impact on business of 11 HHs with small shops and umbrella-typed kiosks along the road is expected. All of 11 HHs are engaged in business without business-license but the income from the affected business is the main-income of the households. The entitlements for the same are explained in the entitlement matrix. There are no impacts on business of individuals or households by the other four project's components.

2.3.6. Impacts on public assets

23. The implementation of five project components will impact 63,919 m² of land managed by wards/communes. The affected lands include 11,866 m² of transport land, 40,521.2 m² of river land; 11,201.8 m² of unused land and 330 m² of other public land. The project would have no impact on structures or other assets of the public.

C. SOCIO-ECONOMIC INFORMATION AND PROFILE

3.1. Socioeconomic Survey

24. The project will be implemented in Cam An, Cam Chau, Thanh Ha, Cam Pho wards and Cam Thanh Commune in Hoi An Provincial City and Dien Phuong and Dien Nam Dong Communes in Dien Ban District. However, there is no land acquisition in Dien Phuong and Dien Nam Dong Communes since the elevation of the road section passing through the Dien Ban District does not impact on land of any private individuals or households. Therefore, the socioeconomic survey (SES) was conducted only in the affected wards/communes in Hoi An City.

25. The SES was carried out in August 2014. It covered 100% severely affected households and vulnerable households.

Table 9 Surveyed households by components

No	Component	No. of AHs	No. of surveyed HHs	No. of surveyed APs
1	Construction of Access Road to Cua Dai Bridge	235	149	626
2	Construction of Co Co River New Urban Development	177	172	738
3	Improvement of Lai Nghi Reservoir and Intake	25	21	88
4	Improvement of Phap Bao Lake	11	11	46
5	Improvement of Provincial Road 608 Sections	197	134	563
Total		645	487	2061

Source: Results of SES

26. Beside the questionnaire survey, statistical data at the communal level was collected. Additionally, PPTA consultant carried out 35 in-depth interviews with key-informants such as representatives of CPCs, mass organizations and village heads; and 21 focus-group discussions with groups of vulnerable households; relocation households, female headed households and other severely affected households.

3.2. Socio-economic information of affected wards and communes

Demographic characteristics

27. Total population of the affected wards and communes is 64,633 persons (16,927 households) accounting for 72.1% of total population of Hoi An City in the year 2013. Population of the affected wards/communes is presented in the Table 10 below:

Table 10 Population of affected wards and communes

Provincial City/ District	Communes/ Wards	Number of Households	Population		
			Male	Female	Total
Hoi An City	Cam Thanh	2,003	4,019	4,334	8,353
	Cam An	1,367	2,877	2,784	5,661
	Cam Chau	2,477	5,139	5,478	10,617
	Thanh Ha	2,857	5,771	6,214	11,985
	Cam Pho	2,459	10,327	5,355	4,972
Dien Ban District	Dien Nam Dong	2,089	4,265	4,091	8,356
	Dien Phuong	3,675	8,089	6,600	14,689
Total		16,927	40,487	34,856	64,633

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes 2013

28. According to the communal statistical data, the number of people in labour-age (aged 15 to 60 for males and 15 to 55 for females, following the provision of the Labour Law 10/2012/QH13) in the affected wards and communes is 46,672 people, of which 35,096 people are employed. The rate of employed labour is about 75.2% and the rate of unemployed labour is 24.8%. The labour structure of the affected communes/wards is presented as follows.

Table 11 People in labour-age in the affected wards/communes

Provincial City/ District	Communes/ Wards	Population	Number of people in labour age (person)	Number of employed labour (person)	Percentage of employed labour (%)
Hoi An City	Cam Thanh	8,353	5,468	3,522	64.41
	Cam An	5,661	3,552	3,250	91.50
	Cam Chau	10,617	7,598	5,500	72.39
	Thanh Ha	11,985	7,318	6,500	88.82
	Cam Pho	10,327	6,496	5,199	80.03
Dien Ban District	Dien Nam Dong	8,356	5,879	3,875	65.91
	Dien Phuong	14,689	10,361	7,250	69.97
Total		69,988	46,672	35,096	75.19

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes 2013

29. The number of households engaged in agriculture is going to decrease because they have to work very hard and the benefit from agriculture is not much while commercial and services for tourism are developing. As can be seen in the Table 11 below, only 19.7% of total households in the project wards and communes are engaged in agriculture and 80.3% of households are engaged in non-agriculture. Hoi An is a tourism oriented city, and hence people who are not engaged in agriculture have many other opportunities to find other jobs. Number of households engaged in agriculture and non-agriculture communes is presented as follow:

Table 12 Number of households engaged in agriculture and non-agriculture

Provincial City/ District	Communes/ Wards	Number of Households	Households engaged in agriculture		Households engaged in non-agriculture	
			#	%	#	%
Hoi An City	Cam Thanh	2003	720	35.9%	1283	64.1%
	Cam An	1367	15	1.1%	1352	98.9%
	Cam Chau	2477	1787	72.1%	690	27.9%
	Thanh Ha	2857	258	9.0%	2599	91.0%
	Cam Pho	2459	20	0.8%	2439	99.2%
Dien Ban District	Dien Nam Dong	2089	220	10.5%	1869	89.5%
	Dien Phuong	3675	316	8.6%	3359	91.4%
Total		16927	1506	19.7%	13591	80.3%

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes, 2013

30. Main sources of income of local people in affected wards and communes include

agricultural products (rice, corn, sesame), aquaculture products (shrimp ponds), business, services. The average income per capita of affected wards and communes is about 21.5 million VND per year. On average, there are about 4 family members per household. The younger people (son/daughter) often do services, business or tourism job. The older (parents) are often engaged in agriculture. The average income per capita of each affected communes/wards is as follows:

Table 13 Annual income per capita

<i>Provincial City/ District</i>	<i>Communes/ Wards</i>	<i>Annual income per capita (VND)</i>
Hoi An City	Cam Thanh	23,000,000
	Cam An	21,600,000
	Cam Chau	26,650,000
	Thanh Ha	18,000,000
	Cam Pho	20,000,000
Dien Ban District	Dien Nam Dong	19,000,000
	Dien Phuong	22,000,000
Average		21,464,285.7

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes, 2013

Poor Households

31. The total number of poor households in the affected wards and communes is 262 (approximately 1,100 persons based on the average household size of 4.2 members per AH) and the average poverty rate is 1.65% (according to the provisions of the Decree 09/2011/QĐ-TTg on the Poverty-Line applied for 2011-2015, a household in rural area whose income is VND 400,000/head/month or VND 4,800,000/head/year and below; and VND 500,000/head/month or VND 6,000,000/head/year and below in urban area – are considered as poor). The poor households are often female-headed households or landless and with no other means of support. Statistical data on poor households and poverty rates of wards and communes affected by the project are presented in the following table:

Table 14 Poverty rate of affected wards/communes

<i>Provincial City/ District</i>	<i>Communes/ Wards</i>	<i>Total of HH</i>	<i>Poor Households</i>	<i>Poverty rate (%)</i>
Hoi An City	Cam Thanh	2003	52	2.60
	Cam An	1367	34	2.49
	Cam Chau	2477	13	0.52
	Thanh Ha	2857	37	1.30
	Cam Pho	2459	27	1.10
Dien Ban District	Dien Nam Dong	2089	38	1.82
	Dien Phuong	3675	61	1.66
Total		16927	262	

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes, 2013

Basic infrastructure

32. In the project wards and commune, 100% of households use the septic toilet and are connected to the national grid electricity. Of 07 wards and communes, there is only Cam An Ward where 100% of households are connected to tapped-water. In other communes and wards, most of households are using tapped water while the others are using water from drilled wells. Statistical data on using basic infrastructure of the local people in the affected wards and communes is presented in the Table 15 below:

Table 15 Using basic infrastructure of local people

Provincial City/ District	Communes/ Wards	Rate of Households using septic toilet (%)	Rate of Households using tapped-water (%)	Rate of Households connected to national grid electricity (%)
Hoi An City	Cam Thanh	100	77.43	100
	Cam An	100	100	100
	Cam Chau	100	41.62	100
	Thanh Ha	100	11.2	100
	Cam Pho	100	44	100
Dien Ban District	Dien Nam Dong	100	85	100
	Dien Phuong	100	92	100

Source: Statistical Year Book and Socio-economic Reports of Wards and Communes, 2013

3.3. Socio-economic information of affected households

Demographic characteristics

33. The following table presents the demographic data of APs in each of the four components disaggregated by age and gender. The total number of males is 996 and females 1065 and is fairly typical of urban and peri-urban populations in the Central Coastal Region of Vietnam with the exception of the Lai Nghi Reservoir and Intake improvement component where females greatly outnumber males because adult males between the ages of 16 and 45 are largely absent from this peri-urban agricultural area. On average, there are 4.2 family members per an affected household.

Table 16 Demographic distribution by age and gender

Component	No. of APs	Total		00-15		16-30		31-45		46-60		Over 60	
		M	F	M	F	M	F	M	F	M	F	M	F
Construction of Access Road to Cua Dai Bridge	626	301	325	76	54	109	101	36	60	60	78	20	32
Construction of Co Co River New Urban Development	738	357	381	110	62	172	120	44	75	21	99	11	25
Improvement of Lai Nghi Reservoir and Intake	88	42	46	11	7	19	12	9	11	2	10	1	5
Improvement of Phap Bao Lake	46	24	22	3	3	3	5	13	7	5	4	-	2
Improvement of Provincial Road 608 Sections	563	271	292	41	44	81	88	27	29	54	50	68	82
Total	2061	996	1,065	241	170	385	326	129	183	142	241	99	145

Source: Results of SES

Occupation of Affected Households

34. According to SES results, most of affected households are engaged in farming, especially people in Cam Thanh and Cam Chau wards – affected by construction of access road to Cua Dai Bridge component. Besides doing the farming, people in Cam Chau ward – affected by construction of Co Co urban development area component - are also engaged in aquaculture. The Table 17 below shows the main occupations of the surveyed households.

Table 17 Main occupation of surveyed households

No	Components	Farming	Aquaculture	Small business	Factory/shop worker	Government employee	Hire labor	Other	Retired	Total

<i>N o</i>	<i>Compo nents</i>	<i>Farmi ng</i>	<i>Aquacult ure</i>	<i>Small busine ss</i>	<i>Factory/s hop worker</i>	<i>Governm ent employee</i>	<i>Hir e lab or</i>	<i>Oth er</i>	<i>Retir ed</i>	<i>Tot al</i>
1	Constructi on of Access Road to Cua Dai Bridge	82	0	6	0	12	48	0	1	149
2	Constructi on of Co Co River New Urban Developm ent	49	79	3	2	2	24	8	6	172
3	Improvem ent of Lai Nghì Reservoir and Intake	13	0	0	0	1	4	1	2	21
4	Improvem ent of Phap Bao Lake	6	0	1	0	0	1	2	1	11
5	Improvem ent of Provincial Road 608 Sections	5	0	11	24	8	58	14	10	134
Total		155	79	21	26	23	135	25	20	487

Source: Results of SES

Income of affected households

35. The average monthly income/head of affected households is about VND 1,800,000. The surveyed households often have two or three income sources. The average monthly income/head of affected households disaggregated by gender is shown in the following Table 18. There is no poor household identified among the affected households²:

² According to the provisions of the Decree 09/2011/QĐ-TTg on the Poverty-Line applied for 2011-2015, a household in rural area whose income is VND 400,000/head/month or VND 4,800,000/head/year and below; and VND 500,000/head/month or VND 6,000,000/head/year and below in urban area – are considered as poor.

Table 18 Monthly income of a family member of affected households by gender

Components		Under 400,000	401,000 to 600,000	600,000 to 800,000	801,000 to 1,000,000	1,000,001 to 2,000,000	2,000,001 to 3,000,000	3,000,001 to 4,000,000	4,000,001 to 5,000,000	5,000,001 to 6,000,000	Over 6,000,001	Total
Construction of Access Road to Cua Dai Bridge	Male	14	7	6	11	64	152	20	13	8	6	301
	Female	10	15	5	34	123	74	44	10	5	5	325
Construction of Co Co River New Urban Development	Male	2	7	11	31	99	146	27	13	7	13	357
	Female	34	11	11	56	123	22	67	22	11	22	381
Improvement of Lai Nghi Reservoir and Intake	Male	1	1	1	2	25	8	1	2	1	0	42
	Female	4	1	6	4	19	7	1	1	1	0	46
Improvement of Phap Bao Lake	Male	0	0	0	0	0	6	6	9	3	0	24
	Female	0	0	0	0	0	7	0	15	0	0	22
Improvement of Provincial Road 608 Sections	Male	6	6	4	15	159	53	6	15	4	2	271
	Female	27	9	37	27	119	46	9	9	9	0	292
Total		99	57	80	182	730	522	182	110	49	49	2061

Source: Results of SES

Education

36. The table following illustrates that the greater majority of AP have attained at least lower secondary level education although male APs are marginally more likely to have attained education beyond this level but educational attainments are higher among APs in the component of Co Co urban development area construction than the other components.

Table 19 Education of surveyed households

Components	Gender	No Formal school	Primary school	Lower secondary	Upper secondary	University Graduate	College graduate	Other education	Total
Construction of Access Road to Cua Dai Bridge	Male	1	22	86	4	2	2	2	119
	Female	0	9	13	4	1	1	3	30
Construction of Co Co River New Urban Development	Male	1	14	119	16	0	0	0	150
	Female	0	2	20	0	0	0	0	22
Improvement of Lai Nghi Reservoir and Intake	Male	0	1	12	1	0	0	0	14
	Female	0	1	4	2	0	0	0	7
Improvement of Phap Bao Lake	Male	0	2	2	2	0	0	1	6
	Female	0	2	3	0	0	0	0	5
Improvement of Provincial Road 608 Sections	Male	2	8	104	8	1	1	-	124
	Female	-	1	6	3	-	-	-	10

Source: Results of SES

Basic infrastructures

37. All of affected households are connected to national electricity grid. Sixty-four percent of surveyed households are using tapped-water and the remaining surveyed households are using water from drilled wells.

38. Some kinds of toilet of the affected households are shown in following table. Most of affected households have the indoor toilet. Some households have temporary toilet and outdoor toilet.

Table 20 Type of toilets used by affected households

No	Component	Type of toilets				Total
		No WC	Temporary toilet	Indoor toilet	Outdoor toilet	
1	Construction of Access Road to Cua Dai Bridge	0	8	126	15	149
2	Construction of Co Co River New Urban Development	0	18	153	2	172
3	Improvement of Lai Nghi Reservoir and Intake	0	3	18	0	21
4	Improvement of Phap Bao Lake	0	1	9	1	11

No	Component	Type of toilets				
		No WC	Temporary toilet	Indoor toilet	Outdoor toilet	Total
5	Improvement of Provincial Road 608 Sections	0	21	112	1	134
Total		0	51	417	20	487

Source: Results of SES

Health Indicators

39. The PPTA consultant carried out in-depth interviews with the affected people about their health. Diarrhea is the major illness of AP in each of the five components as quantified in the Table 21 below.

Table 21 Type of disease in the affected area

Components	Number of Responses											Total
	Colds	Dysentery	Influenza	Hepatitis	Respiratory diseases	Intoxicated	Malaria	Petechial fever	Cholera	Diaherra	No answer	
Construction of Access Road to Cua Dai Bridge	-	3	-	-	-	-	1	37	51	57	-	149
Construction of Co Co River New Urban Development	-	4	-	-	-	-	1	42	59	66	-	172
Improvement of Lai Nghi Reservoir and Intake	-	1	-	-	-	-	-	6	6	8	-	21
Improvement of Phap Bao Lake	-	-	-	-	-	-	1	5	4	1	-	11
Improvement of Provincial Road 608 Sections Construction of Access Road to Cua Dai Bridge	-	7	-	-	-	-	-	36	37	54	-	134
Total	-	16	-	-	-	-	3	125	157	185	-	487

. Source: Results of SES

D. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1. Objectives of Consultation and Participation

40. Consultation with affected persons and communities as well as relevant agencies and ensuring their active participation will reduce the possibility of arising conflicts and minimize the risks of delaying the project. It enables the project to design the resettlement program as a comprehensive development program in compliance with the needs and priorities of APs, communities and relevant agencies - and therefore maximizes the socioeconomic efficiency and benefits of the project investment. The objectives of the consultation and participation include: (i) to ensure the participation of APs, communities and concerned agencies into the process of planning and making decisions; (ii) to share all information about the project's planned items and activities with the APs, communities and local authorities; (ii) to collect information about the needs and priority of the APs, communities and concerned agencies as well as to receive their feedbacks on policies and predicted activities; (iii) to ensure that APs and communities are fully informed about the decisions which directly impact on their plans and activities, and have opportunities to participate in activities and decisions that directly affect them; and (iv) to ensure the transparency in all activities concerning land recovery, compensation and assistance.

4.2. Consultations and Participation during Preparation of Resettlement Plan

41. During the preparation of resettlement plan, the community consultation was held with APs, communities and relevant agencies by: (i) the public consultative meeting held with APs and local authorities; (ii) in-depth interviews with APs and head of villages/residential groups; and (iii) focus group discussions organised with severely affected households, vulnerable households and concerned agencies.

42. PPTA consultant organised a series of public meeting at all communes/wards which have affected land on September 2013 and August, 2014. The information that was provided to the affected households, communities and relevant agencies are (i) the components of project; (ii) the scope of land acquisitions; (iii) the compensation, assistance and resettlement policies of the project; (iv) the schedule of implementation of compensation, assistance and resettlement; and (v) grievance redress mechanism. List of meeting attendants and the minutes of consultation meetings are shown in Appendix 1. During the meetings, the Project Information Booklet (PIB) was given to the APs. The PIB provides the information of the project; scope of impacts; components; overall design; entitlement matrix; implementation schedule of land acquisition, compensation, assistance and resettlement; and grievance redress mechanism. The PIB is included in Appendix 2.

43. Summaries of the results of consultations during preparation of this RP are shown in the following table:

Table 22 Results of consultation meetings

<i>Consultation Meetings</i>	<i>Issues discussed</i>	<i>Options, suggestion and concerns of APs</i>	<i>Agreements Reached with APs</i>
Cam Pho Ward People Committee (18/09/2013) 03 commune leader 11 people (01 male and 10 female)	Scope of the project implementation; scope of impacts; schedule for land acquisition, compensation, assistance and resettlement; grievance redress mechanism	Assistances need to be provided to APs to ensure APs can restore their living standards.	Compensation will be at replacement cost, all the assistance as presented in the Entitlement Matrix shall be provided to APs.
		The component of Phap Bao Lake improvement causes impacts on water morning glory of 11 HHs and income from water morning glory cultivation is the main income of the HHs. Suitable compensation should be provided.	Affected land and vegetables will be fully compensated. Severely affected households will be provided with assistance for life stabilization and entitled to participate in income restoration program.
		Compensation and assistance payment should be made sufficiently and timely.	Compensation and assistance will be paid one-time and not by installments.
		Schedule for land acquisition and resettlement must be informed to AHs.	Schedule for DMS, compensation and assistance payment and land acquisition will be informed to APs 6 months before the implementation of the activities.
Cam Chau Ward People's Committee (20/09/2013) 03 ward leader 186 people (130 male and 56 female)	Scope of the project implementation; scope of impacts; schedule for land acquisition, compensation, assistance and resettlement; grievance redress mechanism	There are 2.6 ha of agricultural land that cannot be cultivated due to the impacts of the construction activities of the component of access road to Cua Dai Bridge on the irrigation system to the field.	As requested by the affected households, the area will be acquired by the project.
		AHs should be provided with assistance for vocational training, assistance for job change and creation to restore their livelihoods as the status of pre-project	Income restoration program will be prepared for severely affected households and vulnerable households. Apart from compensation, APs will be entitled to the assistance for life stabilization, job changes and creation, and other assistances to restore their income and develop the livelihoods.
		The price of plots in the resettlement site should be equal or lower than the compensation unit rate for the affected residential land to enable the relocated households to buy the land with the	The price of replacement land (per m ²) will be equal or lower than the compensation rate for the affected land. Fees for LURC allocation for the replacement land such as administration fees and paper cost will be exempted to

<i>Consultation Meetings</i>	<i>Issues discussed</i>	<i>Options, suggestion and concerns of APs</i>	<i>Agreements Reached with APs</i>
		compensated amounts	households.
		Grievances lodged by AHs should be resolved timely and promptly.	Grievances will be resolved in compliance with the mechanism disclosed to AHs and the communities.
Thanh Ha Ward People's Committee (22/09/2013) 05 ward leader 222 People (197 male and 25 female)	- Scope of the project implementation; scope of impacts; schedule for land acquisition, compensation, assistance and resettlement; grievance redress mechanism - Compensation and assistance payments made for component of Improvement of Provincial Road 608 Sections	AHs should be compensated at reasonable rates. Compensation amounts should be sufficient for AHs to build new house in the Resettlement Site (RS)	Affected land and on-land assets will be compensated at replacement cost. Relocation households will be allocated plots in the RS. The cost for plots in the RS is equal to compensation unit rates for affected residential land.
		HHs without business license should be assisted to restore their business in the new area	Cash assistance will be provided to households without business license. The households with affected business will be entitled to participate in the income restoration.
Cam Thanh Commune People's Committee (17/05/2014) 04 commune leader 150 people (104 male and 46 female)	- Scope of the project implementation; scope of impacts; schedule for land acquisition, compensation, assistance and resettlement; grievance redress mechanism; - Compensation and assistance payments made for component of Improvement of Provincial Road 608 Sections	APs by the component of Construction of Access Road to Cua Dai Bridge got compensation in 2011; however, replacement land was allocated only in 2013; compensation amounts are no-longer sufficient to rebuild the house/structure because of inflation.	Inflation rate of construction materials and increased labour cost (if any) will be made for the HHs counting from the time of compensation payments made to the time of allocating replacement land for the HHs.
		Some plots in the resettlement site are not filled up/leveled so that households can not build the house.	The plots will be filled up/leveled so as HHs can build the house.
		Relocation HHs had to pay construction fees when constructing house in the RS.	Fees for construction permit and construction management fees are exempted to the relocation HHs. The paid construction fees would be refund by the competent agencies.

<i>Consultation Meetings</i>	<i>Issues discussed</i>	<i>Options, suggestion and concerns of APs</i>	<i>Agreements Reached with APs</i>
		Assistances were not provided for social policy benefited households.	Social policy benefited households (wounded shoulders, martyr, and people with meritorious service for the Revolution) will get the assistances as per the agreed Entitlement Matrix.
Cam An Commune People's Committee (20/09/2013) 03 commune leader 16 people (5 male and 9 female)	-Scope of the project implementation; scope of impacts; schedule for land acquisition, compensation, assistance and resettlement; grievance redress mechanism; - Compensation and assistance payments made for component of Improvement of Provincial Road 608 Sections	Assistances for vulnerable HHs were not provided.	Vulnerable HHs should be provided with assistances and are entitled to participating in the income restoration program as per the agreed Entitlement Matrix. .
		The time of allocation of plots in the RS is different from the time of compensation and assistance payments made. Some relocation households have not been allocated plots in the RS.	Inflation rate of construction materials and increased labour cost (if any) shall be made for the households counting from the time of compensation made to the time of allocating replacement land for the households
Centre for Land Fund Development	Compensation, assistance payment made for components of Improvement of Provincial Road 608 Sections and Construction of Access Road to Cua Dai Bridge.	Compensation unit rates in the provincially regulated price-frame are lower than the market price	The provision of the Land Law 2013 will be applied for which compensation rate will be at market rate/replacement cost
		Some assistance such as bonus for handing over the land on time, assistances for vulnerable households, etc. were not provided for HHs for the APs.	The CLFD will review the approved compensation and assistance plans and provide the not yet provided assistances for the APs
		HHs had to pay construction fees and fees for building permits.	The fees will be reimbursed to relocation households
		The time of allocation of plots in the RS is different from the time of compensation and assistance payments made. Some relocation households have not been allocated plots in the RS.	Inflation rate of construction materials and increased labour cost (if any) will be made available for the households counting from the time of compensation made to the time of allocating replacement land for the households

44. PPTA consultant also conducted in-depth interviews and focus group discussions with APs. The consultation covered the impacts of land acquisition, the proposed entitlement matrix for compensation and assistance, the awareness and expectations, the opinions, suggestions and concerns of the APs. Some concerns and the responses of the APs on the project are shown in the following table.

Table 23 Focus group discussion

No	Groups	Suggestions, concerns, opinions of APs	Responses of Project
1	Groups of vulnerable households	Martyr's households expect to receive some assistance as regulated by national laws.	The CLFD will work with DOLISA on the list of martyr's households and provide the assistance for the households, particular the reduction of price of plot in the RS.
		Poor households expect more assistance from the project to improve their livelihoods	Apart from various assistances, the poor will be entitled to participate in IRP.
2	Groups of HHs who have small-business affected	HHs who have small-business affected expect to be assisted to restore their business in the RS	During preparation of IRP, consultations will be carried out with HHs who have small business affected to provide assistance to the households to restore the business in the RS.
		Some households who have umbrella typed kiosk expect to continue their business on the affected area until the land is recovered.	The households are allowed to continue the business until the land is acquired by the Project. After the road improvement completed, they can continue the business or replicate the business in the RS
3	Groups of relocation households	HHs with more than three generation living in a house expect to purchase additional plots in resettlement site	The households are entitled to purchase additional plots in the RS with the price regulated by Quang Nam PPC.
		Some households got compensation but the plot in resettlement site has not been allocated to.	PMU and CLFD of Hoi An city will check and allocate the plot to the HHs in September-October 2014.
		One household received the plot but the housing foundation is not ready to construct the house	PMU and CLFD of Hoi An city will request the RS construction contractor to level the housing foundation to the HH
		Some APs got compensation in 2011 but replacement land was allocated only in 2013; compensation amounts are no longer sufficient to rebuild the house/structure because of inflation.	Inflation rate of construction materials and increased labour cost (if any) will be made for the HHs counting from the time of compensation payments made to the time of allocating replacement land for the HHs. This has been agreed by Hoi An City CLFD
4	Groups of women	Assistance should be provided to women, particularly assistance for income restoration and livelihood development.	During IRP preparation, separate consultations will be carried with women on their needs and doable/feasible income restoration that women can participate to provide the assistance to women

4.3. Future Consultations and Participation

45. For the next steps, consultations with the APs and local communities and concerned agencies will be carried out during the detailed engineering design.

46. After the detailed engineering design has been approved by the concerned agencies, the design will be posted in strategic public places and shared with the APs and communities. Attention will be called to these posters through the public broadcast systems.

47. Prior to the commencement of DMS, there will be a public announcement through the public broadcast system, radio, and postings in public places regarding the DMS.

48. The same process will be followed in the commencement of the RCS. RCS needs to be carried out together with the DMS. Once Quang Nam PPC approves the updated unit rates, these shall also be disclosed publicly through electronic and physical posting. Flyers and information material on how to compute the amount of compensation will be provided. The information materials will also explain the basis for these unit rates and the methodology used to generate them.

49. APs, representatives of villages/residential groups, and relevant agencies will be consulted during updating of the Resettlement Plan following the approved detailed engineering design. The opinions, suggestions and concerns of APs, communities and local authorities will be incorporated in the updated Resettlement Plan.

4.4. Disclosure Requirements

50. This resettlement plan and the Project Resettlement Framework (in Vietnamese language) will be posted in the ward/commune headquarters, cultural houses of the project wards/communes and other accessible public places. The documents will also be sent to village leaders/ heads of residential groups and relevant agencies.

51. Quang Nam PPC and the PMU will officially announce the details of impacts on land and assets upon land; and schedule for land acquisition, compensation and assistance to the APs, communities and relevant agencies.

52. Before submitting to ADB and after getting acceptance of ADB on the Updated Resettlement Plan – the Updated Resettlement Plan will be posted in accessible public areas and sent to the village leaders/ heads of residential groups and relevant agencies. The Updated Resettlement Plan will also be uploaded to ADB's website.

53. The resettlement monitoring reports will be posted in the accessible places, sent to village leaders/ heads of residential groups and relevant agencies and uploaded to ADB's website.

E. GRIEVANCE REDRESS MECHANISM

54. Quang Nam PPC would ensure that all grievances and complaints on any aspect of land acquisition, compensation and resettlement would be addressed in a timely and satisfactory manner. All possible avenues would be made available to AP to air their grievances by establishing a well-defined grievance redress mechanism. AP with grievances can send their complaints or grievance to parties involved in Project implementation related to any aspect including incorrect estimates of number of individual graves, dissatisfaction associated with project attempts to accelerate grave relocation activities, requirements to pay informal transaction fees, or any other relevant issue associated the sensitive processes associated with grave relocation. AP seeking grievance redress are exempt from the payment of any fees – formal or informal - and Quang Nam PPC warrants it will not permit local authorities to collect such fees. The costs incurred by the AP during the grievance process will be borne by the project.

55. The grievance redress mechanism for land acquisition and resettlement of the Urban Environment and Climate Change Adaptation Project for Hoi An City shall follow the provisions of the Land Law No. 45/2013/QH13; Law on Grievances No. 02/2011/QH13; and the Decree No. 47/2014/NĐ-CP of the Government on Compensation, Assistance and Resettlement when the State Recovers Lands. The resolution of the complaint will go through the following four (04) steps:

- Step 1: The AHs may meet with the Chairman of Commune People Committee/Ward People's Committee (CPC/WPC) directly, or will lodge the complaint with the CPC/WPC. The chairman of CPC/WPC will act on the grievance within a maximum period of 30 working days. The office of the CPC/WPC will acknowledge receipt of the grievance and will record the actions taken by CPC on the grievance.
- Step 2: If after 30 working days the Chairman of CPC/WPC has not acted on the grievance, or if the AH is not satisfied with the action taken by CPC/WPC, the AH may meet directly with the chairman of City People's Committee, or lodge the complaint with the City People's Committee. The City People's Committee will act on the grievance within a maximum period of 45 working days. The office of the City People's Committee will acknowledge receipt of the grievance and will record the actions taken by City People's Committee on the grievance.
- Step 3: If after 45 working days the Chairman of City People's Committee has not acted on the grievance, or if the AH is not satisfied with the action taken by the City People's Committee, the AH may meet directly with the chairman of the PPC, or lodge the complaint with the PPC. The PPC will act on the grievance within a maximum period 45 working days. The office of the PPC will acknowledge receipt of the grievance and will record the actions taken by PPC on the grievance.
- Step 4: If after 45 working days the Chairman of PPC has not acted on the grievance, or if the AH is not satisfied with the action taken by PPC, the AH may lodge the complaint with the City People's Court or higher level courts for resolution, and the AH can contact the ADB's Office of Special Project Facilitator to the contact details that specified in the PIB. The court will address the grievance according to the rules of the court. Hoi An City People's Committee and Hoi An City Center for Land Fund Development will implement the decision made by the Court.

56. A grievance resolving task-force will be established by Hoi An City People's Committee that consists of representatives of concerned city agencies (Natural resources and Environment; Construction; Finance, Justice; Labours and Social Affairs; and Centre for Land Fund Development) and two representatives of AHs (one male and one female). The grievance resolving task-force will manage the Project grievance redress process and

support the AHs for grievances to be addressed satisfactorily.

57. Grievance redress mechanism was included in consultations and discussions with affected households, and affected households agreed with the mechanism – this has been recorded in minutes of public consultative meetings.

58. The above grievance redress mechanism will be disclosed and discussed again with the APs prior to loan appraisal by ADB and during the updating of the RP to ensure their understanding of the process. The designated entity is Quang Nam Water Supply and Drainage Joint Stock Company and the Center for Land Fund Development are responsible for following-up resolution of grievances of the AP. However, it also needs to be stressed that Quang Nam PPC hopes that all grievances can be resolved at local level.

F. POLICY AND LEGAL FRAMEWORK FOR RESETTLEMENT

6.1. Relevant Laws and Regulations of Vietnam

59. The Constitution of the Socialist Republic of Viet Nam (2013, effective from 01 January, 2014) confirms the right of citizens to own and protects the ownership of house and production materials of citizens – compensation by market rate is made for impacts by the projects implementing for the purposes of national defense, security or public benefits (Article 32). Similarly, organizations and individuals have land use rights and the rights are protected by laws –and the in-case of land recovery for the purposes of national defense, security and socioeconomic development, compensation shall follow provisions of laws (Article 54). In addition, the Government has enacted a number of laws, decrees and regulations that constitute the legal framework for land acquisition, compensation and resettlement. The principal documents include the Land Law No. 45/2013/QH13; the Decree No. 43/2014/NĐ-CP on Detailed Regulations on Implementation of the Land Law No. 45/2013/QH13; the Decree No. 47/2014/ NĐ-CP on Compensation, Assistance, and Resettlement when the State Recovers Lands; the Decree No. 44/2014/NĐ-CP on Land Prices; the Decree No. 84/2013/NĐ-CP on Development and Management of Resettlement Housing; the Circular No. 37/2014/BTNMT on Detailed Guidance on Compensation and Assistance when the State Recovers Land; and Circular No. 36/2014/TT-BTNMT on specifying detailed methods of valuation of land prices, construction, adjustment of land prices; specific land prices valuation and land prices valuation consulting service. These are the key legal documents that applied to land recovery and resettlement.

60. The Land Law 2013 (effective on 1 July, 2014) provides comprehensive framework for land acquisition and resettlement. There are several aspects of this Land Law 2013 which are similar to the policy objectives, and principles of the ADB safeguards on involuntary resettlement. The Law stipulates compensation by specific rate (market rate/replacement cost), resettlement sites must be developed and fully completed before relocation of APs; and various assistance for life stabilization of APs.

61. On the basis of the legal documents of the Government on compensation, assistance and resettlement in the event of land acquisition, Quang Nam Province People's Committee also issued specific legal documents applied in the province, include:

- Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on Regulations on Compensation, Assistances and Resettlement when the State Recovers Land in the Areas of Quang Nam Province;
- Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC amending and supplementing some articles of Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on Compensation, Assistances and Resettlement when the State Recovers Land in the Areas of Quang Nam Province;
- Decision No. 30/2013/QĐ-UBND dated on 22 November 2013 of Quang Nam PPC amending and supplementing some issues of Article 2 of Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC and stipulating regulations on inflation rate for compensation for houses and structures; crops and trees;
- Resolution No. 18/2008/NQ-HDDND dated on 27 December 2008 of People's Council of Hoi An Provincial City regulating some solutions for outstanding issues during the implementation of compensation, site clearance and resettlement in Hoi An Provincial City.
- Decision 32/2013/QĐ-UBND dated on 20 December 2013 of Quang Nam PPC

regulating land prices in Quang Nam Province in the year 2014.

6.2. ADB Safeguard Policy and Requirements

62. On 29 June 2009, ADB updated its safeguards policies by integrating its policies on involuntary resettlement, indigenous peoples and the environment into one common Safeguards Policy Statement (SPS). The SPS was approved by the ADB Board on 20 July 2009 and became effective on 20 January 2010.

63. ADB Policy on Involuntary Resettlement aims:

- To avoid involuntary resettlement wherever possible;
- To minimize involuntary resettlement by exploring project and design alternatives;
- To enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and,
- To improve the standards of living of the displaced poor and other vulnerable groups.

64. It covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas – regardless of whether such losses and involuntary restrictions are full or partial, permanent or temporary. Moreover, the Policy also applies to associated facilities funded through other sources and involuntary resettlement actions conducted by the borrower/client in anticipation of ADB support.

65. Projects financed by ADB, including associated facilities that are financed by the Government or other sources, are expected to observe the following policy principles:

- a Screen early to identify involuntary resettlement impacts and risks and determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- b Carry out meaningful consultations with displaced persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options and ensure their participation in various stages of the project especially vulnerable and poor groups. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population.
- c Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- d Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure

and community services, as required.

- e Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- f Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- g Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- h Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- i Disclose both the draft and final resettlement plan in a form and language understandable to displaced persons and other stakeholders.
- j Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- k Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- l Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

66. Calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In the calculation, depreciation of structures will not be taken into account. It is expected that qualified and experienced experts will undertake the valuation of acquired assets.

67. Persons or households without formal legal rights nor recognized or recognizable claims to the acquired land are still entitled to be compensated for their loss of assets other than land, such as dwellings or other improvements on the land at full replacement cost, provided that they have occupied/used the land or structures in the affected land prior to the cut-off date.

6.3. Reconciliation of Government and ADB Policy on Resettlement

68. With the promulgation of Land Law 2013, the Decree 47/2014/ND-CP and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this RP will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 38/2013/ND-CP (April 2013), which regulates the management and use of official development assistance.

69. It should also be noted that as per Decree 47/2014/ND-CP, Article 25, it states "Apart from the supports prescribed in Article 19, 20, 21, 22, 23 and 24 of this Decree, basing themselves on the local realities, the provincial-level People's Committee Chairmen shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision", therefore, if additional gaps not mentioned below are found during RP updating, the required assistance or support will be included in the Updated RP.

70. The differences between the Government's Laws and Decrees and ADB Policy with regard to resettlement and compensation, and how to address these gaps for this Project are shown in the table below.

Table 24: The gap between ADB and Government policy on compensation, assistance and resettlement- Policies applied in the Project

Items	Vietnam Regulations	ADB SPS (2009)	Project Policy
Severely impacted APs losing productive land	Decree 47/2014/ND-CP, Article 19, Item 3: APs losing from more than 30% of productive land are considered severely impacted and are entitled to livelihood restoration measures	APs who are (i) physically displaced from housing or (ii) losing from 10% of their productive assets (income generating) are considered severely impacted	APs losing from 10% or more of their productive assets (income generating) or who are physically displaced from housing shall be considered as severely affected
APs without LURC	Land Law 2013, Article 77, Item 2 and Article 92: Persons who has used land before 1 st July 2004 and directly be involved in agriculture production on the acquired land without LURC or illegalizable will be compensated for the acquired land area but not exceed quota of agricultural land allocation. No compensation for non-land assets in the following cases: (i) the assets subject to the land recovery as stipulated in one of items a, b, d, đ, e, l, clause 1, article 1, article 64 and items b, d, clause 1, article 65 of the Land Law 2013; (ii) the assets created after the notification on land acquisition; and (iii) unused public infrastructures and other works	APs who have neither formal legal rights nor recognized or recognizable claims to such land are entitled to be compensated for the loss of non-land assets other than land, and also for other improvements to the land, at full replacement cost (including temporary and partial losses), if they occupied the land or structures prior to the cut-off date.	APs without LURC or recognizable legal claims to land acquired, will be equally entitled to participation in consultations and project benefit schemes where possible, and be compensated for their lost non-land assets created before cut-off date at replacement cost. They will be entitled to resettlement assistance and other compensation and social support to assist them to improve or at least restore their pre-project living standards and income levels
Compensation for affected houses/structures	Land Law 2013, Article 89, Item 1: houses/structures used for living purpose will be compensated at replacement cost. Decree 47/2014/ND-CP, Article 9: Houses/structures used for other purposes will be compensated equal to the remaining value of the affected house plus some percentage of current value but total compensation amount is not exceed value of the new house/structure	Non-land assets, including house/structure created before the cut-off date will be compensated at replacement cost without deduction for salvageable materials or depreciation	Full compensation at the cost of new house/structure with similar technical standard will be paid for all affected houses/structures without any deductions for salvageable materials or depreciation
Monitoring	No monitoring indicators indicated	Monitoring indicators specified for internal and external monitoring and reporting. In case of significant or	The EA to undertake internal monitoring according to the critical indicators. EA will engage external monitoring to perform the

<i>Items</i>	<i>Vietnam Regulations</i>	<i>ADB SPS (2009)</i>	<i>Project Policy</i>
		sensitive impacts, an external monitoring organization is required to conduct monitoring on RP implementation	external resettlement monitoring of land acquisition and resettlement.
Third-party validation of consultation related to land donations	Not required	The borrower is required to engage an independent third-party to document the negotiation and settlement processes to openly address the risks of asymmetry of information and bargaining power of the parties involved in such transactions	In case of land donations involving marginal portions of land, the Loan Implementation Consultant (LIC) will verify and report on the negotiation and settlement processes as part of the due diligence report. A voluntary donation form signed by the landowners, witnesses and village leaders will be attached in the report

6.4. Project Principles

71. Principles of compensation and support policies of the project are as follows:
- a Involuntary resettlement and impacts on land, structures and other fixed assets will be minimized where possible by exploring all alternative options.
 - b Compensation will be based on the principle of replacement cost at the time of compensation.
 - c APs without title or any recognizable legal rights to land are eligible for resettlement assistance and compensation for non-land assets at replacement cost.
 - d Residential land, residential house for replacement should be close to the previous places as much as possible and be suitable to displaced persons. In case the household opts for cash compensation or land is not available, cash compensation can be used.
 - e Meaningful consultation will be carried out with the APs and concerned groups and ensure participation from planning up to implementation. The comments and suggestions of the APs and communities will be taken into account.
 - f The Resettlement Plan (this Resettlement Plan and the updated Resettlement Plan latter) will be disclosed to APs in a form and language understandable to them prior to submission to ADB.
 - g Resettlement identification, planning and management will ensure that gender concerns are incorporated.
 - h Special measures will be incorporated in the resettlement plan to protect socially and economically vulnerable groups such as households headed by women, children, disabled, the elderly, landless and people living below the generally accepted poverty line.
 - i Existing cultural and religious practices will be respected and, to the maximum extent practical, preserved.
 - j Culturally appropriate and gender-sensitive social impact assessment and monitoring will be carried out in various stages of the project.
 - k Resettlement transition stage should be minimized. Restoration measures will be provided to displaced persons before the expected starting date of construction in the specific location.
 - l Budget for payment of compensation, resettlement and support will be prepared sufficiently and made available during project implementation. Sites for resettlement and restoration will be available as required.
 - m Reporting and external monitoring should be defined clearly as part of the management system of resettlement. External assessment of the duration and results of the land recovery should be carried out.
 - n Quang Nam PPC will not issue notice of possession to contractors until the external resettlement monitoring agency has officially confirmed in writing that (i) compensation has been fully disbursed to the AHs; (ii) the agreed income restoration measures are in place as per the updated Resettlement Plan agreed between Quang Nam PPC and ADB; (iii) the acquired land is free from all encumbrances and no pending complaints and grievances are left unresolved. No land acquisition or site clearing will be done until and after the updated Resettlement Plan has been agreed between Quang Nam PPC and ADB.

G. ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1. Eligibility

72. Eligibility for compensation and assistance follows the cut-off-date. The cut-off date for eligibility is the date when the City's People's Committee and the Project Management Unit (PMU) officially inform the public about the Project and its locations. The cut-off-date has been established for the two project components (it is 10 April, 2009 and 25 August 2011 for the Access Road to Cua Dai Bridge and Provincial Road 608, respectively) and one associated facility (it is 5 April, 2013 for the Road DH15) for which land acquisition and resettlement have been implemented. For the three remaining project components where land acquisition and resettlement have not yet commenced, the cut-off-date will be established and officially announced to the public when the project has been approved by the competent agencies.

73. Anyone who occupies or encroaches into the defined boundaries of the Project area after this date is not entitled to compensation and other assistance for affected assets and incomes.

74. For affected persons who have Land Use Rights Certificate (LURC) or eligible to have LURC allocated following the Government's regulations – full compensation and assistance shall be made for affected land and assets upon land. For those who have no LURC or not eligible to have LURC allocated, compensation shall not be provided for the affected land but the affected assets upon land shall be compensated by replacement cost and entitled for resettlement assistance.

7.2. Entitlements

75. Affected lands and structures shall be compensated at replacement cost. Affected crops and trees shall be compensated by market rates. The following entitlement matrix summarizes entitlements that APs in Quang Nam Province are entitled to and are based on both GOV policy and laws and ADB policy:

Table 25. Entitlement Matrix

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
1. Impacts on Agricultural/Production Land				
a	Loss less than 10% of total production land holding (151 households)	Owners with LURC or eligible to have LURC allocated	<p>a. Cash compensation at replacement cost for the affected land area; and</p> <p>b. Entitled to allowance for job change and creation by cash equal to 3.0 times of value of the affected area. The assisted area shall not exceed the ceiling area of agricultural land allocation per household in the local area and the affected agricultural land is not within the residential area.</p>	<ul style="list-style-type: none"> • If the remaining area of the land plot is no-longer economically viable (too small, the shape is difficult for cultivation) and if the owner requests, the entire plot shall be acquired and compensated by replacement cost. • The Centre for Land Fund Development shall engage qualified replacement cost appraiser to appraise the replacement cost of the affected land. • LURC shall be adjusted at no cost for the owner.
b	Loss more than 10% of total agricultural land holding (severely affected households) (311 households)	Owners with LURC or eligible to have LURC allocated	<p>a. As priority, land for land compensation for the affected land (same area, production conditions and distance) with LURC. If land is unavailable in the local for compensation, cash compensation at replacement cost shall be made for the affected area; and</p> <p>b. Entitled to allowance for life stabilization:</p> <ul style="list-style-type: none"> • Loss from 10% to 30% of total agricultural land holding: Cash compensation equal to 30 kg of rice/head/month for all family members for 03 months – if not required to relocate; 06 months if required to relocate; 12 months if 	<ul style="list-style-type: none"> • If the remaining area of the land plot is no-longer economically viable (too small, the shape is difficult for cultivation) and if the owner requests, the entire plot shall be acquired and compensated by replacement cost. • The Centre for Land Fund Development shall engage qualified replacement cost appraiser to appraise the replacement cost of affected land. • LURC shall be adjusted at no cost for the owner. • IRP will be prepared during RP updating process in consultations with affected persons, communities and

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
			<p>required to relocate to socio-economic difficulty area declared and is among the list of the government.</p> <ul style="list-style-type: none"> Loss more than 30% to 70% of total agricultural land holding: Cash compensation equal to 30 kg of rice/head/month for all family members for 06 months – if not required to relocate; 12 months if required to relocate; 24 months if required to relocate to socio-economic difficult area. Loss more than 70% of total agricultural land holding: Cash compensation equal to 30 kg of rice/head/month for all family members for 12 months – if not required to relocate; 24 months if required to relocate; 36 months if required to relocate to socio-economic difficulty area. <p>c. Entitled to allowance for job change and creation by cash by 3.0 times of value of the affected land area. The affected area shall not exceed the ceiling area of agricultural land allocation per household in the local area and the affected agricultural land is not within the residential area; and</p> <p>d. Entitled to participate in Income Restoration Program (IRP)</p>	<p>concerned agencies. IRP will focus on increasing productivity of crops in the remaining land, supporting the affected households on short term income generating activities (animal breeding, agricultural extension, business expansion etc.) or helping affected households on developing non-agricultural activities for long-term income generation (provision of occupational training, job introduction, business start-up or expansion, etc.). IRP is a part of resettlement implementation program.</p>
c	Affected agricultural land (non-title users)	Owners without LURC and/or not eligible to have LURC allocated	<p>a. No compensation for the affected land.</p> <p>b. Affected crops and trees on the land</p>	<ul style="list-style-type: none"> Centre for Land Fund Development will assess the investment made on land

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
	0 households		shall be compensated at replacement cost. c. Entitled for cash assistance for investment made on land improvements	improvement of the households to determine the assistance.
d	Temporary impacts on agricultural land 0 households	- Owners with LURC - Owners without LURC but are using the land for cultivation (with certification from the CPC)	a. Cash payment for the rent of land by the net-income that would have been derived from the affected land area during the period of disruption. b. Restoration of land within 1 month after use of land to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land.	<ul style="list-style-type: none"> If the net-income that would have been derived from the affected land area can-not be identified, the rental rate for that land-type following the provincially regulated price-frame could be used to discuss and agree with the land-owner.
2. Impacts on Residential Land				
e	Partly Affected (the remaining residential land area is still sufficient to stay following the local regulations) (90 households)	Owners with LURC or eligible to have LURC allocated	Compensation at replacement cost for the affected area.	<ul style="list-style-type: none"> The Centre for Land Fund Development shall engage qualified replacement cost appraiser to appraise the replacement cost of the affected land. LURC shall be adjusted at no cost for the owner.
f	Fully Affected (entire of the plot is affected or partly affected but the remaining area is insufficient to stay following the local regulations) (176 households)	Owners with LURC or eligible to have LURC allocated	As priority, replacement land for the affected land (same land position and living conditions) with LURC shall be allocated. The area of allocated land shall not exceed the ceiling of residential land allocation per a household in the local area . OR, Cash compensation at replacement cost for the affected land. The land area for compensation shall not exceed the ceiling	<ul style="list-style-type: none"> Replacement land should be the same position and conditions as these of the affected land and is leveled to be ready for housing construction. The price of replacement land (per m²) shall be equal or lower than the compensation rate for the affected land so that the affected household can afford to purchase the land at the resettlement site.

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
			<p>of residential land allocation in the local. The area that exceeds the ceiling of residential land allocation in the local shall be compensated at replacement cost for its specific land-type.</p> <p>If the land owner receives cash compensation and opts to self-relocation, an additional cash assistance of VND 60.000.000 shall be made to the household on-top of compensation.</p> <p>In case the loss of structure leads to loss of income and livelihood, the household will be entitled for IRP based on case to case determination during detailed designing. For assistance, please see below.</p>	<ul style="list-style-type: none"> • Fees for LURC allocation for the replacement land such as administration fees and paper cost shall be exempted to households. • If the household has several generations living together, each couple in the household who meets the conditions to separate to be an independent household following the Government's regulations is entitled to purchase a plot of land in the resettlement site at the price (per m²) that equals to the compensation rate for the affected land. If does not meet the conditions to be an independent household, they are entitled to purchase a plot of land in the resettlement site at the price issued by the City People's Committee
g	Affected residential land (non-title users) 0 households	Owner without LURC and/or not eligible to have LURC allocated - and <i>have other places to stay</i> .	No compensation for the affected land but the assets and structures on the land shall be compensated at replacement cost.	
		Owner without LURC and/or not eligible to have LURC allocated - but <i>have no other places to stay</i> .	<p>a. No compensation for the affected land but the assets and structures on the land shall be compensated at replacement cost.</p> <p>b. Affected household will be considered during detailed design for assistance with provision of one plot allocation in the resettlement site. The area of the plot shall not exceed the ceiling area of residential land allocation in the local area</p>	<ul style="list-style-type: none"> • The household has to pay for the fees for LURC allocation such as administration fees and paper cost.

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
			per household. The price of the plot is decided by City People's Committee.	
h	Temporary impacts on residential land 0 households	- Owners with LURC - Owners without LURC but are using the land for living (with certification from the CPC)	a. Pay for the rent of land for the period of use following the provincially regulated price-frame. b. Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land.	
3. Compensation for Affected Houses and Structures				
i	Partly affected (the remaining parts just require repairs) (90 households)	- Owners of house/ structures - Owners of houses/ structures without construction permit; or constructed on agricultural land but the local authorities have not issued notice in writing to the owner to dismantle the structures prior to cut off date	a. Compensation at replacement cost for the affected portion, and b. Entitled for rental allowance outside the affected area (structure) for 01 month to enable the household during repair works based on the price-frame issued by the PPC.	<ul style="list-style-type: none"> • Replacement cost based on the market costs of construction materials and labours to newly construct the affected portion, without deduction for depreciation or salvageable materials. Centre for Land Fund Development will engage qualified replacement cost appraiser to appraise the replacement cost for affected houses and structures.
j	Structure fully affected. (176 households)	- Owners of house/ structures - Owners of houses/ structures without construction permit; or constructed on agricultural land but the local authorities have not requested the owner in writing to dismantle the structures	a. Compensation at replacement cost for the entire affected house/structures; and b. Entitled to rental allowance for three months (03) based on price-frame issued by the PPC – if the household re-settles in the remaining residential land; six months (06) if the household has to relocate out of the affected residential land, and c. Compensation for transportation cost: VND 3,000,000 /HH if required to	<ul style="list-style-type: none"> • Replacement cost based on the market costs of construction materials and labours to newly construct the affected portion, without deduction for depreciation or salvageable materials. Centre for Land Fund Development will engage qualified replacement cost appraiser to appraise the replacement cost for affected houses and structures. • Fees for construction permit allocation and construction management fees are exempted to the resettlement

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
			<p>relocate within the province; VND 5,000,000 /HH if required to relocate out of the province; VND 1,500,000 /HH if the household resettles in the remaining part of affected residential land.</p> <p>d. If income and livelihoods of the affected households are affected because of relocation (changed livelihoods, reduced income) the resettlement households are entitled to participate in IRP.</p>	<p>households.</p> <ul style="list-style-type: none"> If replacement land/resettlement site is not ready to allocate to the households for housing construction at time of making compensation payment, inflation rate of construction materials and increased labour cost (if any) shall be made for the households counting from the time of compensation made to the time of allocating replacement land for the households. Centre for Land Fund Development shall calculate the inflation rate to pay for the households.
k	<p>Houses/structures constructed illegally and the local authorities requested the owner in writing to dismantle to house/structures.</p> <p>0 households</p>	<p>Illegally constructed houses/structures and the local authorities requested the owner in writing to dismantle but the house/structures still exist until before 1 July 2014</p>	<p>Compensation by 80% for the affected house/structures based on the provincially regulated price-frame.</p>	
4. Compensation for affected crops and trees				
l	<p>Affected crops and trees (212 households who have trees cut and 380 households who have crops affected)</p>	<p>Owners of affected crops and trees</p>	<p>a. Affected crops: Cash compensation at market rate for the average productivity of the affected crop for one-harvesting season. The average productivity of the crop bases on the average production over past three years.</p> <p>b. Affected trees: Cash compensation at current market prices given the type, age and productive value of the affected trees.</p>	<ul style="list-style-type: none"> Centre for Land Fund Development will engage qualified replacement cost appraiser to appraise the market rate for affected crops and trees
5. Compensation for Graves				

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
m	Affected graves 0 households	Households/ individuals who have graves	a. All costs of excavation, relocation and reburial of graves will be reimbursed in cash to the affected households as prescribed in PPC's regulation, and b. Costs for prays before and after relocation of graves: VND 1,000,000/HH.	<ul style="list-style-type: none"> Graves will be moved to the cemetery that planned by the City/Ward People's Committee. The land for reburial of graves shall be at no cost to the households.
6. Other Assistancess				
n	Assistances for production-business income disrupted. (11 households)	With business license	a. Cash assistance equals to 30% of one year income after tax from the production-business; and b. Cash compensation for transport of equipment to the new place based on the actual costs.	<ul style="list-style-type: none"> Centre for Land Fund Development will work with the tax agencies to determine the one year income after tax from production-business of the households based on their tax receipts. Center for Land Fund Development will determine the actual cost for transport of equipment of the households.
		Without business license	Cash assistance of 50% of assistance amount compared to the total assistance for those with business license. c. Households or individuals using residential land in combination with trading and services in which the main source of income derives from trading and services, and need to be relocated: households or individuals are entitled to participate in IRP (mentioned in Item J (d))	
o	Assistance for vulnerable households (151 households)	(i) Poor HH; (ii) HH that are headed by women with dependents, (iii) HH heads with disabilities, children, elderly without any support, (iv) landless HH (iv) social policy	<ul style="list-style-type: none"> For poor households, cash assistance equals to 30 kg of rice/head/month for all the family members for 36 months; for other households, cash assistance (one-time assistance) by VND 2,000,000/HH. 	

	<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
		benefited households.	<ul style="list-style-type: none"> • Social policy benefited households (wounded shoulders, martyr, and people with meritorious service for the Revolution): cash assistance and reduced price for the replacement land in the resettlement site following the regulations of the PPC (as envisaged in the Decrees 118-TTg and 20/2000/QĐ-TTg of the Prime Minister). • All vulnerable households are entitled to participate in IRP 	
p	Other assistances	Assistances for relocations	<ul style="list-style-type: none"> • Assistance for electricity connection: VND 1,000,000/HH. • Assistance for telephone installation: VND 500,000 /HH. • Assistance for water connection: VND 1,500,000/HH; if digging well (as there is no tap-water in the area): VND 5,000,000/HH. • Costs for ceremony of new house: VND 1,000,000 /HH. • Bonus for handing over the affected land on-time: VND 5,000,000/HH. 	
q	Unforeseen impacts		<ul style="list-style-type: none"> • Unforeseen impacts will be addressed in accordance with this RP. The entitlements specified in this entitlement matrix can-be upgraded but cannot be down graded 	

7.3. Addressing Gender Issues

76. The Project includes the following specific actions to address gender issues in the Project:

- a. During the updating of this RP, both men and women will participate in the discussions during public meetings, providing inputs to DMS, and consultations on resettlement activities and relocation options.
- b. A male representative and a female representative of the AH will be included as participants in the resolution of grievances and complaints.
- c. Gender issues will be included in the training on Project implementation by LIC to concerned personnel of the PMU, Hoi An City PC and Quang Nam PPC.
- d. Special attention will be extended to elderly, disabled and women-headed households during relocation and in the provision of assistance as provided for in the Project policy.
- e. Disaggregated monitoring indicators by gender will be developed for monitoring social benefits, economic opportunities, livelihood, and resettlement activities as well as in the restoration of livelihoods and living standards during post-Project implementation.

7.4. Assistance to Vulnerable Households

77. This RP has identified 151 vulnerable households. Vulnerable households will receive applicable allowances as provided for in the entitlement matrix, on top of their compensation. They will be encouraged to participate in any income restoration measures that will be designed by the Project with their active involvement. In order to ensure that they share the same benefits as the other AHs, vulnerable households will be encouraged to appoint their representatives in each commune or neighborhood clusters to participate in any meeting or consultations related to the Project, specifically on resettlement, compensation and assistance and income restoration.

7.5. Unforeseen Impacts

78. If during a DMS additional adverse social impacts are identified and/or additional APs they are also entitled to receive Project entitlements as the others on condition that it can be ascertained that they have actually been in the Project ROW or equivalent before the cut-off dates for eligibility. New APs that might emerge due to changes in Project design or alignment prior to or even during construction works are likewise entitled to the same entitlements as those of the other APs. Unforeseen impacts will be addressed in accordance with this RP. The entitlements specified in the entitlement matrix of this RP can be upgraded but cannot be down graded.

H. RELOCATION OF HOUSING AND SETTLEMENT

79. There will be 176 households that have to relocate due to land acquisition by the project. The relocating households are affected by three components of construction of access road to Cua Dai Bridge; Construction of Co Co River New Urban Development, and improvement of Provincial Road 608 sections. The number of relocating households by component is presented in the following table.

Table 26 Number of relocating households

<i>Components</i>	<i>Total No. of AHs</i>	<i>No. of relocating households</i>
Construction of Access Road to Cua Dai Bridge	235	67
Construction of Co Co River New Urban Development	177	10
Improvement of Lai Nghi Reservoir and Intake	25	0
Improvement of Phap Bao Lake	11	0
Improvement of Provincial Road 608 Sections	197	99
TOTAL	645	176

Source: IOL results

80. The resettlement site (RS) for component of improvement of provincial road 608 sections was constructed in 2009 and located in Dien Bien Phu Street, Thanh Ha Commune. The residential plots were allocated to the households in June 2013 and all relocating households were allocated plots. As of August 2014, 98.2% of households constructed the new house in the resettlement site. The site is with full and functional infrastructure (water, electricity, schools, clinic, and roads). It is about two Km from the original location of the affected households. Initially, this site was prepared for relocation households of all investment projects in Hoi An City.

81. The resettlement site for households affected by construction of access road to Cua Dai Bridge was established in 2006 in Village 6 of Cam Thanh commune. Land allocation in the RS started from 2011; however, it has not yet been completed. As of August 2014, there were fourteen households left (10 households in Cam An Commune and 04 households in Cam Thanh commune) who had not yet been allocated with plots because the plots had not yet been made available. These fourteen households are still in the affected area. Those who were allocated plots have already constructed the new house. The site is just 800 m distance from the affected area. Infrastructure was provided to the site, including water, electricity, roads and street-lighting.

82. The resettlement area for five relocating households of Road DH 15 (the associated facility) is being developed. The land that was acquired to develop resettlement area is the empty land managed by Cam Thanh Commune. Therefore, there is no affected person by land acquisition for resettlement area development. The relocation households are still staying in the affected area. It is planned by Hoi An CLFD that, the resettlement area will be completed by end of 2014

83. Compensation, assistance and relocation the households affected by construction of access road to Cua Dai Bridge and improvement of provincial road 608 sections were made before the preparation of this RP. PPTA consultant conducted resettlement due diligence to assess the compliance of compensation, assistance and resettlement

implementation to the provisions of the Project's Resettlement Framework and some significant gaps were found. Based on the found gaps, corrective action plans for the components of construction of access road to Cua Dai Bridge and improvement of provincial road 608 sections were prepared and discussed with Hoi An PMU and concerned agencies. The results of resettlement due diligence, including the agreed corrective action plans are presented in the Appendices 5 and 6 for Provincial Road 608 and Access road to Cua Dai Bridge components, respectively. The costs for implementation of the agreed corrective actions plan are estimated and included in the budget for RP implementation. The outstanding resettlement issues of relocation of displaced households are presented in the Table 27 below

Table 277 Outstanding resettlement issues of relocation of households

<i>Components</i>	<i>No. of Relocating households</i>	<i>Status</i>	<i>Outstanding issues</i>
Construction of Access Road to Cua Dai Bridge	67	Resettlement plots in the relocation site have been allocated to 53 households to construct the house	<ul style="list-style-type: none"> • As compensation was made to the HHs in 2011 but resettlement plot in the relocation site was allocated to the HHs only in 2013 and 2014, households were not yet provided assistance for inflation to the 2013 following market rate of construction materials and construction labor at the time of the plot is allocated. • Assistance for life stabilization for the households who lost from 10%-29.9% of total production land holdings has not yet been provided. • Bonus for handing over affected land on time has not yet been made. • Assistance for vulnerable households has not yet been paid to the vulnerable households. • Some allocated resettlement plots in the resettlement site are not ready for housing construction • Reduced price for the plot in the RS for social policy benefited HHs as per the provincial policy has not yet been calculated to reduce the price of the plot for the HHs. • Income restore program was not yet prepared
Provincial Road 608	99	All got the resettlement plot allocated (91 HHs constructed the new house in the RS)	<ul style="list-style-type: none"> • Households had to pay management construction fee to build the house in the relocation site • Assistance for life stabilization for the households who lost from 10%-29.9% of total production land holdings has not yet been provided. • Assistance for vulnerable households has not yet been paid to the vulnerable households. • Reduced price for the plot in the RS for social policy benefited HHs as per the provincial policy has not yet been calculated to reduce the price of the plot for the HHs. • Income restore program was not yet prepared

I. INCOME RESTORATION AND REHABILITATION

84. In order to assist the severely affected households (311 households will lose more than 10% of their productive land holding and 176 households have to relocate), vulnerable households (151 households) and the households who have business affected by the project (11 households), an income restoration program was prepared in consultations with APs and relevant agencies.

85. Besides cash assistance for job changes and creation by three times of the value of the affected land area as regulated by Quang Nam PPC, severely affected households, vulnerable households including those headed by women with no support, and business affected households will be the recipients of additional income generating activities as follows:

- Agricultural assistance: Agriculture is the main occupation of the affected people and serves as a main source of households' income. Agricultural extensions will be provided to the households to increase the productivity of crops in the remaining agricultural land. The support will include trainings, seeds provisions and farming demonstrations. According to local studies there is a high and unmet demand for chemically safe vegetables by high-end hotels and many local restaurants. AP choosing to grow vegetables for the local market will be afforded the opportunity to establish linkages with local hotels and restaurants to provide those vegetables in high demand. The Project (local government units and the project management unit) will facilitate the signing of contracts between AP suppliers and retail buyers and ensure these contracts are transparent, legally enforceable and do not disadvantage AP.
- Support for income-generating activities. This will include appropriate technical support, assistance in vocational planning, small business planning, financial planning, the accessing and use of credit, and other measures to promote existing or new income-generating activities.
- Project-related employment Priority will be given to severely affected households, and vulnerable households, including women-headed households, for work on construction.
- Training and Product Support in Home-Stay Based Tourism: Hoi An presents numerous opportunities for home-stay based tourism not simply for international visitors but urban visitors from areas elsewhere in Vietnam. The Project will assist APs refurbish their existing houses to ensure visitors seeking the home-stay experience will be able to on the one hand be exposed to coastal, semi-urban, semi-rural communities but on the other hand provide facilities expected by home-stay tourists such as sanitary bathrooms and toilets, adequate ventilation, living spaces that ensure a degree of privacy and open spaces to interact with home-stay hosts. Training will be provided in maintenance of sanitation facilities and household hygiene, safe-handling of foodstuffs, fusion food menus, knowledge of local community history and foreign languages for basic communication. Support will be provided for the trainings by the project. For refurbishment of houses and surrounding areas, the project will assist APs seek the necessary bridging finance from local providers of financial products that are currently inaccessible to most APs in Hoi An City.
- Vocational Training in Tourism-Related Service Provision: For APs to switch from being agriculturalists to providers of value-added tourism-related services, the project will arrange for the provision of vocational training in a range of demand driven tourism-related activities and assist APs secure full-time or if desired part-time waged employment in the tourism sector.

- Training and Support to Provide Local Artisanal Support: Hoi An City is saturated with artisanal products manufactured elsewhere in Vietnam (85% according to the Hoi An City Chamber of Commerce) and in recent times there has been intense buyer resistance to the purchase of such products. The problem for local artisans is they have lost traditional skills, lack effective linkages with the local market, and are not creative or innovative enough to respond to changing market preferences. The Project will assist APs to identify what are considered to authentic local handicrafts and other artisanal products and then assist APs to develop their competencies in producing such products and also being able to market these products. This will involve: (i) skill development workshops; (ii) provision of basic materials; and (iii) training in business management practices.

86. Alternative income restoration and livelihood development for the severely affected households, woman-headed and other vulnerable households and business affected households will be outlined and finalized in the updated RP after detailed consultations with the households, communities and concerned agencies.

J. RESETTLEMENT BUDGET AND FINANCING PLAN

87. The total estimated resettlement costs for the Urban Environment and Climate Change Adaptation Project for Hoi An City is VND 537,369,136,132 equivalent to US\$ 25,383,520. The amount covers costs for compensation, assistance and resettlement; income restoration program; administration costs; RCS; external monitoring; corrective action plans for components of construction of access road to Cua Dai Bridge and improvement of provincial road 608 sections, and contingency (10%). The detailed cost estimations by components are presented in the Appendix 5.

88. The budget was estimated based on the results of the IOL and the result of RCS conducted in August 2014. It will be updated during the resettlement plan updating following the results of DMS, RCS and consultations with affected households and local authorities.

89. Among the total resettlement costs of VND 537,369,136,132 for the Project for Hoi An City, an amount of VND 159,710,022,400 (equals to US\$ 7,544,167) has been disbursed to the APs who are affected by the Construction of Access Road to Cua Dai Bridge and Improvement of Road 608 components. The remaining resettlement budget required for the Project for Hoi An City is VND 377,659,113,723 (equals to US\$ 17,839,353).

90. The resettlement budget will be transferred from state budget of Quang Nam PPC to the CLFD of Hoi An Provincial City to implement of resettlement. Hoi An PMU will cooperate with the Hoi An City People's Committee and Hoi An City CLFD as well as with Quang Nam PPC to ensure that the resettlement budget will be transferred timely and adequately for resettlement implementation.

Table 28: Estimated total costs for compensation, assistance and resettlement

No.	Items	Lai Nghi Reservoir Improvement and Intake	Phap Bao Lake Improvement	Co Co New Urban Development Area	Provincial Road 608	Access Road to Cua Dai Bridge	Amount (VND)
1	Total cost for compensation, assistance and resettlement	12,853,188,300	3,917,150,000	225,522,354,150	120,023,142,950	127,559,450,000	460,823,614,200
	Compensation for land	3,441,284,150	893,750,000	97,456,340,000	50,058,317,500	47,909,350,000	199,759,041,650
	Compensation for crops and trees	2,071,684,150	123,750,000	2,071,684,150	525,273,450	600,000,000	5,392,391,750
	Compensation for houses and structures	22,900,000	-	4,812,910,000	58,752,660,000	46,089,920,000	109,678,390,000
	Assistances	7,317,320,000	2,899,650,000	121,181,420,000	4,014,700,000	10,580,700,800	145,993,790,800
2	Management cost (2% of total cost for compensation, assistance and resettlement)						9,216,472,282
3	Income restoration program						6,380,000,000
4	Implementation of CAP for access road to Cua Dai Bridge component						10,706,110,000
5	Implementation of CAP for provincial road 608 component						451,200,000
6	Replacement Cost Survey						400,000,000
7	External monitoring						540,000,000
	TOTAL						488,517,396,484
8	Contingency (10%)						48,851,739,648

	GRAND TOTAL (VND)						537,369,136,132
	GRAND TOTAL (US\$)						25,383,520

Table 29: Disbursed amounts and the remaining budget amount required for the Project

No.	Items	Lai Nghi Reservoir Improvement and Intake (VND)	Phap Bao Lake Improvement (VND)	Co Co New Urban Development Area (VND)	Provincial Road 608 (VND)	Access Road to Cua Dai Bridge (VND)	Amount (VND)
1	Total cost for compensation, assistance and resettlement	12,853,188,300	3,917,150,000	225,522,354,150	113,350,950,950	105,179,970,000	460,823,614,200
2	Implementation of CAPs				451,200,000	10,706,110,000	10,706,110,000
3	Management cost (2% of total cost for compensation, assistance and resettlement)						9,216,472,282
4	Income restoration program						6,380,000,000
5	Replacement Cost Survey						400,000,000
6	External monitoring						540,000,000
Sub-total							488,517,396,484
7	Contingency (10%)						48,851,739,648
Grand-Total							537,369,136,132
Disbursed amounts		0	0	0	72,291,641,000	87,418,381,400	159,710,022,400
Remaining Resettlement Budget Required							377,659,113,723 equals to US\$ 17,839,353

K. INSTITUTIONAL ARRANGEMENTS

11.1. Provincial People's Committee of Quang Nam Province

91. The Provincial People's Committee (PPC) of Quang Nam Province is the executing agency (EA) and will oversee all projects' activities including implementation of RP. The PPC will have the following responsibilities:

- Endorse the draft RP and the updated RP and submit to ADB for concurrence;
- Generate awareness on the project development to all relevant institutions and various administrative levels within the province;
- Direct its relevant departments such as departments of finance, construction, transport, and natural resources and environment to help in the preparation and implementation of the resettlement plan and the updated resettlement plan;
- Approve the unit rates which are detailed in the replacement cost survey report as proposed by the qualified appraiser to enable the PMU and CLFD in finalizing the compensation plan;
- Approve the detailed compensation plan and overall resettlement plan budget which will be reviewed and submitted by the Department of Finance;
- Settle complaints and concerns at the provincial level.

11.2. Project Management Unit (PMU)

92. A Project Management Unit (PMU) has been established within the existing institutional structure of Quang Nam Water Supply and Joint Stock Company. The PMU will have the following responsibilities:

- Participate in preparation and implementation of the resettlement plan and the updated resettlement plan in collaboration with the People's Committees at various levels and the CLFD and submit the same for approval of Quang Nam PPC and for ADB review and concurrence.
- Develop and implement a training program for the People's Committees of Hoi An Provincial City and affected wards and communes, the CLFD and related groups regarding the resettlement plan/ updated resettlement plan and complaint handling.
- Engage a qualified appraiser to carry out replacement cost survey. Submit the unit rates proposed by the qualified appraiser to Quang Nam PPC for review and approval
- Work with the CLFD in finalizing the compensation plan.
- Secure the budget for preparation and implementation of the resettlement/ updated resettlement plan, ensure that funds for compensation, assistance and resettlement are available and in a timely manner.
- Coordinate with the Quang Nam PPC to direct relevant departments and various levels of authorities in implementing the project and updated resettlement plan.
- Serve as grievance officers for PMU and monitor/track/report on grievances related to the Project.
- Internally monitor the preparation and implementation of the resettlement plan/updated resettlement plan and ensure that resettlement-related activities are carried out in accordance with the updated resettlement plan agreed between Quang Nam PPC and ADB.

- Oversee the disclosure of resettlement related documents and consultation with affected persons and key stakeholders.
- Prepare semi-annual progress reports on preparation and implementation of updated resettlement plan for submission to ADB.
- Coordinate the work of the External Monitoring Agency

11.3. Centre for Land Fund Development of Hoi An Provincial City

93. Hoi An City CLFD has been assigned to work directly with PMU to prepare and implement the resettlement plan with other relevant institutions. The main responsibilities of the CLFD are as follows:

- Conduct the DMS and prepare detailed compensation plans and submit them to People's Committee of Hoi An Provincial City and PMU for review.
- Conduct consultations and participation activities, prepare income restoration program, and coordination with various stakeholders in implementing resettlement plan.
- Assist the Quang Nam PPC and People's Committee of Hoi An Provincial City in the dissemination of information on the resettlement plan/updated resettlement plan;
- Organize, plan and carry out land recovery, compensation, assistance and other resettlement activities in the city on behalf of the People's Committee of Hoi An Provincial City as per agreed resettlement plan/updated resettlement plan.
- Pay compensation and allowances, subsidies to affected persons after updated resettlement plan has been agreed between Quang Nam PPC and ADB. Ensure the timely delivery of payments of compensation, assistance and other entitlements to affected persons, and
- Assist People's Committee of Hoi An Provincial City in the resolution of grievances at the city level.

11.4. Local Administrative Authorities (City, Ward and Commune)

94. The WPC/CPC will assist the CLFD in its compensation, assistance and resettlement tasks. Specifically, the WPC/CPC will be responsible for the following:

- Handle the day-to-day preparation and implementation of the resettlement plan.
- Form ward/commune working teams and direct their functions, assign ward/commune officials to assist the CLFD and the PMU in conducting DMS, preparing dossiers of land recovery for the project, preparation and implementation of resettlement activities.
- Sign the DMS forms; certify legal papers or history of land use, land transfer for affected persons to fulfill the requirements for preparing compensation plans for them.
- Settle the complaint and grievances at the first level as required by the laws.
- Actively participate in all land recovery, compensation payment, assistance and resettlement activities and concerns.

11.5. Local Mass Organizations

95. Mass organizations in Hoi An City relevant to this Project include the Fatherland Front, Vietnam Women's Union, Farmers Union and Youth Union. They will be actively involved in providing necessary support to APs.

11.6. Loan Implementation Consultants

96. The Loan Implementation Consultant (LIC) will include one international resettlement specialist and one local resettlement specialists, to assist and supervise all social and resettlement- related activities. Their responsibilities include the following:

- Work closely with PMU, Centre for Land Fund Development, local authorities at all levels on all resettlement-related activities;
- Assist in the conduct of the information campaigns, public consultation and community participation;
- Assist in the verification of census, inventory of losses and detailed measurement survey activities;
- Check the accuracy of the AH database prepared and provide improvements if necessary;
- Assist in the preparation of an updated RP;
- Assist and improve, if necessary, procedures for the coordination of resettlement and compensation activities;
- Ensure that grievances are addressed promptly and properly and that grievance redress mechanism is functioning well;
- Provide necessary training on grievance if needed;
- Establish and implement liaison mechanisms to ensure proper technical and logistical support to PMU, local administrative authorities, resettlement committees and concerned government departments;
- Establish and implement procedures for ongoing internal monitoring; assist in preparing monitoring reports
- Design and deliver capacity development activities for all relevant agencies, as needed, in the areas of ADB resettlement policy; participation and communication; and gender and development.

97. Implementation arrangements are summarized in the diagram below.

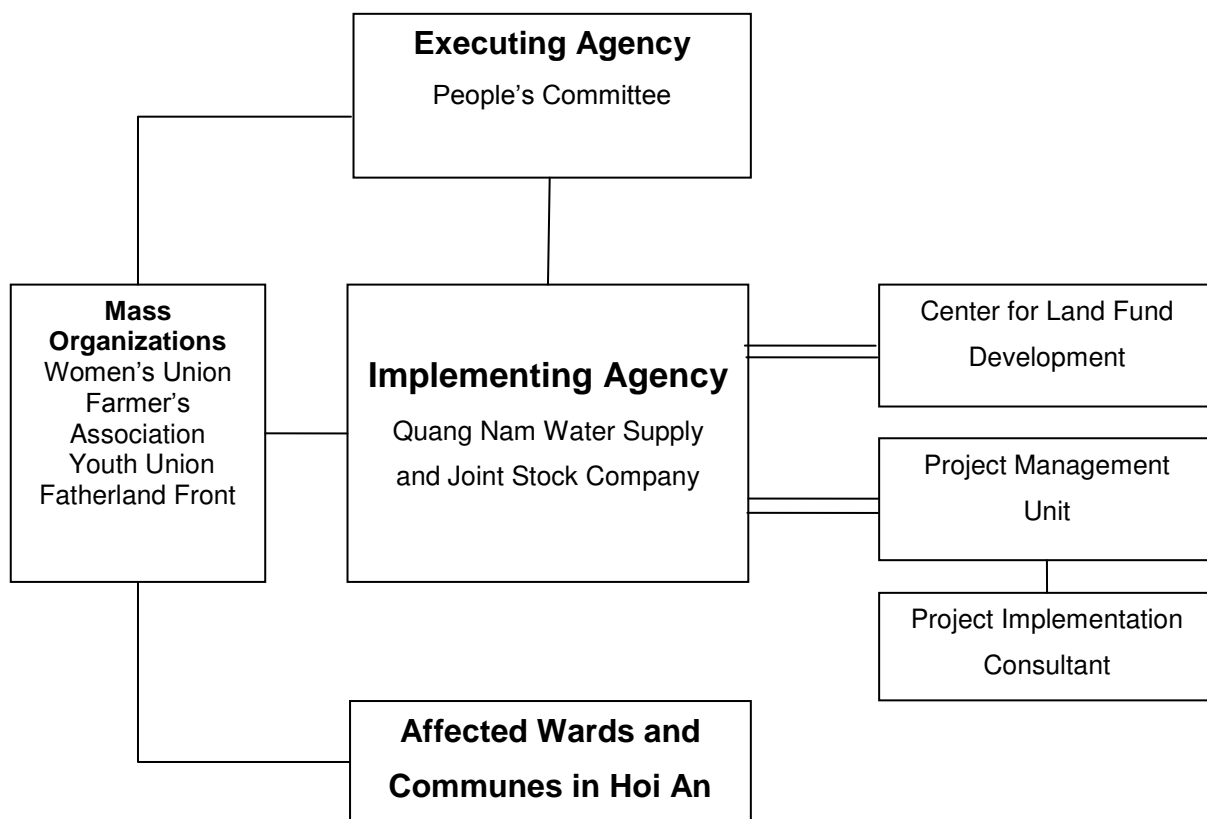


Figure 2 Diagram for Implementation Arrangements

11.7. Capacity of Relevant Agencies on Implementation of Resettlement

98. Quang Nam PPC and Hoi An City are not new to resettlement, including ADB and WB policies and procedures related to resettlement planning and implementation. Several resettlement projects have been implemented in the city previously. Recently, the relevant agencies have participated in resettlement planning for the Dien Nam-Dien Ngoc WTP Project, funded by ADB.

99. An assessment on the capacity of the relevant agencies on resettlement planning and implementation was conducted in August 2014 by the PPTA Consultant. Interviews and focus group discussions were conducted with the CLFD, People's Committee of Hoi An City and with relevant agencies of the City and wards, communes. The assessment result shows that although the understanding of the concerned agencies on resettlement principles, requirements and procedures of Government and ADB is sound, there is a need to provide a refresher training for the staff in the city, wards and communes, including the relevant staff of the Division of National resource and Environment; Division of Construction and Division of Finance on updating and implementing of resettlement plan – requirements, steps, procedures, tools, etc.

100. As planned by the PMU, refresh training for the concerned agencies will be organized once the LIC is mobilized.

L. IMPLEMENTATION SCHEDULE

101. The implementation process is as follows:

Administrative and institutional arrangements

- Capacity building for resettlement staff. The PMU will develop and implement a training program for the updating and implementation of the resettlement plan. The training will discuss the different sections of a resettlement plan, especially differences between city/national roles and the ADB's SPS, the roles of different agencies in resettlement plan updating and implementation, monitoring, and evaluation, complaint handling/recording/reporting, consultation and participation, ADB's gender and disclosure policies, internal and external monitoring and reporting.

Implementation of Corrective Action Plans

- One this RP has been approved by Quang Nam PPC and ADB, the corrective action plans (CAPs) for the components and the associate facility to the Project will be implemented. The implementation of CAPs is subject to external resettlement monitoring.

Updating and Implementation of Resettlement Plan

- Land clearance and boundary setting of the project. After receipt of the decision of the Quang Nam PPC and People's Committee of Hoi An City in revoking and handing over land to the Quang Nam Water Supply and Drainage Company for implementing the project, Quang Nam Water Supply and Drainage Company will cooperate with the DONRE of Quang Nam PPC and the specialized cadastral agency contracted by the DED consultants to determining the corridor of impact or clearance red line and setting out boundaries at the field. The DONRE and the WPCs and CPCs will assign their staff working in the CLFDs to implement this task.
- Sending of Notices to affected persons. Land Law 2013 states that the City People's Committee must send written notices to affected land owners within 90 days in case of agricultural land and 180 days in case of non-agricultural land. The notice to the landowners must contain reasons for land acquisition, the timing and plan for displacement, compensation and assistance solutions, land clearance and the cut-off date;
- Procurement of a Qualified Appraiser. According to law, the government will procure the services of a qualified appraiser to undertake a replacement cost study (RCS).
- Information campaign before DMS. Before the DMS, PMU in cooperation with Hoi An City and ward and commune officials will provide information to the residents in the project area. Information will be provided through various media: (i) through broadcasts in the public address system, radios, press, television, brochures or letters delivered to affected stall owners, and posters in public areas: (ii) through consultation in project affected wards to notify the affected community about the scope and scale of the project, impacts, policies, and rights of all kinds of damages, implementation schedule, responsibilities for organization, and grievance mechanism.
- Detailed Measurement Survey. The DMS will be undertaken once detailed design is finalized. These surveys along with the RCS will be used the preparation of compensation plan and updating of the resettlement plan.

- Replacement Cost Study and Submission to the Department of Finance of Quang Nam Province. The external appraiser will undertake the RCS. If there is a significant difference between compensation and market prices as per the RCS, the Quang Nam PPC will update the compensation unit price in accordance with the regulations and implementation guidance of Decree No. 44/2014/NĐ-CP and Circular No. 37/2014/BTNMT.
- Preparation of Detailed Compensation Plan. Following the updates made by the Quang Nam PPC on the compensation unit price, the CLFD will prepare detailed compensation plans. The PMU will conduct due diligence on these detailed compensation plans focusing on the prices, the quantities of affected assets, the declared income of affected businesses, and the entitlements due to affected persons before notifying each commune. The unit prices to be applied will be based on the approved unit rates of the Quang Nam PPC. Offer sheets will be given to each affected household/business for checking and concurrence. The offer sheets shall be signed the affected people to signify their consent. If the affected persons have a grievance or complaint with the offer sheet, they can file this with the CLFD and Hoi An Provincial City
- Updating of this resettlement plan and submission to Quang Nam PPC and ADB for concurrence. In parallel with preparation of detailed compensation plans by the CLFD, the PMU with the project consultants will update this resettlement plan and submit this to the Quang Nam PPC for approval and endorsement to ADB for review and clearance.
- Disclosure on Site and on Quang Nam PPC, National Government and ADB Websites. Once the updated resettlement plan has been cleared by ADB, the RP will be disclosed electronically and physically on site.
- Payment of compensation and allowances: Compensation and assistance will be paid directly to the affected persons under the supervision of the People's Committee of Hoi An City, representatives of mass-organization, WPCs, CPCs and representatives of the affected persons. CLFDs will distribute the payments.
- Relocation of displaced households: Relocation of displaced households will be commenced after compensation and allowances have been fully paid.
- Issuance of Notice to Proceed (NTP). The NTP will be issued by the Quang Nam PPC to the civil works contractor for commencement of construction activities once the External Monitoring Agency (EMA) has verified that (i) compensation has been paid in full to all affected households; (ii) the agreed income restoration program is in place; (iii) the acquired land is free from all encumbrances and no pending complaints and grievances are left unresolved.

Monitoring of resettlement Implementation

- Procurement of an EMA. The PMU will engage the services of an EMA to undertake external monitoring and evaluation of resettlement plan updating and implementation activities. The EMA's services will be engaged from the commencement of the DMS and will produce semi-annual monitoring reports to be submitted to PMU and ADB.
- Monitoring. Internal and external monitoring will be implemented from the updating of the resettlement plan to its implementation. Grievances received will be addressed through the grievance redress mechanism.
- Post-Implementation Evaluation. A post-resettlement evaluation will be done by the EMA within 6 months after completion of compensation and resettlement activities.

Table 30: Schedule of resettlement plan implementation

Activities	Timeframe
Implementation of Corrective Action Plans (CAPs)	
Disclosure of calculations of entitlements (assistance) to the APs	December, 2014
Fixing up the issues of relocation sites	January- February, 2015
Payment of assistance/ reimbursement of some collected fees to the AHs	March, 2015
Consultations with APs on the outstanding issues (if any)	Continuous
Settlement of grievances related to the CAPs	Continuous, until resolution
Resettlement Plan Updating	
Conduct DMS, SES	3 rd Quarter 2015
Mobilize appraiser to carry out RCS	3 rd Quarter 2015
Consultation with APs	Continuous
Prepare Updated RP, including disclosure of the updated RP before submitting to ADB for review and concurrence	4 th Quarter 2015
Submit RP to ADB for review and concurrence	4 th Quarter 2015
Disclosure of the updated RP after being approved	1 st Quarter 2016
Implementation of Updated RP	
Payment of compensation and assistance	2 nd Quarter 2016
Relocation of affected households	3 rd Quarter 2016
Monitoring of Updated RP Implementation	
Grievance Resolution	Continuous, until resolution
Engage external monitor	August 2015
First internal monitoring (when the CAPs are implemented)	From December 2014, Quarterly internal monitoring reports to be submitted
Post-Resettlement Evaluation	December 2017

M. MONITORING AND REPORTING

102. Internal and external monitoring will be carried out on the implementation of land acquisition and resettlement.

13.1. Internal Monitoring

103. Internal monitoring will be carried out by the City People's Committee of Hoi An and Centre for Land Fund Development, PMU and concerned Commune/Ward People's Committees. The aforementioned agencies will perform of internal monitoring by (i) meeting with CPC/WPC, representatives of mass organizations and heads of villages/residential groups; (ii) holding group discussions with all or representatives of severely affected AHs and vulnerable households in each villages/residential groups; and (iii) meeting with marginally affected households. The focus of internal monitoring will be as followings:

- Confirmation of the number of severely affected AHs affected by the entire loss of houses and/or the loss of 10% or more of their aggregate productive assets, the number of marginally affected AHs, and the number of vulnerable AHs.
- Progress in the implementation of resettlement: amounts disbursed in compensation and cash assistance and date these are given to the AHs; and progress in the payment of compensation and cash assistance, and in the clearing of the COI vis-à-vis the schedule of resettlement indicated in the agreed RP.
- Information dissemination and public participation: the number of public consultation-meetings held during the preparation of the detailed compensation plan; the number of AHs that participated; comments, suggestions and concerns of the AHs and how these were addressed.
- Progress in the implementation of the IRP: which income restoration activities have been implemented and status of their implementation (in subsequent monitoring periods, inquire on whether or not the income restoration activities carried out or are being implemented are effective).
- Smooth transition period between the completion of relocation activities and the start of civil works.
- Grievance redress: number of AHs with complaints, nature of the complaints, status of the resolution of the complaints; assessment of efficiency of the grievance redress mechanism.
- Gender concerns: participation of women in meetings and in the implementation of resettlement; concerns of women in connection with their resettlement and resolution of their grievances.

104. Internal monitoring will be started from December 2014 to coincide with implementation of the Corrective Action Plans for the land acquisition and resettlement activities that have already carried out. During subsequent monitoring periods, the agencies will look into whether or not corrective actions agreed to address resettlement issues in the past monitoring period (i.e., outstanding resettlement issues) have been resolved.

105. Hoi An City Centre for Land Fund will submit the quarterly internal monitoring reports to Quang Nam PPC, Hoi An City People's Committee and PMU. PMU will submit internal monitoring reports to ADB.

13.2. External Monitoring and Evaluation

106. The main objectives of external resettlement monitoring and evaluation are to (i) monitor and examine if the Resettlement Corrective Action Plans (RCAPs) are implemented properly for the components of Provincial Road 608 Improvement, Access

Road to Cua Dai Bridge and Road DH15 Construction; (ii) collect the baseline data, including socioeconomic data and resettlement data for the monitor and evaluation; (iii) monitor and examine whether or not the implementation of the RP is being carried out as planned and compliantly to the Project Resettlement Framework and the approved Resettlement Plan; (iv) evaluate the impacts of resettlement of APs and (v) assess whether or not the mitigating measures identified and planned out in the RP are adequate in helping affected HHs restore their living standards (vulnerable HHs improve their livelihoods). In view of this, the EMA will have its first monitoring visit in August, 2015 and conduct four (4) compliance monitoring visits during the RP implementation and one (01) follow-up socio-economic/living standard survey after completion of RP implementation.

107. The EMA will focus on the following specific issues and indicator:

- a. DMS is carried out properly
 - Affected lands and assets shall be measured correctly; the results of DMS shall be disclosed publicly.
 - Complaints or questions of affected HHs on the DMS results shall be settled timely and satisfactorily.
- b. Consultations with AHs and their knowledge on the entitlements
 - Relevant documents (RF, RP, decrees/decisions related to land acquisition, compensation, allowances and resettlement) shall be provided to the affected HHs.
 - AHs are informed and consulted adequately about the land acquisition, and resettlement; schedule of resettlement implementation; income restoration, livelihood rehabilitation, and grievance redress.
- c. Compensation and assistances provisions (cash for land or land for land compensation)
 - All AHs shall be compensated adequately and satisfactorily to replace assets affected before the land is acquired.
 - Compensation for structure affected shall be equal to replacement prices of materials and labor based on the standards and typical structures of works, and free from reduction or salvaging of old materials.
 - Affected business shall be compensated compliantly following the provisions in the approved RP.
 - All types of assistances/allowances as envisaged in the approved RP shall be provided accordingly to the affected HHs.
- d. Selection and development of resettlement sites
 - Resettlement sites are selected (location, price of the plot, etc.) and developed (lay-outs, infrastructures provisions, etc.) with full consultations with the resettlers, including host-communities.
 - Resettlement sites are with sufficient infrastructures; resettlement is fully completed before civil work is commenced.
 - Selected resettlement site(s) is suitable for livelihood rehabilitation and development.
- e. Income restoration and livelihood development
 - Provided assistances for production development (trainings, job creation, etc.).
 - Restoration of production of AHs, particularly of severe AHs, relocation AHs and

vulnerable AHs.

- Level of income restoration, living standard and livelihood development of the affected HHs after land acquisition and compensation/resettlement. Problems that AHs are facing on restoring the affected income and livelihoods.
- f. Level of AHs satisfaction
- Assessing the level of satisfaction of AHs in different aspects in RP implementation (information dissemination and public consultation, DMS, compensation payment, compensation unit rate, resettlement site selection and development, rehabilitation measures and recovery of living conditions etc.).
 - Assessing the level of satisfaction of AHs on the grievance mechanism and grievance redress.
- g. Coordination between the resettlement activities and construction schedule
- Civil works can only be started when (i) compensation has been paid in full to all affected households; (ii) the agreed income restoration program is in place; (iii) the acquired land is free from all encumbrances and no pending complaints and grievances are left unresolved.
- h. Gender Issues
- Participations of women in various land acquisition and resettlement activities; impacts of land acquisition and resettlement on women's livelihoods; issues of income restoration of women.
108. The EMA will submit to PMU the following reports:
- Inception Report: 01 report (with 5 copies of English version and 8 copies of Vietnamese version).
 - Monitoring Report: 04 reports for four regular monitoring (with a total of 20 copies of English versions and 32 copies of Vietnamese versions)
 - Analyzed socioeconomic survey of the post-resettlement evaluation: 1 set (with 5 copies of English version and 8 copies of Vietnamese version).
 - Post-Resettlement Evaluation Report: 01 report (with 5 copies of English version and 8 copies of Vietnamese version).
109. PMU will share the reports to the City People's Committee, centre for land fund development, commune/ward people's committee and relevant agencies and ADB. The internal and external monitoring reports will be posted in accessible public places and in ADB's website.
110. Terms of reference for EMA are attached in Appendix 8.

N. APPENDICES

Appendix 1: Minutes of Public Consultative Meetings and Focus Group Discussions Cam Chau Ward

Biểu VF11

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU
BIÊN BẢN THAM VẤN CỘNG ĐỒNG
(Tham vấn các cơ quan/hộ dân bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: Phường... Cam Châu... Quận... Thủ Đức... Tỉnh... Thành phố Hồ Chí Minh

2. Địa điểm: ... Phường... Quận... Thành phố Hồ Chí Minh

3. Thời gian: ... Ngày... Tháng... Năm...

II. Thành phần tham dự

1. Đại diện UBND xã Phường... Cam Châu

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

2. Đại diện các hộ dân bị ảnh hưởng (BAH)

Tổng số người tham dự họp: ... người.

Trong đó: Nam ...; Nữ ...; Số người dân tộc thiểu số người: ...

Phụ nữ đơn thân ...; Người tàn tật ...; Hộ nghèo ...

Độ tuổi tham dự khoảng ...

3. Đại diện nhóm tham vấn

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

- Ông: ... Chức vụ: ...

III. Mục đích và nội dung tham vấn

1. Mục đích

(i) Giới thiệu và phổ biến thông tin về dự án đến các hộ dân bị ảnh hưởng bởi dự án và các nguyên tắc về bồi thường, hỗ trợ và tái định cư; yêu cầu và mục tiêu của việc lập Kế hoạch Tái định cư cho Dự án môi trường đô thị và ứng phó biến đổi khí hậu và Kế hoạch bồi thường, hỗ trợ và tái định cư;

(ii) Thu thập ý kiến, nguyện vọng của các hộ dân liên quan đến bồi thường, hỗ trợ và tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham vấn các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.

2. Nội dung

a. Đại diện UBND xã Phường... Cam Châu... Quận... Thành phố Hồ Chí Minh phát biểu và giới thiệu thành phần tham dự, nội dung họp tham vấn;

b. Nhóm tham vấn giới thiệu và trình bày về dự án, mục đích và các nội dung tham vấn;

c. Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tham vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

a. Các câu hỏi và các ý kiến thảo luận:

17. Đinh Dũng (PCT UBND).....
.....t. liên hệ với chủ bệnh của thành phố là quy
.....hạt nhân diện khu vực địa phương
.....cũng nhất là truy cập thì cũng là
.....đưa lại đi qua khi địa chỉ đặt
.....nguồn cung cấp hàng thực phẩm ăn
.....vật tư của.....
.....t. liên hệ với các địa chỉ đặt mua
.....trung tâm sản xuất của tỉnh thành
.....cần cho người mua vật tư ở thành
.....thị trường của.....
.....đây thì cũng cần đặt mua của
.....đây thì đặt mua vật tư cần các vật chất để
.....người dân tiếp xúc người dùng thực
.....mình (trên tất cả các máy móc).....
.....thì tạo ra môi trường thật mát
.....các nhà sản xuất thực phẩm của
.....người bán cần phải theo dõi các
.....li. Ngô.....
.....li là thành phố du lịch, môi trường sinh
.....hàng loạt các địa chỉ của tỉnh thành thì
.....đó cũng phải ra môi trường vật chất
.....thời gian làm làm ở thành nguồn nước và
.....gây ra một số bệnh tật của các bệnh viện
.....đặt cần tại trên mỗi máy móc của nhà sản
.....chỉ riêng khai thì cũng cần phải làm các
.....hệ thống vật lý như phòng tắm nước nóng
.....lấy.....
18. Nguyễn Minh.....
.....Nó cần lập sổ cấp hàng của các địa chỉ
.....cần các chương trình nghệ thuật.....

đi người của anh bạn này là đi con
- trong qui trình thì công đi của thì
em và mẹ của ông người đó đang đi
thì có sai thì thì phải
- t. là họ ở đây thì trong H. của
thực



b. Một số ý kiến khác:

Đã đưa phát tại ủy ban địa phương
Tuy nhiên vẫn chưa có sự đồng thuận
của các thành viên địa phương

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường..... Phường Lương Thiện, Tỉnh Ninh Thuận



Lương Sơn

Nguyễn Thu Nhài

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU BIÊN BẢN THAM VẤN CỘNG ĐỒNG

(Tham luận nhóm với chị em phụ nữ và phụ nữ là chủ hộ bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: ..*phường Cầu...*..*Cần...*..*Cần...*..*Tp. Hải An, Tỉnh...*..*Quảng Nam*
2. Địa điểm: ..*phường Cầu...*..*UBND phường...*.....
3. Thời gian: ..*15h 30'*.....

II. Thành phần tham dự

1. Đại diện UBND xã *phường Cầu Cầu*
 - Ông: ..*Giảng...*..*Sở...*..... Chức vụ: ..*C.T. UBND*.....
 - Ông: ..*Đinh...*..*Đức...*..... Chức vụ: ..*KT. UBND*.....
 - Ông: ..*Đào...*..*T. Văn...*..*Thường...*..... Chức vụ: ..*T. UBND*.....
 - Ông: ..*Nguyễn...*..*Đức...*..*Thảo*..... Chức vụ: ..*CB. Đoàn...*.....

3. Đại diện các hộ dân bị ảnh hưởng (BAH)

Tổng số hộ tham dự họp: ..*22*... hộ.
 Trong đó: Nữ là hộ nghèo: ..*2*... hộ.
 Nữ là người dân tộc ít người: ..*0*... hộ,
 Nữ là người tàn tật :.....*0*... hộ,
 Nữ là hộ gia đình chính sách: ..*0*...hộ;
 Độ tuổi tham dự khoảng ..*30 - 65*...tuổi.

4. Đại diện nhóm tham vấn

- Ông: ..*Nguyễn...*..*Đức...*..*Thảo*..... Chức vụ: ..*Chủ tịch Hội Phụ nữ*.....
- Ông: ..*Nguyễn...*..*Đức...*..*Thảo*..... Chức vụ: ..*Chủ tịch Hội Phụ nữ*.....
- Ông: ..*Nguyễn...*..*Đức...*..*Thảo*..... Chức vụ: ..*Chủ tịch Hội Phụ nữ*.....
- Ông: ..*Nguyễn...*..*Đức...*..*Thảo*..... Chức vụ: ..*Chủ tịch Hội Phụ nữ*.....

III. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

1. Các câu hỏi thảo luận:

1) **Hỏi:** Chị em Phụ nữ có ủng hộ và nhất trí triển khai dự án không?

Trả lời:

.....*Chị em phụ nữ nhất trí ủng hộ*.....
*đưa ra các kiến nghị*.....

2) **Hỏi:** Vấn đề quan tâm của chị em phụ nữ là gì?

Trả lời:

.....*không còn đất canh tác*.....
*đời sống*.....

3) **Hỏi:** Nếu dự án thực hiện thì khó khăn của phụ nữ nói chung và phụ nữ là chủ hộ là gì? (so với nam giới; nhóm phụ nữ đơn thân, phụ nữ là hộ nghèo có những vấn đề nào khó khăn hơn nhóm phụ nữ bình thường)

Trả lời:

khó khăn về lương thực, sinh hoạt
 kinh tế, sức khỏe, an ninh, an toàn, ...

4) **Hỏi:** Xin các Bà, các cô và các chị em cho biết các vấn đề khác có liên quan đến việc lập kế hoạch bồi thường, hỗ trợ và tái định cư mà phụ nữ muốn đề nghị?

Trả lời:

Thăng bào về việc bồi thường, chi trả, hỗ trợ, ...
 giải quyết bồi thường, chi trả, bồi thường, ...

5) **Hỏi:** Dự án cần và nên làm gì để có thể hỗ trợ được chị em tốt nhất? xin chị em cho biết giải pháp (cách làm) như thế nào để có thể giúp chị em ổn định cuộc sống nhanh nhất và hiệu quả nhất? (các nghề hiện có tại xã, các công việc cho tương lai,...)

Trả lời:

Tiền mặt, hỗ trợ, ...
 đào tạo, hỗ trợ, ...
 dạy nghề, hỗ trợ, ...

6) **Hỏi:** Khi tham vấn sự tham gia của phụ nữ vào chương trình bồi thường, hỗ trợ và tái định cư theo hình thức nào là tốt nhất?

Trả lời:

hỗ trợ bồi thường, ...
 bồi thường, ...

7) **Hỏi:** Câu hỏi thảo luận mở khác mà chị em quan tâm?

Trả lời:

.....
.....*thời gian thi công trong bao lâu?*.....
.....

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường...*Công...Châu* TM. Nhóm tham vấn



Lương Sơn

epd
Nguyễn Thị Nhài

**DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU
DANH SÁCH CHI TRẢ TIỀN**

Về việc: Dự án... môi trường... AT... ứng phó BĐKH
 Tiêu dự án: Dự án... quy hoạch... LHT... C.C.
 Tại: phường... Cẩm Xuyên... Tp. Hà Tĩnh...
 Ngày: 20/9/2013

TT	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
1	Lê Văn Tĩnh	Cẩm Xuyên	20.000đ		1
2	Lê Thị Phụng	"	20.000đ		2
3	Trần Ôi	"	20.000đ		1
4	Trần Thị Cúc	"	20.000đ		2
5	Phạm Thị Tâm	"	20.000đ		2
6	Trần Thị Bay	"	20.000đ		2
7	Phạm Thị An	"	20.000đ		2
8	Lê Văn Thái	"	20.000đ		1
9	Huyệch Nhi	"	20.000đ		1
10	Huyệch Thị Tú (Lê Thị)	"	20.000đ		1
11	Lê Thị Mực	"	20.000đ		2
12	Lê Thị Loan	"	20.000đ		2
13	Trần Quý	Cẩm Xuyên	20.000đ		1
14	Mai Việt AT	"	20.000đ		1
15	Đỗ Ngân	"	20.000đ		1
16	Trần Bè	"	20.000đ		1
17	Đặng Thìn	"	20.000đ		1
18	Trần Văn Nhân	"	20.000đ		1
19	Trần Nam	"	20.000đ		1
20	Đặng Văn Tài	"	20.000đ		1
21	Lê Miền	"	20.000đ		1
22	Phạm Văn Sơn	"	20.000đ		1
23	Nguyễn Minh	"	20.000đ		1
24	Đinh Văn Thái	"	20.000đ		1

TT	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
25	Lê Cẩm	6	20.000đ	Lê Cẩm	1
26	Nguyễn Lê	6	20.000đ	Nguyễn Lê	1
28	Lê Hữu	4	20.000đ	Lê Hữu	1
28	Lý Thị Như Hằng	6	20.000đ	Lý Thị Như Hằng	2
29	Lê Tài	6	20.000đ	Lê Tài	1
30	Nguyễn Văn Đạt	9	20.000đ	Nguyễn Văn Đạt	1
31	Nguyễn Duy Khánh	6	20.000đ	Nguyễn Duy Khánh	1

Tổng số tiền đã chi (Viết bằng chữ):.....

Ngày....tháng....năm.....

Thủ trưởng đơn vị
(Ký, ghi rõ họ tên)

Người chi tiền
(Ký, ghi rõ họ tên)



TT	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
32	Nguyễn Khai	ii	20.000đ	<i>[Signature]</i>	1
33	Lê Văn Dũng	ii	20.000đ	<i>[Signature]</i>	1
34	Lê Văn Dũng	ii	20.000đ	<i>[Signature]</i>	1
35	Đào Văn	ii	20.000đ	<i>[Signature]</i>	1
36	Đinh Thị Nhung	ii	20.000đ	<i>[Signature]</i>	2
37	Đinh Văn Tiến	ii	20.000đ	<i>[Signature]</i>	1

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU
DANH SÁCH CHI TRẢ TIỀN

Về việc: Dự án... cải tạo... đường... DT... số... ấp... phố... khu... thị trấn...
 Tiêu dự án: Dự án... quy hoạch... KĐT... xã...
 Tại: Khu vực... Cầu... Cầu... ấp... xã...
 Ngày: 20/9/2013

TT	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
1	Lê Nghệ	Thạnh Tây	20.000đ	Lê Nghệ	1
2	Đỗ Trung	nt	20.000đ	Đỗ Trung	1
3	Ngô Cử	nt	20.000đ	Thư	1
4	Võ Lương	An Mỹ	20.000đ	Võ Lương	1
5	Ngô Văn	nt	20.000đ	Ngô Văn	1
6	Ngô Thị Căn	nt	20.000đ	Thư	2
7	Ngô Văn	nt	20.000đ	Ngô Văn	1
8	Ngô Anh	Thạnh Tây	20.000đ	Ngô Anh	1
9	Ngô Văn	An Mỹ	20.000đ	Ngô Văn	1
10	Lê Văn Quý	Thạnh Tây	20.000đ	Lê Văn Quý	1
11	Trần Thị Tây	Thạnh Tây	20.000đ	Trần Thị Tây	2
12	Trần Văn	An Mỹ	20.000đ	Trần Văn	1
13	Trần Văn Tây	An Mỹ	20.000đ	Trần Văn Tây	1
14	Trần Văn	Thạnh Tây	20.000đ	Trần Văn	1
15	Phạm Phương	Thạnh Tây	20.000đ	Phạm Phương	1
16	Lê Văn	Thạnh Tây	20.000đ	Lê Văn	1
17	Trần Văn Trúc	Thạnh Tây	20.000đ	Trần Văn Trúc	1
18	Phạm Văn	An Mỹ	20.000đ	Phạm Văn	1
19	Lê Văn Na	An Mỹ	20.000đ	Lê Văn Na	1
20	Trần Văn	Thạnh Tây	20.000đ	Trần Văn	1
21	Điền Văn Khỏe	Thạnh Tây	20.000đ	Điền Văn Khỏe	1
22	Lập Văn	An Mỹ	20.000đ	Lập Văn	1
23	Quay Thị Văn	Thạnh Tây	20.000đ	Quay Thị Văn	2
24	Đỗ Văn	Thạnh Tây	20.000đ	Đỗ Văn	1

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T	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
25	Phạm Thị Lat	An Mỹ	20.000đ	Lat	1
26	Trần Quốc Huệ	Tây	20.000đ	Huệ	1
27	Trần Thị Hòa	Thị Tây	20.000đ	Hòa	2
28	Trần Thị Hòa	Thị Tây	20.000đ	Hòa	2
29	Võ Thị Hiền	Thanh Tây	20.000đ	Hiền	2
30	Trần Thị Hiền	Thanh Tây	20.000đ	Hiền	2
31	Đường Thị Hiền	An Mỹ	20.000đ	Hiền	1
32	Trần Thị Hiền	T. Tây	20.000đ	Hiền	1
33	Võ Mai	An Mỹ	20.000đ	Mai	1
34	Đỗ Phú An	T. Tây	20.000đ	An	1
35	Ngô Thị	T. Tây	20.000đ	Thị	1
36	Ngô Thị	T. Tây	20.000đ	Thị	1
37	Phạm Ngọc Kiên	T. Tây	20.000đ	Kiên	1
38	Phạm Thị	T. Tây	20.000đ	Thị	1
39	Huyền Thị Huệ	T. Tây	20.000đ	Huyền	1
40	Phạm Thị Huệ	T. Tây	20.000đ	Huyền	1
41	Ngô Thị Huệ	An Mỹ	20.000đ	Huyền	1
42	Đỗ Phú An	An Mỹ	20.000đ	An	1
43	Ngô Thị	An Mỹ	20.000đ	Thị	1
44	Huyền Thị Huệ	Su Mỹ	20.000đ	Huyền	1
45	Đỗ Phú An	An Mỹ	20.000đ	An	1
46	Lê Thị	An Mỹ	20.000đ	Thị	1
47	Đỗ Phú An	An Mỹ	20.000đ	An	1
48	Đỗ Thị An	An Mỹ	20.000đ	An	2
49	Ngô Thị Huệ	T. Tây	20.000đ	Huyền	2
50	Ngô Thị Huệ	T. Tây	20.000đ	Huyền	2
51	Trần Thị Huệ	An Mỹ	20.000đ	Huyền	2
52	Phạm Thị Huệ	T. Tây	20.000đ	Huyền	1
53	Ngô Thị	T. Tây	20.000đ	Thị	1
54	Ngô Thị	T. Tây	20.000đ	Thị	1

Thanh Ha Ward

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIÊN ĐỔI KHÍ HẬU**BIÊN BẢN THAM VẤN CỘNG ĐỒNG**

(Tham vấn các cơ quan/hộ dân bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: *Phước Ninh, Thanh Hóa, Hà Tĩnh, Tỉnh Quảng Bình*
 2. Địa điểm: *Thị trấn, huyện, xã, thôn, An Khê*
 3. Thời gian: *8h30'*

II. Thành phần tham dự

1. Đại diện UBND xã *Phước Ninh, Thanh Hóa*
 - Ông: *Phạm Văn Đức* Chức vụ: *Hiệu trưởng Trường*
 - Ông: Chức vụ:
 - Ông: Chức vụ:
 - Ông: Chức vụ:
2. Đại diện các hộ dân bị ảnh hưởng (BAH)
 Tổng số người tham dự họp: *14* người.
 Trong đó: Nam *13*; Nữ: *1*; Số người dân tộc thiểu số người: *0*;
 Phụ nữ đơn thân *0*; Người tàn tật *0*; Hộ nghèo *0*;
 Độ tuổi tham dự khoảng *40*...*65*...
3. Đại diện nhóm tham vấn
 - Ông: *Lê Đình Huy* Chức vụ: *Chủ nhân gia đình (Đường Sơn)*
 - Ông: *Nguyễn Văn Cường* Chức vụ: *Chủ nhân gia đình*
 - Ông: *Nguyễn Văn Phú* Chức vụ: *Chủ nhân gia đình*
 - Ông: *Lê Văn Phú* Chức vụ: *Chủ nhân gia đình*

III. Mục đích và nội dung tham vấn**1. Mục đích**

(i) Giới thiệu và phổ biến thông tin về dự án đến các hộ dân bị ảnh hưởng bởi dự án và các nguyên tắc về bồi thường, hỗ trợ và tái định cư; yêu cầu và mục tiêu của việc lập Kế hoạch Tái định cư cho Dự án môi trường đô thị và ứng phó biến đổi khí hậu và Kế hoạch bồi thường, hỗ trợ và tái định cư;

(ii) Thu thập ý kiến, nguyện vọng của các hộ dân liên quan đến bồi thường, hỗ trợ và tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham vấn các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.

2. Nội dung

- a. Đại diện UBND xã *Phước Ninh, Phước Ninh, Hà Tĩnh* phát biểu và giới thiệu thành phần tham dự, nội dung họp tham vấn;
 b. Nhóm tham vấn giới thiệu và trình bày về dự án, mục đích và các nội dung tham vấn;
 c. Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tham vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

a. Các câu hỏi và các ý kiến thảo luận:

17. Nguyễn Thị
Người dân địa phương tại xã vùng biên
của xã. Vì là con dâu nên phải tham
sẽ đem lại lợi ích rất lớn cho người
địa phương.
Tư vấn tại khu vực chùa tại xã.
Gặp với tư vấn viên địa phương.
Về vấn đề sinh hoạt của người dân
vùng biên giới, nhất là việc xây dựng
các công trình văn hóa, xã hội, giáo dục
đào tạo, nâng cao trình độ dân trí, xây
dựng một xã hội văn minh, tiến bộ, giàu
lành, mạnh, dân chủ, công bằng, xã hội
công bằng, văn minh, xã hội phát triển.

18. Nguyễn Thị Hương
Tư vấn tại địa phương gặp với tư vấn viên
địa phương. Về vấn đề xây dựng khu vực
vùng biên giới, nhất là việc xây dựng
các công trình văn hóa, xã hội, giáo dục
đào tạo, nâng cao trình độ dân trí, xây
dựng một xã hội văn minh, tiến bộ, giàu
lành, mạnh, dân chủ, công bằng, xã hội
công bằng, văn minh, xã hội phát triển.
Cần có những công trình văn hóa, xã hội,
giáo dục, đào tạo, nâng cao trình độ dân
trí, xây dựng một xã hội văn minh, tiến
bộ, giàu lành, mạnh, dân chủ, công bằng,
xã hội công bằng, văn minh, xã hội phát
triển.

37. Bà Thi Mai

Khu vực mà dự án thi công nằm
ngay sát khu dân cư nên công suất
máy sẽ làm ồn, bụi, tiếng ồn, ảnh hưởng
đến đời sống của người dân.
→ Sau khi dự án thi công hoàn
tốt, làm vệ sinh, tưới nước, trồng cây
để giảm thiểu tiếng ồn, bụi, ảnh hưởng
đến đời sống của người dân.



b. Một số ý kiến khác:

A large area of horizontal dotted lines is present, which has been crossed out with a single blue diagonal line from the top-left corner to the bottom-right corner.

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường.....

Thạch Hải

TM. Nhóm tham vấn

PHÓ CHỦ TỊCH



[Signature]

Nguyễn Văn Tú

[Signature]
Nguyễn Thu Nhi

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU BIÊN BẢN THAM VẤN CỘNG ĐỒNG

(Tham luận nhóm với chị em phụ nữ và phụ nữ là chủ hộ bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: ... Phường ... Khánh ... Hòa ... Tỉnh ... Quảng ... Nam
2. Địa điểm: ... Xã ... Hòa ... Hòa ... Tỉnh ... Quảng ... Nam
3. Thời gian: ... 10h

II. Thành phần tham dự

1. Đại diện UBND xã ... Phường ... Hòa

- Ông: Chức vụ:
- Ông: Chức vụ:
- Ông: Chức vụ:
- Ông: Chức vụ:

3. Đại diện các hộ dân bị ảnh hưởng (BAH)

- Tổng số hộ tham dự họp: .../4... hộ.
Trong đó: Nữ là hộ nghèo: .../1... hộ.
Nữ là người dân tộc ít người: .../0... hộ,
Nữ là người tàn tật: .../0... hộ,
Nữ là hộ gia đình chính sách: .../0... hộ;
Độ tuổi tham dự khoảng ... 40 ... 65 ...

4. Đại diện nhóm tham vấn

- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...

III. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

1. Các câu hỏi thảo luận:

- 1) **Hỏi:** Chị em Phụ nữ có ủng hộ và nhất trí triển khai dự án không?

Trả lời:

Chị em phụ nữ nhất trí triển khai dự án không?
Chị em nhất trí triển khai dự án.

- 2) **Hỏi:** Vấn đề quan tâm của chị em phụ nữ là gì?

Trả lời:

Nhất trí ủng hộ dự án, nhất trí triển khai dự án.
Chị em nhất trí triển khai dự án.

.....
.....
.....

3) **Hỏi:** Nếu dự án thực hiện thì khó khăn của phụ nữ nói chung và phụ nữ là chủ hộ là gì? (so với nam giới; nhóm phụ nữ đơn thân, phụ nữ là hộ nghèo có những vấn đề nào khó khăn hơn nhóm phụ nữ bình thường)

Trả lời:

Tính chất, nhân, hàng, quốc, tịch, tạo, quyền, thu, mỗi, cùng, chỉ, quốc, lương, chia, là, thân, bút, nếu, đi, an, tiêu, khai.

4) **Hỏi:** Xin các Bà, các cô và các chị em cho biết các vấn đề khác có liên quan đến việc lập kế hoạch bồi thường, hỗ trợ và tái định cư mà phụ nữ muốn đề nghị?

Trả lời:

Thực, quốc, tịch, tài, hương, cầu, số, tiêu, khi, địa, chỉ, tạo, hàng, cho, công, là, theo, bộ, pháp, trình, cơ, vào, để, a, bị, em, phát, theo, của, của.

5) **Hỏi:** Dự án cần và nên làm gì để có thể hỗ trợ được chị em tốt nhất? xin chị em cho biết giải pháp (cách làm) như thế nào để có thể giúp chị em ổn định cuộc sống nhanh nhất và hiệu quả nhất? (các nghề hiện có tại xã, các công việc cho tương lai,...)

Trả lời:

Có, thể, của, tạo, một, số, ngành, nghề, mỗi, như, học, với, là, trời, là, đũa, của, ngoài, của, từ, phương.

6) **Hỏi:** Khi tham vấn sự tham gia của phụ nữ vào chương trình bồi thường, hỗ trợ và tái định cư theo hình thức nào là tốt nhất?

Trả lời:

Được, tiếp, từ, của, dự, án, lên, ứng, tuyển, khi, (khác) là, tốt, nhất.

7) **Hỏi:** Câu hỏi thảo luận mở khác mà chị em quan tâm?

Trả lời:

.....
.....
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.....
.....

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường... Thanh Hà TN Nhóm tham vấn

PHÓ CHỦ TỊCH



Nguyễn Văn Tú

Nguyễn Thu Nhài



DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

(Tham vấn các cơ quan/hộ dân bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: Phường Cầu Lộ, Phường Tân Hòa, Tỉnh Quảng Nam
2. Địa điểm: Trường M.B.N.P. Phường Cầu Lộ
3. Thời gian: 9h

II. Thành phần tham dự

1. Đại diện UBND xã Phường Cầu Lộ

- Ông: Nguyễn Văn Hùng Chức vụ: KT. UB. Tân Hòa
- Ông: Nguyễn Văn Hùng Chức vụ: KT. UB. Tân Hòa
- Ông: Chức vụ:
- Ông: Chức vụ:

2. Đại diện các hộ dân bị ảnh hưởng (BAH)

Tổng số người tham dự họp: 10 người.

Trong đó: Nam 8; Nữ 10; Số người dân tộc thiểu số người: 0;

Phụ nữ đơn thân 4; Người tàn tật 0; Hộ nghèo 1.

Độ tuổi tham dự khoảng 35-65 tuổi.

3. Đại diện nhóm tham vấn

- Ông: Lê Văn Hùng Chức vụ: Chuyên gia (Đường Sơn)
- Ông: Nguyễn Văn Hùng Chức vụ: Chuyên gia
- Ông: Nguyễn Văn Hùng Chức vụ: Chuyên gia
- Ông: Nguyễn Văn Hùng Chức vụ: Chuyên gia

III. Mục đích và nội dung tham vấn

1. Mục đích

(i) Giới thiệu và phổ biến thông tin về dự án đến các hộ dân bị ảnh hưởng bởi dự án và các nguyên tắc về bồi thường, hỗ trợ và tái định cư; yêu cầu và mục tiêu của việc lập Kế hoạch Tái định cư cho Dự án môi trường đô thị và ứng phó biến đổi khí hậu và Kế hoạch bồi thường, hỗ trợ và tái định cư;

(ii) Thu thập ý kiến, nguyện vọng của các hộ dân liên quan đến bồi thường, hỗ trợ và tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham vấn các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.

2. Nội dung

- a. Đại diện UBND xã Phường Cầu Lộ... phát biểu và giới thiệu thành phần tham dự, nội dung họp tham vấn;
- b. Nhóm tham vấn giới thiệu và trình bày về dự án, mục đích và các nội dung tham vấn;
- c. Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tham vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

a. Các câu hỏi và các ý kiến thảo luận:

1. Lê Văn Thành
- theo chủ trương, thì các dự án như
là chủ thể nào đã tập trung đầu
đầu tư, thì ông cho rằng
đầu tư, thì ông cho rằng

2. Phạm Thị Hương
- đầu tư, ông cho rằng em cái, thì ông
cho rằng, thì ông cho rằng
đầu tư, ông cho rằng, thì ông
đầu tư, ông cho rằng, thì ông

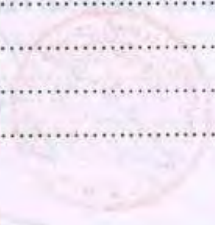
3. Nguyễn Thị Sửu
- cái gì, thì ông cho rằng, thì ông
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cho rằng, thì ông cho rằng, thì ông

tuông, miê, bhang, khi.)
khang, giab, huang, fien, an, coich, ngui, dau
khoy, de, cong, khain, to, chue, tu, lop, gay
mat, frat, ty, tai, coa, blu, phi.



Handwritten text in red ink, possibly a date or time.



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b. Một số ý kiến khác:

Chúng tôi hoàn toàn nhất trí!
và cũng đề nghị các đồng chí khác
thời gian tới cũng vậy.

~~.....~~

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường..... *Cần Thơ*.....



**MT, CHỦ TỊCH
PHÓ CHỦ TỊCH**

Nguyễn Tấn Cường

TM. Nhóm tham vấn

Nguyễn Thu Nhi

DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU BIÊN BẢN THAM VẤN CỘNG ĐỒNG

(Tham luận nhóm với chị em phụ nữ và phụ nữ là chủ hộ bị ảnh hưởng)

I. Thời gian và địa điểm tham vấn

1. Địa phương: ... Phường ... Quận ... Tỉnh ...
2. Địa điểm: ... UBND Phường ... Quận ... Tỉnh ...
3. Thời gian: ...

II. Thành phần tham dự

1. Đại diện UBND xã Phường ... Quận ... Tỉnh ...
 - Ông: ... Chức vụ: ...
 - Ông: ... Chức vụ: ...
 - Ông: ... Chức vụ: ...
 - Ông: ... Chức vụ: ...

3. Đại diện các hộ dân bị ảnh hưởng (BAH)

Tổng số hộ tham dự họp: ...
Trong đó: Nữ là hộ nghèo: ...
Nữ là người dân tộc ít người: ...
Nữ là người tàn tật: ...
Nữ là hộ gia đình chính sách: ...
Độ tuổi tham dự khoảng ...

4. Đại diện nhóm tham vấn

- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...
- Ông: ... Chức vụ: ...

III. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

1. Các câu hỏi thảo luận:

- 1) **Hỏi:** Chị em Phụ nữ có ủng hộ và nhất trí triển khai dự án không?

Trả lời:

.....
.....
.....

- 2) **Hỏi:** Vấn đề quan tâm của chị em phụ nữ là gì?

Trả lời:

.....

3) **Hỏi:** Nếu dự án thực hiện thì khó khăn của phụ nữ nói chung và phụ nữ là chủ hộ là gì? (so với nam giới; nhóm phụ nữ đơn thân, phụ nữ là hộ nghèo có những vấn đề nào khó khăn hơn nhóm phụ nữ bình thường)

Trả lời:

Cuộc sống các hộ là... là... là...
t... qua... từ... là...
thông... của... việc... làm...

4) **Hỏi:** Xin các Bà, các cô và các chị em cho biết các vấn đề khác có liên quan đến việc lập kế hoạch bồi thường, hỗ trợ và tái định cư mà phụ nữ muốn đề nghị?

Trả lời:

Là... kế hoạch... về... bồi...
thường... tái... định... cư...
cụ... định... chung... với... địa... phương...

5) **Hỏi:** Dự án cần và nên làm gì để có thể hỗ trợ được chị em tốt nhất? xin chị em cho biết giải pháp (cách làm) như thế nào để có thể giúp chị em ổn định cuộc sống nhanh nhất và hiệu quả nhất? (các nghề hiện có tại xã, các công việc cho tương lai,...)

Trả lời:

Hỗ trợ... về... kỹ... năng... sản... xuất...
sinh... sản...
hỗ... trợ... các... nghề... nghiệp... &... sinh... kế...
sinh... kế... tốt... nhất...)

6) **Hỏi:** Khi tham vấn sự tham gia của phụ nữ vào chương trình bồi thường, hỗ trợ và tái định cư theo hình thức nào là tốt nhất?

Trả lời:

Phong... qua... hướng... tới...
các... hộ... là... các... hướng...

7) **Hỏi:** Câu hỏi thảo luận mở khác mà chị em quan tâm?

Trả lời:

.....
Thì công xong thời giờ bao nhiêu lâu.
.....

Biên bản kết thúc cùng ngày và đã được cuộc họp nhất trí thông qua.

Xác nhận của UBND Xã/ Phường: *Nguyễn Tuấn Cường* Phó TN Nhóm tham vấn



Nguyễn Tuấn Cường
PHÓ CHỦ TỊCH

Nguyễn Thu Nhi



DỰ ÁN MÔI TRƯỜNG ĐÔ THỊ VÀ ỨNG PHÓ BIẾN ĐỔI KHÍ HẬU
ĐANH SÁCH CHI TRẢ TIỀN

Về việc: Đưa ra danh sách giảng viên và ứng phó biến đổi khí hậu
 Tiêu dự án: Cải tạo môi trường
 Tại: Phường Cẩm Phô, Tp. Hải An, Quảng Nam
 Ngày: 19/9/2013

TT	Họ và tên	Địa chỉ	Thành tiền	Ký tên	Giới tính (1=Nam; 2=Nữ)
1	Đường Thị Sỏi	Phường Cẩm Phô	20.000đ	<i>Sỏi</i>	2
2	Nguyễn Thị Sỏi	"	20.000đ	<i>Sỏi</i>	2
3	Đào Văn Cửu	"	20.000đ	<i>Cửu</i>	1
4	Hồ Văn Thường	"	20.000đ	<i>Thường</i>	1
5	Đường Thị Tiến	"	20.000đ	<i>Tiến</i>	2
6	Mai Thị Xí	"	20.000đ	<i>Xí</i>	2
7	Tiến Thị Dũng	Phường Cẩm Phô	20.000đ	<i>Dũng</i>	2
8	Phạm Thị Đức	"	20.000đ	<i>Đức</i>	2
9	Tiến Thị Sỏi	"	20.000đ	<i>Sỏi</i>	2
10	Đường Thị Hương	"	20.000đ	<i>Hương</i>	2
11	Nguyễn Thị Hằng	"	20.000đ	<i>Hằng</i>	2
12	Nguyễn Thị Lợi	"	20.000đ	<i>Lợi</i>	2

Appendix 2: Public Information Booklet

BACKGROUND

Hoi An City People's Committee and the Asian Development Bank are preparing a Project – Urban Environment and Climate Change Adaptation Project – to enable Hoi An to become an eco-friendly city and ensure that its permanent residents and visitors alike can continue to enjoy the cultural, aesthetic and physical attributes of the City. However, as the October 2013 Typhoon Narai and periodic instances of very severe flooding have demonstrated to you all Hoi An City is affected by climate change. Rising sea levels, longer dry spells and heavy torrential rainfall coupled with very destructive storms during the typhoon season require Hoi An to more effectively climate proof its urban development. Simultaneously Hoi An City is committed to more effectively provide improved water supply management because the City and its residents and visitors still experience water shortages and also water is not always of good quality. There is a number of Project components that will benefit you all and these are listed as follows:

There are five components, (i) Construction of access road to Cua Dai Bridge; (ii) Construction of Co Co new urban development area; (iii) Improvement of Lai Nghi reservoir and intake; (iv) Improvement of Phap Bao lake; and (v) Improvement of the provincial road 608 sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City that shall be implemented under the project – are described below.

Construction of access road to Cua Dai Bridge: The total length of this dual carriage way road (4 lanes) will be 4.86 km, commencing in Lac Long Quan Road and linked to the Cau Dai Bridge which is currently being constructed. Two bridges with a total length of 4720 m and width of 38 m will also be constructed. This is designed to ensure a southern connectivity to Tam Ky from Hoi An, which is currently lacking. Much of the land to be acquired is used primarily for agriculture and aquaculture and 100% of compensation and other allowances are scheduled to be paid by the end of 2013.

Construction of Co Co new urban development area: The main objective of this component is to reinforce the Hoi An City Master Plan developed in 2005 to render Hoi An more eco-friendly and also more recently to promote Vietnam's Green Growth Strategy. The component would be a logical transit point for access to the coast and nearby areas. Developments will include the consolidation of a large green buffer area along the Co Co River and establishment of people-friendly parks, a cycle waterway for non-motorized transport mobility and flood/urban drainage storage, a new urban area that provides more accommodation for residents, tourists and new commercial opportunities, and physical linkage to the Cua Dai Road. This component is designed to also benefit existing residents affected by economic displacement so that impacts of land acquisition could be minimized.

Improvement of Lai Nghi reservoir and intake: This component involves the dredging of the Lai Nghi Reservoir to ensure more and better quality water is available for unmet demand in Hoi An, reinforcement of the existing embankments using a soft engineering approach and development of pathways around the reservoir, replacement of the existing manually operated sluice gate with a motorized gate, installation of a new raw water pumping station and associated pipeline connecting the reservoir to the new Water Treatment Plant (WTP), and installation of a wastewater collection system around the Lai Nghi Reservoir.

Improvement of Phap Bao Lake: This component is linked to the detention of storm-water in the ancient city that is often impacted upon by river-based surface flooding during storms and the management of upstream sewage. To improve storage dredging of the lake is necessary and the major impacts are on households that harvest vegetables (« morning glory») from areas connected to PhapBao Lake.

Improvement of the provincial road 608 sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City: The main objective is to create a flood evacuation route on the south-west side of Hoi An City as opposed to the Cua Dai new road and bridge on the north-east side of Hoi An. Road 608 may also provide some local protection for people along and nearby the combined road/dyke, depending on the design level.

SCOPE AND LAND ACQUISITION AND RESETTLEMENT

The project implementation requires land recovery in four wards and one commune of Hoi An City. There are 645 households with 2,580 persons affected by land acquisition under the project. Of 645 affected households, 311 households will lose from more than 10% of their productive land holding; 176 households have to be relocate and 151 households are vulnerable households. Most of vulnerable households are households with meritorious services to the revolution as defined by DOLISA of Quang Nam Province. The five components will permanently acquire 711,374 m² of different types of land including 586,269 m² of agricultural land of 462 households; 61,017 m² of residential land of 266 households; 64,087 m² of other land.

The implementation of five components shall impact on 5,171 trees including 3,442 fruit trees; 1,189 timber trees and 540 other trees of 212 households and 308,427 m² of crops of 380 households in the project area. Of 308,427 m² of affected crops, there are 258,066 m² of rice; 17,637 m² of maize; 11,000 m² of water morning glory and 21,724 m² of other vegetables.

There will be 266 households having houses and other structures affected, of which 176 households have houses affected fully and have to relocate and 90 households have houses affected partially. The 90 HHs can rebuild or repair their houses in the remaining residential land after land acquisition. According to the IOL results, the components cause impacts on 45,332 m² of houses; 2,566 m² of fence; 1,783 m² of kitchen; 4,540 m² of breeding facilities and 4,640 m² of other structures. The affected houses are with very simple construction materials. Most of affected households are with toled-roofs, simple timbered or toled-walls and bricked-floors.

ENTITLEMENTS, ASSISTANCE AND BENEFITS

The following matrix has been prepared for the Project based on both Government of Vietnam and Asian Development Bank policies and the monetary amounts quoted in this matrix are subject to revision when the Resettlement Plan is updated but the principles will of course remain the same.

<i>Impacts</i>	<i>Affected Persons</i>	<i>Entitlements</i>	<i>Implementation Issues</i>
1. Impacts on Agricultural/Production Land			
a Loss less than 10% of total production land holding	Owners with LURC or eligible to have LURC allocated	c. Cash compensation at replacement cost for the affected land area; and d. Entitled to allowance for job change and creation by cash equal to 3.0 times of value of the affected area. The assisted area shall not exceed the ceiling area of agricultural land allocation per household in the local area and the affected agricultural land is not within the residential area.	<ul style="list-style-type: none"> • If the remaining area of the land plot is no-longer economically viable (too small, the shape is difficult for cultivation) and the owner requests, the entire plot shall be acquired and compensated by replacement cost. • The Centre for Land Fund Development shall engage replacement cost appraiser to appraise the replacement cost of the affected land. • LURC shall be adjusted at no cost for the owner.
b Loss more than 10% of total agricultural land holding (severely affected households)	Owners with LURC or eligible to have LURC allocated	e. As priority, land for land compensation for the affected land (same area, production conditions and distance) with LURC. If land is unavailable in the local area for compensation, cash compensation at replacement cost shall be made for the affected area; and f. Entitled to allowance for life stabilization: <ul style="list-style-type: none"> • Loss from 10% to 30% of total agricultural land holding: Cash compensation equal to 30 kg of rice/head/month for all family members for 03 months – if not required to relocate; 06 months if required to relocate; 12 months if required to relocate to socio-economic difficulty area declared and is among the list of the government. • Loss more than 30% to 70% of total agricultural land holding: Cash compensation equal to 30 kg of 	<ul style="list-style-type: none"> • If the remaining area of the land plot is no-longer economically viable (too small, the shape is difficult for cultivation) and the owner requests, the entire plot shall be acquired and compensated by replacement cost. • The Centre for Land Fund Development shall engage replacement cost appraiser to appraise the replacement cost of the affected land. • LURC shall be adjusted at no cost for the owner. • IRP will be prepared during RP updating process through consultations with affected persons, communities and concerned agencies. IRP will focus on increasing productivity of crops in the remaining land, supporting the affected households on short term income generating activities (animal husbandry, agricultural extension, business expansion etc.) or on affected households on developing non-agricultural activities for long-term income generation (provision of occupational training, job introduction, business start-up or expansion, etc.). IRP is a part of resettlement implementation program.

rice/head/month for all family members for 06 months – if not required to relocate; 12 months if required to relocate; 24 months if required to relocate to socio-economic difficult area.

- Loss more than 70% of total agricultural land holding: Cash compensation equal to 30 kg of rice/head/month for all family members for 12 months – if not required to relocate; 24 months if required to relocate; 36 months if required to relocate to socio-economic difficulty area.

g. Entitled to allowance for job change and creation by cash by 3.0 times of value of the affected land area. The affected area shall not exceed the ceiling area of agricultural land allocation per household in the local area and the affected agricultural land is not within the residential area; and

h. Entitled to participate in Income Restoration Program (IRP)

c Affected agricultural land (non-title users) Owners without LURC and/or not eligible to have LURC allocated

d. No compensation for the affected land.

e. Affected crops and trees on the land shall be compensated at replacement cost.

f. Entitled for cash assistance for investment made on land improvements

d Temporary impacts on agricultural land - Owners with LURC
- Owners without LURC but are using the land for cultivation

a. Cash payment for the rent of land by the net-income that would have been derived from the affected land area

• Centre for Land Fund Development will assess the investment made on land improvement of the households to determine assistance.

• If the net-income that would have been derived from affected land area can-not be identified, the rental rate of land-type following the provincially regulated price-framing

(with certification from the CPC)

during the period of disruption.

be used to discuss and agree with the land-owner.

b. Restoration of land within 1 month after use of land to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land.

2. Impacts on Residential Land

e Partly Affected (the remaining residential land area is still sufficient to stay following the local regulations) Owners with LURC or eligible to have LURC allocated

Compensation at replacement cost for the affected area.

- The Centre for Land Fund Development shall engage replacement cost appraiser to appraise the replacement the affected land.

- LURC shall be adjusted at no cost for the owner.

f Fully Affected (entire of the plot is affected or partly affected but the remaining area is insufficient to stay following the local regulations) Owners with LURC or eligible to have LURC allocated

As priority, replacement land for the affected land (same land position and living conditions) with LURC shall be allocated. The area of allocated land shall not exceed the ceiling of residential land allocation per a household in the local area . OR,

- Replacement land should be the same position and co as these of the affected land and is leveled to be r housing construction. The price of replacement land shall be equal or lower than the compensation rate affected land so that the affected household can a purchase the land at the resettlement site.

- Fees for LURC allocation for the replacement land administration fees and paper cost shall be exem households.

Cash compensation at replacement cost for the affected land. The land area for compensation shall not exceed the ceiling of residential land allocation in the local. The area that exceeds the ceiling of residential land allocation in the local shall be compensated at replacement cost for its specific land-type.

- If the household has several generations living togeth couple in the household who meets the conditions to s to be an independent household following the Gover regulations is entitled to purchase a plot of land resettlement site at the price (per m²) that equals compensation rate for the affected land. If does not r conditions to be an independent household, they ate er purchase a plot of land in the resettlement site at t issued by the City People’s Committee

If the land owner receives cash compensation and opts to self-relocation, an additional cash assistance of VND 60.000.000 shall be made to the household on-top of compensation.

In case the loss of structure leads to loss of income and livelihood, the household

			will be entitled for IRP based on case to case determination during detailed designing. For assistance, please see below.	
g	Affected residential land (non-title users)	land	Owner without LURC and/or not eligible to have LURC allocated - and <i>have other places to stay</i> .	No compensation for the affected land but the assets and structures on the land shall be compensated at replacement cost.
			Owner without LURC and/or not eligible to have LURC allocated - but <i>have no other places to stay</i> .	<p>a. No compensation for the affected land but the assets and structures on the land shall be compensated at replacement cost.</p> <p>b. Affected household will be considered during detailed design for assistance with provision of one plot allocation in the resettlement site. The area of the plot shall not exceed the ceiling area of residential land allocation in the local area per household. The price of the plot is decided by City People's Committee.</p>
h	Temporary impacts on residential land		- Owners with LURC - Owners without LURC but are using the land for living (with certification from the CPC)	<p>a. Pay for the rent of land for the period of use following the provincially regulated price-frame.</p> <p>b. Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land.</p>
3. Compensation for Affected Houses and Structures				
i	Partly affected (the remaining parts just require repairs)		- Owners of house/ structures - Owners of houses/ structures without construction permit; or constructed on agricultural land but the local authorities have	<p>a. Compensation at replacement cost for the affected portion, and</p> <p>b. Entitled for rental allowance outside the affected area (structure) for 01 month to enable the household during repair works</p> <ul style="list-style-type: none"> • Replacement cost based on the market costs of construction materials and labours to newly construct the affected structure without deduction for depreciation or salvageable materials. The Centre for Land Fund Development will engage replacement cost appraiser to appraise the replacement cost for affected houses and structures.

	not issued notice in writing to the owner to dismantle the structures prior to cut off date	based on the price-frame issued by the PPC.	
j	Structure fully affected. - Owners of house/ structures - Owners of houses/ structures without construction permit; or constructed on agricultural land but the local authorities have not requested the owner in writing to dismantle the structures	<p>e. Compensation at replacement cost for the entire affected house/structures; and</p> <p>f. Entitled to rental allowance for three months (03) based on price-frame issued by the PPC – if the household re-settles in the remaining residential land; six months (06) if the household has to relocate out of the affected residential land, and</p> <p>g. Compensation for transportation cost: VND 3,000,000 /HH if required to relocate within the province; VND 5,000,000 /HH if required to relocate out of the province; VND 1,500,000 /HH if the household resettles in the remaining part of affected residential land.</p> <p>h. If income and livelihoods of the affected households are affected because of relocation (changed livelihoods, reduced income) the resettlement households are entitled to participate in IRP.</p>	<ul style="list-style-type: none"> • Replacement cost based on the market costs of construction materials and labours to newly construct the affected structures without deduction for depreciation or salvageable materials. Centre for Land Fund Development will engage a replacement cost appraiser to appraise the replacement cost for affected houses and structures. • Fees for construction permit allocation and construction management fees are exempted to the resettlement households. • If replacement land/resettlement site is not ready to allocate to the households for housing construction at time of compensation payment, inflation rate of construction materials and increased labour cost (if any) shall be made to the households counting from the time of compensation payment to the time of allocating replacement land for the households. Centre for Land Fund Development shall calculate the inflation rate to pay for the households.
k	Houses/structures constructed illegally and the local authorities requested the owner in writing to dismantle the house/structures.	Illegally constructed houses/structures and the local authorities requested the owner in writing to dismantle but the house/structures still exist until before 1 July 2014	Compensation by 80% for the affected house/structures based on the provincially regulated price-frame.
4. Compensation for affected crops and trees			
l	Affected crops and trees	Owners of affected crops and	<p>a. Affected crops: Cash compensation at</p> <ul style="list-style-type: none"> • Centre for Land Fund Development will engage

trees

market rate for the average productivity of the affected crop for one-harvesting season. The average productivity of the crop bases on the average production over past three years.

replacement cost appraiser to appraise the market affected crops and trees

b. Affected trees: Cash compensation at current market prices given the type, age and productive value of the affected trees.

5. Compensation for Graves

m Affected graves

Households/ individuals who have graves

a. All costs of excavation, relocation and reburial of graves will be reimbursed in cash to the affected households as prescribed in PPC's regulation, and

b. Costs for prays before and after relocation of graves: VND 1,000,000/HH.

- Graves will be moved to the cemetery that planned City/Ward People's Committee. The land for reburial shall be at no cost to the households.

6. Other Assistances

n Assistances for production-business income disrupted.

With business license

a. Cash assistance equals to 30% of one year income after tax from the production-business; and

b. Cash compensation for transport of equipment to the new place based on the actual costs.

- Centre for Land Fund Development will work with agencies to determine the one year income after tax from the production-business of the households based on tax receipts.
- Center for Land Fund Development will determine the cost for transport of equipment of the households.

Without business license

Cash assistance of 50% of assistance amount compared to the total assistance for those with business license.

c. Households or individuals using residential land in combination with trading and services in which the main source of income derives from trading and services, and need to be relocated: households or individuals are entitled to participate in IRP (mentioned in Item J (d))

- | | | | |
|---|--------------------------------------|---|--|
| o | Assistance for vulnerable households | (i) Poor HH; (ii) HH that are headed by women with dependents, (iii) HH heads with disabilities, children, elderly without any support, (iv) landless HH (iv) social policy benefited households. | <ul style="list-style-type: none"> • For poor households, cash assistance equals to 30 kg of rice/head/month for all the family members for 36 months; for other households, cash assistance (one-time assistance) by VND 2,000,000/HH. • Social policy benefited households (wounded shoulders, martyr, and people with meritorious service for the Revolution): cash assistance and reduced price for the replacement land in the resettlement site following the regulations of the PPC (as envisaged in the Decrees 118-TTg and 20/2000/QĐ-TTg of the Prime Minister). • All vulnerable households are entitled to participate in IRP |
| p | Other assistances | Assistances for relocations | <ul style="list-style-type: none"> • Assistance for electricity connection: VND 1,000,000/HH. • Assistance for telephone installation: VND 500,000 /HH. • Assistance for water connection: VND 1,500,000/HH; if digging well (as there is no tap-water in the area): VND 5,000,000/HH. • Costs for ceremony of new house: VND 1,000,000 /HH. • Bonus for handing over the affected land on-time: VND 5,000,000/HH. |

IMPLEMENTATION SCHEDULE

<i>Activities</i>	<i>Timeframe</i>
Implementation of Corrective Action Plans (CAPs)	
Disclosure of calculations of entitlements (assistance) to the APs	December, 2014
Fixing up the issues of relocation sites	January- February, 2015
Payment of assistance/ reimbursement of some collected fees to the AHs	March, 2015
Consultations with APs on the outstanding issues (if any)	Continuous
Settlement of grievances related to the CAPs	Continuous, until resolution
Resettlement Plan Updating	
Conduct DMS, SES	3 rd Quarter 2015
Mobilize appraiser to carry out RCS	3 rd Quarter 2015
Consultation with APs	Continuous
Prepare Updated RP, including disclosure of the updated RP before submitting to ADB for review and concurrence	4 th Quarter 2015
Submit RP to ADB for review and concurrence	4 th Quarter 2015
Disclosure of the updated RP after being approved	1 st Quarter 2016
Implementation of Updated RP	
Payment of compensation and assistance	2 nd Quarter 2016
Relocation of affected households	3 rd Quarter 2016
Monitoring of Updated RP Implementation	
Grievance Resolution	Continuous, until resolution
Engage external monitor	August 2015
First internal monitoring (when the CAPs are implemented)	From December 2014, Quarterly internal monitoring reports to be submitted
Post-Resettlement Evaluation	December 2017

GRIEVANCE REDRESS MECHANISM

The resolution of the complaint will go through the following four (04) steps:

Step 1: The AHs may meet with the Chairman of Commune People Committee/Ward People's Committee (CPC/WPC) directly, or will lodge the complaint with the CPC/WPC. The chairman of CPC/WPC will act on the grievance within a maximum period of 30 working days. The office of the CPC/WPC will acknowledge receipt of the grievance and will record the actions taken by CPC on the grievance.

Step 2: If after 30 working days the Chairman of CPC/WPC has not acted on the grievance, or if the AH is not satisfied with the action taken by CPC/WPC, the AH may meet directly with the chairman of City People's Committee, or lodge the complaint with the City People's Committee. The City People's Committee will act on the grievance within a maximum period of 45 working days. The office of the City People's Committee will acknowledge receipt of the grievance and will record the actions taken by City People's Committee on the grievance.

Step 3: If after 45 working days the Chairman of City People's Committee has not acted on the grievance, or if the AH is not satisfied with the action taken by the City People's Committee, the AH may meet directly with the chairman of the PPC, or lodge the complaint with the PPC. The PPC will act on the grievance within a maximum period 45 working days. The office of the PPC will acknowledge receipt of the grievance and will record the actions taken by PPC on the grievance.

Step 4: If after 45 working days the Chairman of PPC has not acted on the grievance, or if the AH is not satisfied with the action taken by PPC, the AH may lodge the complaint with the City People's Court or higher level courts for resolution. The court will address the grievance according to the rules of the court. The AH also can directly contact to Special Project Facilitator of Asian Development Bank at the address:
Project Facilitator of Asian Development Bank
6 ADB Avenue, Mandaluyong City 1550 Metro Manila, Philippines
Tel: [+ 632 632 4825](tel:+6326324825) +632 636 2490

YOUR RIGHTS

It is clearly recognized by the Government of Vietnam and Asian Development Bank that as people affected by involuntary resettlement you have full rights to seek grievance redress should this become necessary. Initially it is hoped that grievances can be resolved at the local level but if necessary a court of law is empowered to decide on the outcome. None of these processes will require affected people to spend their own money or incur other losses as a result. Ultimately if you as an affected person is dissatisfied with actions of the Government of Vietnam you can appeal to the Asian Development Bank in Hanoi where it maintains a Resident Mission. The latter takes as serious grievances raised by affected people and if necessary will conduct a mission or missions to ensure you are not disadvantaged.

CONTACTS

For queries concerning this Project please contact the Quang Nam Water Supply and Drainage Joint Stock Company: 0917.989.727.

Appendix 3: Replacement Cost Survey

LAND

No.	Item	Unit	Decision No.32/2013/QD-UBND, dated 20/12/2013 issued by Quang Nam PPC (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remark
I	Cam Chau ward, Hoi An city, QuangNam province					
1	<u>Residential land (From Tran Hung Dao street to Le Thanh Tong street (Ba Le intersection))</u>	-	-	-	-	-
1.1	Location 1	VND/m2	5,700,000	9,500,000	1.67	
1.2	Location 2	VND/m2	2,451,000	3,800,000	1.55	
1.3	Location 3	VND/m2	1,300,000	1,900,000	1.46	
2	Agriculture land					
2.1	Annual crop land	VND/m2	57,000	65,000	1.14	
2.2	Perennial tree land	VND/m2	65,000	75,000	1.15	
2.3	Aquaculture land	VND/m2	60,000	65,000	1.08	
II	Thanh Ha ward, Hoi An city, QuangNam province					
1	Residential land (From Nguyen Tat Thanh street to Ton DucThang street)					
1.1	Location 1	VND/m2	2,000,000	3,500,000	1.75	
1.2	Location 2	VND/m2	980,000	1,600,000	1.63	
1.3	Location 3	VND/m2	607,000	900,000	1.48	
2	Agriculture land					
2.1	Annual crop land	VND/m2	57,000	65,000	1.14	
2.2	Perennial tree land	VND/m2	65,000	75,000	1.15	
2.3	Aquaculture land	VND/m2	60,000	65,000	1.08	

No.	Item	Unit	Decision No.32/2013/QD-UBND, dated 20/12/2013 issued by Quang Nam PPC (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remark
III	Cam Pho ward, Hoi An city, QuangNam province					
	Agriculture land					
1	Annual crop land	VND/m2	57,000	65,000	1.14	
2	Perennial tree land	VND/m2	65,000	75,000	1.15	
3	Aquaculture land	VND/m2	60,000	65,000	1.08	

B. HOUSE, STRUCTURES, CONSTRUCTION MATERIALS AND WAGE

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
I	Cam Chau ward, Hoi An city, QuangNam province					
1	House, structure					
1.1	House (including secondary structures inside house)					
1.1.1	Ranch house, foundation made of stone, walls 110, including front, tiled roof, cement floor, ø to 3-3.5m	VND/m2 construction	1,035,000	1,169,000	1.13	
1.1.2	Ranch house, walls 110, including front 220, tiled roof, cement floor, patio molded "seno", with reinforced concrete pillars	VND/m2 construction	1,092,500	1,250,000	1.14	
1.1.3	Ranch house, foundation made of stone, beams, bracing, pillars made of reinforced concrete, molded roof, cement floor, walls 110, including front 220, ø to 3-3.5 m	VND/m2 construction	1,748,000	2,200,000	1.26	

No	Items	Unit	<i>Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)</i>	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.4	House with 2 floors, foundation made of stone; beams, bracing, pillars made of reinforced concrete, walls 110, including front 220, wooden floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,529,500	1,790,000	1.17
1.1.5	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,840,000	2,300,000	1.25
1.1.6	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, molded patio, cement floor	VND/m2 construction		1,989,500	2,350,000	1.18
1.1.7	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, cement floor	VND/m2 construction		2,219,500	2,700,000	1.22

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks	
1.1.8	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, cement floor	VND/m2 construction		2,058,500	2,500,000	1.21	
1.2	Other works						
1.2.1	Well						
1.2.1.1	Build wells with diameter from 60-80 cm	VND/unit		1,644,500	1,858,000	1.13	
1.2.1.2	Well with diameter =0.8 m and depth =2m or more	VND/unit		379,500	430,000	1.13	
1.2.1.3	Well with hand pump (cement floor with size of minimum 2mx2m)	VND/unit		1,138,500	1,300,000	1.14	
1.2.1.4	Well with electric pump	VND/unit		822,250	920,000	1.12	
1.2.2	Yard						
1.2.2.1	Yard made of stone	VND/m2		57,500	65,000	1.13	
1.2.2.2	Yard made of concrete, crushed stone	VND/m2		74,750	85,000	1.14	
1.2.2.3	Brick yard	VND/m2		40,250	46,000	1.14	

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.2.2.4	Yard made of broken bricks, cement cover	VND/m2	57,500	65,000	1.13	
1.2.2.5	Yard made of soil compaction	VND/m2	28,750	33,000	1.15	
1.3	Construction Materials					
1.3.1	Cement					
1.3.1.1	PCB30 Hai Van	VND/Kg	1,450	1,600	1.10	
1.3.1.2	PCB40 Hai Van	VND/Kg	1,500	1,700	1.13	
1.3.1.3	PCB40 Hoang Thach	VND/Kg	1,410	2,000	1.42	
1.3.2	Sand					
1.3.2.1	Construction sand, fill sand	VND/m3	90,000	100,000	1.11	
1.3.2.2	Molding sand	VND/m3	100,000	110,000	1.10	
1.3.3	Stone					
1.3.3.1	Quarried stone	VND/m3	280,000	320,000	1.14	
1.3.3.2	Cleaved rocks 15 x 20 x 25	VND/unit	7,500	8,500	1.13	
1.3.3.3	Crushed stone 1 x 2	VND/m3	290,000	320,000	1.10	
1.3.3.4	Stone 2 x 4	VND/m3	260,000	300,000	1.15	
1.3.3.5	Graded aggregate stone	VND/m3	200,000	220,000	1.10	
1.3.4	Brick					

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.3.4.1	Block Brick for sidewalks (30 x 30 x 7)	VND/m2	120,000	150,000	1.25	
1.3.4.2	Granite Tiles (Class A1) 400 x 400, MMT40-001, 0:28 shaded	VND/m3	140,000	155,000	1.11	
1.3.4.3	Dacera Ceramic Tiles 40 x 40 group 1	VND/box	93,500	110,000	1.18	
1.3.4.4	Darrazzo Tiles DD30 (300 x 300 x 30)	VND/unit	8,471	9,500	1.12	
1.3.5	Steel					
1.3.5.1	Round steel made in joint venture	VND/Kg	15,500	20,000	1.29	
1.3.5.2	Tubing steel	VND/Kg	24,000	26,500	1.10	
1.3.5.3	Shaped steel	VND/Kg	17,500	20,000	1.14	
1.4	Wage					
1.4.1	Skilled worker	VND/day	-	200,000		
1.4.2	Unskilled worker	VND/day	-	160,000		
II	Thanh Ha ward, Hoi An city, QuangNam province					
1	House, structure					

No	Items	Unit	<p><i>Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)</i></p>	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1	House (including secondary structures inside house)					
1.1.1	Ranch house, foundation made of stone, walls 110, including front, tiled roof, cement floor, ô to 3-3.5m	VND/m2 construction	1,035,000	1,169,000	1.13	
1.1.2	Ranch house, walls 110, including front 220, tiled roof, cement floor, patio molded "seno", with reinforced concrete pillars	VND/m2 construction	1,092,500	1,250,000	1.14	
1.1.3	Ranch house, foundation made of stone, beams, bracing, pillars made of reinforced concrete, molded roof, cement floor, walls 110, including front 220, ô to 3-3.5 m	VND/m2 construction	1,748,000	2,200,000	1.26	
1.1.4	House with 2 floors, foundation made of stone; beams, bracing, pillars made of reinforced concrete, walls 110, including front 220, wooden floor, tiled roof, molded patio, cement floor	VND/m2 construction	1,529,500	1,790,000	1.17	

No	Items	Unit	<i>Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)</i>	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.5	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,840,000	2,300,000	1.25
1.1.6	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, molded patio, cement floor	VND/m2 construction		1,989,500	2,350,000	1.18
1.1.7	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, cement floor	VND/m2 construction		2,219,500	2,700,000	1.22
1.1.8	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, cement floor	VND/m2 construction		2,058,500	2,500,000	1.21

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.2	House with simple structure				#DIV/0!	
1.2.1	Ranch house, wooden or iron framework, plank or corrugated iron walls, corrugated iron roof, cement floor, height from floor to rear of roof <2.6 m	VND/m2 construction	402,500	454,000	1.13	
1.2.2	Ranch house, bamboo or wood framework, plank or corrugated iron walls, corrugated iron roof, cement floor, height from floor to rear of roof <2.6 m	VND/m2 construction	276,000	320,000	1.16	
1.2.3	House on stilts made of wooden, corrugated iron roof, plank walls	VND/m2 construction	506,000	575,000	1.14	
1.2.4	House on stilts made of wooden, bamboo, leaves walls	VND/m2 construction	414,000	480,000	1.16	
1.2.5	Thatched cottage, cement floor, height from floor to rear of roof <2.6 m	VND/m2 construction	218,500	250,000	1.14	
1.3	Other works					
1.3.1	Breeding facilities					

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.3.2	Walls made of bricks, height 0.6m, tiled roof, cement floor (including foundation for paving)	VND/m2 construction	379,500	430,000	1.13	
1.1.3.3	Made of bricks, tiled roof, soil compacted floor	VND/m2 construction	253,000	300,000	1.19	
1.1.3.4	Cover by wooden, corrugated iron roof	VND/m2 construction	149,500	165,000	1.10	
1.1.3.5	Barn with simple structures	VND/m2 construction	92,000	103,000	1.12	
1.3.2	Well					
1.3.2.1	Build wells with diameter from 60-80 cm	VND/unit	1,644,500	1,858,000	1.13	
1.3.2.2	Well with diameter =0.8 m and depth =2m or more	VND/unit	379,500	430,000	1.13	
1.3.2.3	Well with hand pump (cement floor with size of minium 2mx2m)	VND/unit	1,138,500	1,300,000	1.14	
1.3.3.3	Well with electric pump	VND/unit	822,250	920,000	1.12	
1.4	Construction Materials					
1.4.1	Cement					

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.4.1.1	PCB30 Hai Van	VND/Kg	1,450	1,600	1.10	
1.4.1.2	PCB40 Hai Van	VND/Kg	1,500	1,700	1.13	
1.4.1.3	PCB40 Hoang Thach	VND/Kg	1,410	2,000	1.42	
1.4.2 Sand						
1.4.2.1	Construction sand, fill sand	VND/m3	90,000	100,000	1.11	
1.4.2.2	Molding sand	VND/m3	100,000	110,000	1.10	
1.4.3 Stone						
1.4.3.1	Quarried stone	VND/m3	280,000	320,000	1.14	
1.4.3.2	Cleaved rocks 15 x 20 x 25	VND/unit	7,500	8,500	1.13	
1.4.3.3	Crushed stone 1 x 2	VND/m3	290,000	320,000	1.10	
1.4.3.4	Stone 2 x 4	VND/m3	260,000	300,000	1.15	
1.4.3.5	Graded aggregate stone	VND/m3	200,000	220,000	1.10	
1.4.4 Brick						
1.4.4.1	Block Brick for sidewalks (30 x 30 x 7)	VND/m2	120,000	150,000	1.25	
1.4.4.2	Granite Tiles (Class A1) 400 x 400, MMT40-001, 0:28 shaded	VND/m3	140,000	155,000	1.11	
1.4.4.3	Dacera Ceramic Tiles 40 x 40	VND/box	93,500	110,000	1.18	

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
	group 1					
1.4.4.4	Darrazzo Tiles DD30 (300 x 300 x 30)	VND/unit	8,471	9,500	1.12	
1.4.5	Steel					
1.4.5.1	Round steel made in joint venture	VND/Kg	15,500	20,000	1.29	
1.4.5.2	Tubing steel	VND/Kg	24,000	26,500	1.10	
1.4.5.3	Shaped steel	VND/Kg	17,500	20,000	1.14	
1.5	Wage					
1.5.1	Skilled worker	VND/day	-	200,000		
1.5.2	Unskilled worker	VND/day	-	160,000		
III	Cam Pho ward, Hoi An city, QuangNam province					
1	Wage					
1.1	Skilled worker	VND/day	-	200,000		
1.2	Unskilled worker	VND/day	-	160,000		
IV	Dien Phuong commune, Dien Ban district, QuangNam province					

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1	House, structure					
1.1	House (including secondary structures inside house)					
1.1.1	Ranch house, foundation made of stone, walls 110, including front, tiled roof, cement floor, ô to 3-3.5m	VND/m2 construction	1,035,000	1,169,000	1.13	
1.1.2	Ranch house, walls 110, including front 220, tiled roof, cement floor, patio molded "seno", with reinforced concrete pillars	VND/m2 construction	1,092,500	1,250,000	1.14	
1.1.3	Ranch house, foundation made of stone, beams, bracing, pillars made of reinforced concrete, molded roof, cement floor, walls 110, including front 220, ô to 3-3.5 m	VND/m2 construction	1,748,000	2,200,000	1.26	
1.1.4	House with 2 floors, foundation made of stone; beams, bracing, pillars made of reinforced concrete, walls 110, including front 220, wooden floor, tiled roof, molded patio, cement floor	VND/m2 construction	1,529,500	1,790,000	1.17	

No	Items	Unit	<i>Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)</i>	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.5	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,840,000	2,300,000	1.25
1.1.6	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, molded patio, cement floor	VND/m2 construction		1,989,500	2,350,000	1.18
1.1.7	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, cement floor	VND/m2 construction		2,219,500	2,700,000	1.22
1.1.8	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, cement floor	VND/m2 construction		2,058,500	2,500,000	1.21

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
V	Dien Nam Dong commune, Dien Nam Dong district, QuangNam province					
1	House, structure					
1.1	House (including secondary structures inside house)					
1.1.1	Ranch house, foundation made of stone, walls 110, including front, tiled roof, cement floor, ô to 3-3.5m	VND/m2 construction		1,035,000	1,169,000	1.13
1.1.2	Ranch house, walls 110, including front 220, tiled roof, cement floor, patio molded "seno", with reinforced concrete pillars	VND/m2 construction		1,092,500	1,250,000	1.14
1.1.3	Ranch house, foundation made of stone, beams, bracing, pillars made of reinforced concrete, molded roof, cement floor, walls 110, including front 220, ô to 3-3.5 m	VND/m2 construction		1,748,000	2,200,000	1.26

No	Items	Unit	<i>Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)</i>	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.4	House with 2 floors, foundation made of stone; beams, bracing, pillars made of reinforced concrete, walls 110, including front 220, wooden floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,529,500	1,790,000	1.17
1.1.5	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, molded patio, cement floor	VND/m2 construction		1,840,000	2,300,000	1.25
1.1.6	House with 2 floors, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, molded patio, cement floor	VND/m2 construction		1,989,500	2,350,000	1.18
1.1.7	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, molded roof, cement floor	VND/m2 construction		2,219,500	2,700,000	1.22

No	Items	Unit	Decision No.18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.1.8	House with 3 floors or more, stone foundation, beams, bracing, pillars made of reinforced concrete, walls 110 including front 220, molded floor, tiled roof, cement floor	VND/m2 construction		2,058,500	2,500,000	1.21
1.2	Other works					
1.2.1	Breeding facilities					
1.2.1.1	Walls made of bricks, height 0.6m, tiled roof, cement floor (including foundation for paving)	VND/m2 construction		379,500	430,000	1.13
1.2.1.2	Made of bricks, tiled roof, soil compacted floor	VND/m2 construction		253,000	300,000	1.19
1.2.1.3	Cover by wooden, corrugated iron roof	VND/m2 construction		149,500	165,000	1.10
1.2.1.4	Barn with simple structures	VND/m2 construction		92,000	103,000	1.12
1.2.2	Well					
1.2.2.1	Build wells with diameter from 60-80 cm	VND/unit		1,644,500	1,858,000	1.13
1.2.2.2	Well with diameter =0.8 m and	VND/unit		379,500	430,000	1.13

No	Items	Unit	Decision No. 18/2011/QD-UBND dated 08/07/2011 on regulation inflation coefficient K = 1.15 times Appendix 01; Decision No. 14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No. 23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC for house and structures and Announcement No. 352/TB-UBND dated 19/08/2013 issued by People's Committee of Hoi An city for construction materials (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
1.2.2.3	depth =2m or more Well with hand pump (cement floor with size of minium 2mx2m)	VND/unit		1,300,000	1.14	
1.2.2.4	Well with electric pump	VND/unit		920,000	1.12	

C. TREES AND CROPS

No	Items	Unit	Decision No. 14/2013/QĐ-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QĐ-UBND dated 30/9/2010 issued by Quang Nam PPC (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
I	Cam Chau ward, Hoi An city, QuangNam province					
1	Coconut, jackfruit, tamarind-tree	VND/tree	231,000	265,000	1.15	with fruits
2	Orange, Lemon, Tangerine, Grapefruit....	VND/tree	168,000	190,000	1.13	
3	Areca	VND/tree	168,000	192,000	1.14	
4	Mango, Star apple, Litchi, Rambutan, Avocado, Sabuche...	VND/tree	231,000	350,000	1.52	
5	Eucalyptus, "Dương Liễu", "Trâm", "Sưa", "Xà cừ", Acacia, "Mù u", "Sầu đông", "Mức"...	VND/tree	21,000	25,000	1.19	Diameter of trunk 15-30 cm
6	"So đũa", "Bời lời", "Gòn", "Bàng", "Phượng vĩ", "Trúng cá"...	VND/tree	16,000	18,000	1.13	
7	"Rau muống", "lá dứa" and other vegetable	VND/m2	7,500	9,000	1.20	
8	Sweet potato vegetable, "monnuoc" vegetable, "den" vegetable, spinach....	VND/m2	6,500	8,000	1.23	

No	Items	Unit	Decision No.14/2013/QĐ-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QĐ-UBND dated 30/9/2010 issued by Quang Nam PPC (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
	and other vegetable					
9	Lettuce, Cabbage, Onions, Aromatic Vegetables, Mint	VND/m2	11,500	13,500	1.17	
10	Rice	VND/m2	4,000	5,000	1.25	
II	Thanh Ha ward, Hoi An city, QuangNam province					
1	Coconut, jackfruit, tamarind-tree	VND/tree	231,000	265,000	1.15	
2	Orange, Lemon, Tangerine, Grapefruit....	VND/tree	168,000	190,000	1.13	
3	Areca	VND/tree	168,000	192,000	1.14	with fruits
4	Mango, Star apple, Litchi, Rambutan, Avocado, Sabuche...	VND/tree	231,000	350,000	1.52	
5	Eucalyptus, "Dương Liễu", "Trâm", "Sưa", "Xà cừ", Acacia, "Mù u", "Sầu đông", "Mức"...	VND/tree	21,000	25,000	1.19	
6	"So đũa", "Bò ilòì", "Gòn", "Bàng", "Phượng vĩ", "Trứng cá"...	VND/tree	16,000	18,000	1.13	Diameter of trunk 15-30 cm
7	"Rau muống", "lá dứa" and other vegetable	VND/m2	7,500	9,000	1.20	

No	Items	Unit	Decision No.14/2013/QD-UBND dated 26/6/2013 on amending and supplementing some articles of Regulation promulgated, attached to Decision No.23/2010/QD-UBND dated 30/9/2010 issued by Quang Nam PPC (VND)	Proposed replacement cost (VND)	Different coefficient between the replacement cost and the cost issued by province	Remarks
8	Sweet potato vegetable, "monnuoc" vegetable, "den" vegetable, spinach.... and other vegetable	VND/m2	6,500	8,000	1.23	
9	Lettuce, Cabbage, Onions, Aromatic Vegetables, Mint	VND/m2	11,500	13,500	1.17	
10	Rice	VND/m2	4,000	5,000	1.25	
III	Cam Pho ward, Hoi An city, QuangNam province					
1	Water morning glory, "ládúra" and other vegetable	VND/m2	7,500	9,000	1.20	
2	Rice	VND/m2	4,000	5,000	1.25	

Appendix 4: Cost for compensation, assistance and resettlement by component

Improvement of Lai Nghi reservoir and intake

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
I	Compensation for land	37,072			3,441,284,150
1	Agricultural land	36,216	m ²	65,000	2,354,040,000
2	Residential land	856	m ²	1,600,000	1,369,600,000
II.	Compensation for crops and trees				2,071,684,150
	Fruit trees	312	tree		
	Timber trees	285	tree		
	Crops	41814	m ²		
III	Compensation for houses and structures				22,900,000
3.1.	Houses				-
3.2.	Other structures				
	Kitchen	10	m ²	1,350,000	13,500,000
	Breeding facilities	10	m ²	430,000	4,300,000
	Others	60	m ²	85,000	5,100,000
IV	Assistances				7,317,320,000
4.1	Assistance for life stabilization for severely affected HHs	21	HH		
	- For HHs who lost from 10% - 30% of total productive land of HHs	15	HH	3,600,000	54,000,000
	- For HHs who lost from 30% - 70% of total productive land of HHs	6	HH	7,200,000	43,200,000
4.2	Assistance for job transition and job creation				

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	Agricultural land.	36,216	m ²	3.0 times of value of affected land	7,062,120,000
4.3	Assistance for adjustment of LURC	25	HH	200,000	5,000,000
4.4	Assistance for vulnerable households	14	HH	2,000,000	28,000,000
4.5	Bonus for handing over on time	25	HH	5,000,000	125,000,000
	TOTAL= I + II +III + IV + V				12,853,188,300

Improvement of Phap Bao lake

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
I	Compensation for land	13,750			893,750,000
1	Agricultural land	13,750	m ²	65,000	893,750,000
2	Residential land		m ²		-
3	Garden land		m ²		-
4	Other land		m ²		-
II.	Compensation for crops and trees				123,750,000
	Crops - water morning glory	13,750	m ²	9,000	123,750,000
III	Compensation for houses and structures				-
IV	Assistances				2,899,650,000
4.1	Assistance for life stabilization for severely affected HHs	11	HH		
	- For HHs who lost from than 70% of total productive land of HHs	11	HH	14,400,000	158,400,000
4.2	Assistance for job transition and job creation				

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	Agricultural land.	13,750	m ²	3.0 times of value of affected land	2,681,250,000
4.3	Assistance for adjustment of LURC	25	HH	200,000	5,000,000
4.4	Bonus for handing over on time	11	HH	5,000,000	55,000,000
	TOTAL= I + II +III + IV + V				3,917,150,000

Construction of Co Co New Urban Development Area

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
I	Compensation for land	383,074			97,456,340,000
1	Agricultural land	201,754	m ²	110,000	22,192,940,000
	Aquacultural land	173,740		120,000	20,848,800,000
2	Residential land	7,250	m ²	7,500,000	54,375,000,000
3	Garden land		m ²		-
4	Other land	330	m ²	120,000	39,600,000
II.	Compensation for crops and trees				2,071,684,150
	Fruit trees	285	tree		
	Timber trees	110	tree		
	Crops	228990	m ²		
III	Compensation for houses and structures				4,812,910,000
3.1.	Houses	1,848	m ²	2,300,000	4,250,400,000

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
3.2.	Other structures				
	Bricked fence	158	m ²	220,000	34,760,000
	Kitchen	237	m ²	1,350,000	319,950,000
	Breeding facilities	420	m ²	430,000	180,600,000
	Others	320	m ²	85,000	27,200,000
IV	Assistances				121,181,420,000
4.1	Assistance for life stabilization for severely affected HHs	162	HH		
	- For HHs who lost from 10% - 30% of total productive land of HHs	50	HH	3,600,000	180,000,000
	- For HHs who lost from 30% - 70% of total productive land of HHs	81	HH	7,200,000	583,200,000
	- For HHs who lost from than 70% of total productive land of HHs	31	HH	14,400,000	446,400,000
4.2	Assistance for job transition and job creation				
	Agricultural land.	201,754	m ²	3.0 times of value of affected land	66,578,820,000
	Aquacultural land.	173,740		3.0 times of value of affected land	52,122,000,000
4.3	Assistance for households having houses partially affected				
	Assistance for rental housing	1	HH	1,000,000	1,000,000
4.4	Assistance for relocation households		HH		-
	- Assistance for life stabilization	10	HH	7,200,000	72,000,000
	- Assistance for transition	10	HH	3,000,000	30,000,000

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	- Assistance for administrative fees in new residence	10	HH	1,000,000	10,000,000
	-Assistance for rental housing	10	HH	12,000,000	120,000,000
	-Assistance for domestic electricity connection	10	HH	1,000,000	10,000,000
	-Assistance for home telephone installation	10	HH	500,000	5,000,000
	-Assistance for domestic water pipelines	10	HH	1,500,000	15,000,000
	-Assistance for RS visiting tour	10	HH	500,000	5,000,000
	-Cost for ceremony of new house	10	HH	1,000,000	10,000,000
4.6	Assistance for vulnerable households	54	HH	2,000,000	108,000,000
4.7	Bonus for handing over on time	177	HH	5,000,000	885,000,000
	TOTAL= I + II +III + IV + V				225,522,354,150

Construction of access road to Cua Dai Bridge

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
I	Compensation for land	238,099			47,909,350,000
1	Agricultural land	152,124	m ²		
	-Paddy land and land for annual crops	55,932	m ²	70,000	3,915,219,000
	-Aquacultural land	87,694	m ²	85,000	7,453,998,500
	-Land for perennial trees	8,499	m ²	85,000	722,372,500
2	Residential land	22,386	m ²	1,600,000	35,817,760,000
3	Unused land	11,202	m ²		
4	Public land (traffic land and river)	52,387	m ²		

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
II.	Compensation for crops and trees				600,000,000
	Fruit trees	1350	tree		
	Timber trees	540	tree		
	Other trees		tree		
	Rice	19094	m ²		
	Other crops	5385	m ²		
III	Compensation for houses and structures				46,089,920,000
3.1.	Houses	19,064	m ²	2,300,000	43,847,200,000
3.2.	Other structures				
	Bricked fence	1056	m ²	220,000	232,320,000
	Kitchen	256	m ²	1,350,000	345,600,000
	Breeding facilities	3250	m ²	430,000	1,397,500,000
	Yard	1940	m ²	85,000	164,900,000
	Gates	128	m ²	800,000	102,400,000
IV	Assistances				32,960,180,000
4.1	Assistance for life stabilization for severely affected HHs		HH		
	- For HHs who lost from 10% - 30% of total productive land of HHs	27	HH	3,600,000	97,200,000
	- For HHs who lost from 30% - 70% of total productive land of HHs	39	HH	7,200,000	280,800,000
	- For HHs who lost from than 70% of total productive land of HHs	16	HH	14,400,000	230,400,000
4.3	Assistance for households having houses partially affected				
	Assistance for rental housing	15	HH	1,000,000	15,000,000
4.4	Assistance for relocation households		HH		-
	- Assistance for life stabilization	67	HH	7,200,000	482,400,000
	- Assistance for transition	67	HH	3,000,000	201,000,000

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	- Assistance for administrative fees in new residence	67	HH	1,000,000	67,000,000
	-Assistance for rental housing	67	HH	12,000,000	804,000,000
	-Assistance for domestic electricity connection	67	HH	1,000,000	67,000,000
	-Assistance for home telephone installation	67	HH	500,000	33,500,000
	-Assistance for domestic water pipelines	67	HH	1,500,000	100,500,000
	-Assistance for RS visiting tour	67	HH	500,000	33,500,000
	-Cost for ceremony of new house	67	HH	1,000,000	67,000,000
4.6	Assistance for vulnerable households	67	HH	2,000,000	134,000,000
4.7	Bonus for handing over on time	235	HH	5,000,000	1,175,000,000
	TOTAL= I + II +III + IV + V				105,179,970.8000

Improvement of the Provincial Road 608 sections

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
I	Compensation for land	39,379			50,058,317,500
1	Agricultural land	8,853	m ²		
	-Paddy land	1,782		65,000	115,836,500
	-Aquacultural land	784		65,000	50,940,500
	-BHK	168		65,000	10,939,500
	-Land for perennial trees adjacent to residential land	6,119		170,000	1,040,281,000
2	Residential land	30,525	m ²	1,600,000	48,840,320,000
II.	Compensation for crops and trees				525,273,450

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	Fruit trees	1495	tree		
	Timber trees	254	tree		
	Other trees	540	tree		
	Rice	1782	m ²		
	Other crops	362	m ²		
III	Compensation for houses and structures				58,752,660,000
3.1.	Houses	24,420	m ²	2,300,000	56,166,000,000
3.2.	Other structures				
	Bricked fence	1352	m ²	220,000	297,440,000
	Kitchen	1280	m ²	1,350,000	1,728,000,000
	Breeding facilities	860	m ²	430,000	369,800,000
	Yard	2252	m ²	85,000	191,420,000
IV	Assistances				10,686,892,000
4.1	Assistance for life stabilization for severely affected HHs		HH		
	- For HHs who lost from 10% - 30% of total productive land of HHs	31	HH	3,600,000	111,600,000
	- For HHs who lost from 30% - 70% of total productive land of HHs	4	HH	7,200,000	28,800,000
	- For HHs who lost from than 70% of total productive land of HHs		HH	14,400,000	-
4.3	Assistance for households having houses partially affected				
	Assistance for rental housing	74	HH	1,000,000	74,000,000
4.4	Assistance for relocation households		HH		-
	- Assistance for life stabilization	99	HH	7,200,000	712,800,000
	- Assistance for transition	99	HH	3,000,000	297,000,000
	- Assistance for administrative fees in new residence	99	HH	1,000,000	99,000,000
	-Assistance for rental housing	99	HH	12,000,000	1,188,000,000

No.	Items	Quantity	Unit	Unit price (VND)	Amount (VND)
	-Assistance for domestic electricity connection	99	HH	1,000,000	99,000,000
	-Assistance for home telephone installation	99	HH	500,000	49,500,000
	-Assistance for domestic water pipelines	99	HH	1,500,000	148,500,000
	-Assistance for RS visiting tour	99	HH	500,000	49,500,000
	-Cost for ceremony of new house	99	HH	1,000,000	99,000,000
4.6	Assistance for vulnerable households	26	HH	2,000,000	52,000,000
4.7	Bonus for handing over on time	197	HH	5,000,000	985,000,000
4.8	Assistance for affected business without license register	11	HH	2,000,000	22,000,000,000
	TOTAL= I + II +III + IV + V				113,350,950,950

Appendix 5: Resettlement Due Diligence Report on the Component of Improvement of Provincial Road 608 Sections

I. INTRODUCTION

The Urban Environment and Climate Change Adaptation Project for Hoi An City, Quang Nam Province (the Project) will be implemented in Hoi An City and Dien Ban District. The objectives of the project include (i) Climate proofed urban development and (ii) Improved water supply management and resilience for Hoi An.

Improvement of Provincial Road 608 Sections is one of the components funded by the Project. The road sections that will be improved including the sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Thanh Ha ward (Hoi An City). The main objective of this component is to create a flood evacuation route on the south-west side of Hoi An City as opposed to the Cua Dai new road and bridge on the north-east side of Hoi An. The component may also provide some local protection for people along and nearby the combined road/dyke, depending on the design level.

The objectives of the Resettlement Due Diligence (RDD) are to examine (i) the compliance of land acquisition, compensation, assistances and resettlement with the provisions of national laws and regulations; (ii) the requirements of the ADB Safeguard Policy Statement; (iii) aspects where significant discrepancies exist between the observed outcomes of the land acquisition, compensation, assistances and resettlement implementation and the objectives of ADB Safeguard Policy Statement (SPS, 2009).

II. SCOPE OF IMPACTS OF LAND ACQUISITION BY THE COMPONENT

The component causes impacts of land acquisition on 197 households (788 affected persons); of which, 24 households who had only agricultural land affected, 119 households who had only residential land affected and 53 households who had both agricultural and residential land affected; 01 household lost only other crops land . There were 35 HHs that are severely affected HHs and 99 HHs who had to relocate.

The component permanently acquired 39,378.6 m² of land in Thanh Ha ward including 8,685.1 m² of agricultural land; 30,525.2 m² of residential land and 168.3 m² of other land. There were no impacts of land acquisition in Dien Phuong and Dien Nam Dong communes of Dien Ban District due to Provincial Road 608 Sections in the communes would be raised, not widened.

The implementation of the component impacted on 395 various types of tree of 36 HHs including 285 fruit trees; 1,189 timber trees and 228,990 m² of crops of 162 HHs. Of 228,990 m² of affected crops, there were 201,754 m² of rice; 10,087 m² of maize; and 17,149 m² of other crops.

A total of 172 households had houses and other structures affected by the component; of which, 99 households who have houses fully affected and have to relocate and 73 households who have houses partially affected – just require minor repairs. The component also caused the impact on 24,420 m² of houses; 1,352 m² of fence; 1,280 m² of kitchen; 860 m² of breeding facilities and 2,252 m² of yard. The affected houses were in very simple construction materials, mostly with toled-roofs, simple timbered or toled-walls and bricked-floors.

Of 197 AHs, there were 26 vulnerable households including 21 female-headed HHs and 05 social policy benefited HHs.

The component also caused the impact on business of 11 HHs who had small shops and umbrella typed kiosks along the road. All of 11 HHs were engaged in business without license register.

III. APPLIED POLICIES ON COMPENSATION, ASSISTANCE AND RESETTLEMENT

Detailed compensation, assistance and resettlement plans of the component were prepared by the CLFD of Hoi An City and approved in 2012 by People's Committee of Hoi An City. The applied policies on compensation, assistance and resettlement for the component include:

- Land Law 2003;
- Decree No. 181/2004/ND-CP, dated on 29 October 2004 of the Government on the implementation of the Land Law;
- Decree No. 197/2004/ND-CP, dated on 03 December 2004 of the Government on compensation, assistance and resettlement when the State recovers land;
- Decree No. 84/2007/ND-CP, dated on 25 May 2007 of Government on supplementary regulations on issuing LURC, land acquisition, implementation of land use right, orders and procedures on compensation, assistance and resettlement when the State recovers land and settle grievances;
- Decree 69/2009/ND-CP, dated on 13 August 2009 of the Government on supplementary regulations on land use planning, land price, land recovery, compensation, assistances and resettlement;
- Circular No.14/2009/TT-BTNMT, dated on 1 October 2009 of the MONRE detailing the compensation, assistances, resettlement and order of and procedures for land recovery, allocation and lease;
- Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on compensation, assistances and resettlement when the State recovers land in the areas of Quang Nam Province;
- Decision No. 11/2011/QĐ-UBND dated 08 July 2011 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 18/2012/QĐ-UBND dated 28 June 2012 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC amending and supplementing some articles of Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on Compensation, Assistances and Resettlement when the State Recovers Land in the Areas of Quang Nam Province;
- Decision No. 30/2013/QĐ-UBND dated on 22 November 2013 of Quang Nam PPC amending and supplementing some issues of Article 2 of Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC and stipulating regulations on inflation rate for compensation for houses and structures; crops and trees;
- Resolution No. 18/2008/NQ-HDDND dated on 27 December 2008 of People's Council of Hoi An Provincial City regulating some solutions for outstanding issues during the implementation of compensation, site clearance and resettlement in Hoi An Provincial City.

IV. METHODOLOGY OF DUE DILIGENCE

4.1. Desk Review

Relevant documents were collected and reviewed, including the Detailed compensation, assistance and resettlement plans for the component that prepared by the Centre for Land Fund Development of Hoi An City in 2011; applied policies for land acquisition, compensation, assistance and resettlement in Quang Nam Province such as Decision No. 23/2010/QĐ-UBND; Decision No. 14/2013/QĐ-UBND; Decision No. 30/2013/QĐ-UBND; Resolution 18/2008/NQ-HĐND, etc.); results of DMS, pricing and the vouchers of payments of households.

The desk review focused on the principles, requirements and provisions that envisaged in the documents and the actual implementation of land recovery, compensation, assistances and resettlement by the component.

4.2. Field Review

The PPTA consultants conducted consultations with the PMU; Center for Land Fund Development of Hoi An City and People's Committee of Thanh Ha Ward. The consulted issues revolved around the applied policies and the actual implementation of land recovery, compensation, assistances and resettlement by the component. Additionally, the PPTA consultants carried out 05 in-depth interviews with village heads, representatives of People's Committee of Thanh Ha Ward and of local mass organizations and 04 focus group discussions with two groups of relocation households; one group of vulnerable households and one group of severely affected households. The interviews and discussions focused on the implementation of compensation, assistances and resettlement; their income and livelihoods after land acquisition as well as the concerns, opinions, suggestions, outstanding issues raised by AHs on the process; and grievances of AHs relating land acquisition, compensation and assistance under the component. List of consulted persons during the implementation of RDD is presented in the Appendix 1.

V. FINDINGS OF THE DUE DILIGENCE

5.1. Eligibility:

According to the Government Policies, the households who have affected land, will be compensated if they have (i) LURC; or (ii) Decision on land allocation by the competent agency as regulated by Laws; or (iii) have been using the land stably for a long-time (before the year 1991), certified by town/commune people's committee on there is no-dispute on the affected land.

According to the detailed compensation, assistance and resettlement plan, there were 24 households having agricultural land affected, 119 households having residential land affected and 53 households having both agricultural land and residential land affected. According to the DMS and the approved detailed compensation plans, all affected households have LUCR or have been using the land stably for long-time; therefore, they all got compensation for the affected land.

For affected houses and the structures on the land, the compensation was compliant to the provisions of the national laws and regulations (Decree 69/2009). The affected houses and structures were compensated with the price of newly built houses or structures with the same technical standard. The price was calculated by the area of the house/structure multiplied by the construction price (Article 24, Decree 69/2009).

The application of eligibility for land compensation is conformity to the provisions of national laws and regulation as well as to the envisaged in the approved resettlement documents. Therefore, no action is required.

5.2. Information Disclosure, Consultations and Local Participation

Information that was disclosed to all affected households and local communities include (i) scope of the component implementation; (ii) scope of land acquisition and resettlement by the component; (iii) entitlements; (iv) schedule for the implementation of DMS, pricing, verification and approval of detailed compensation, assistance and resettlement plans, compensation and assistance payment and relocation to the resettlement site; and (v) grievance redress mechanism.

The information disclosure was implemented by public consultative meetings; local mass media system and documents posted in the public places.

Meetings were held at headquarter of People's Committee of Thanh Ha Ward with the participation of representatives of the CLFD; village heads and affected households. The PIB was provided to all meeting participants. Discussed issues in public consultative meetings were recorded in the minutes of meetings.

Pricing results and decisions on approval of detailed compensation, assistance and resettlement plans were posted in public places such as headquarter of People's Committee of Thanh Ha wards, village leader's houses and village cultural houses.

Affected households participated in the DMS, reviewed pricing results and visited the proposed resettlement site before relocation. The plot drawings were organize to the relocation to households when allocating the plot.

The implemented Information disclosure, consultations and local participations by Hoi An CLFD was implemented in compliance with the GOV's regulations; therefore, no more action is needed.

5.3. Detailed measurement survey

The implementation of DMS by the component was compliant with the provisions of national laws and regulations. Affected households who have land affected filled up the provided self-enumeration form for the affected lands and assets; the CLFD certified the filled-up form and conducted measurement on affected lands and assets upon land. Representatives of Thanh Ha ward CPC, the DMS team and AHs certified and measured affected lands and assets together. The DMS result had signatures of the enumerators, the household, communal cadastral officer, division of natural resources and environment, and leader of the CLFD.

The DMS result was posted at headquarter of People's Committee of Thanh Ha Ward and a copy was provided to AHs for review and giving feedback (if any). According to the results of focus group discussions with AHs, all affected households were satisfied with the DMS result.

The DMS was conducted transparently and with participation of the AHs and local communities.

5.4. Pricing

Compensation unit rates for affected residential land were applied as per land prices regulated by Quang Nam PPC. Relocation households were allocated a plot in the resettlement site with the price that was lower than compensation unit rate for affected residential land. Households who have agricultural land were provided with assistance for job transition and job creation that is equal to three times of the value of the affected land. Assistance for life stabilization and production stabilization was also provided for HHs who lost from more than 30% of total their agricultural land holding.

Apart from compensation for affected land and on-land assets, relocation households were provided the assistances including:

- Assistance for life stabilization and production stabilization: 300,000 VND per person for all family members for 6 months.
- Assistance for transportation 3,000,000 VND
- Assistance for housing rental: 700,000 per month for 12 months
- Assistance for administrative fees: 1,000,000 VND

Bonus for hand-over residential land and production land on time (5,000,000 VND per HH) was provided for all households having land affected.

Compensation for affected crops and trees applied the issued rates in the Decision No. 23/2010/QĐ-UBND of Quang Nam PPC. All the consulted households confirmed that the compensation rates made for affected annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates equal to the values of the trees in the market at time of compensation. Affected households are satisfied with the applied compensation rates and there is no complaint on the rates.

Compensation for affected houses and structures also applied the compensation rates regulated by Quang Nam PPC in the Decision No.23/2013/QĐ-UBND. According to the assessment of the affected households, the compensation unit rates for the affected houses and structures were the replacement costs at the time of compensation. Compensation for affected houses and structures was sufficient for relocation households to build new houses with the same structure as the status of pre-components.

The PPTA consultants found that there are some assistances that have not been provided for AHs including:

- Assistance for life stabilization and production stabilization for HHs losing from 10% to 29.9% of total their agricultural land holding as per the agreed Project Resettlement Framework: 30 kg of rice per person per month for all family members for 03 months;
- Assistance for social policy benefited HHs (wounded shoulders, martyr and people with meritorious service to the revolution as per regulated by Quang Nam PPC.
- Assistance for HHs having business without license register: 2,000,000 VND per HH.
- Cost for ceremony a new house: 1,000,000 VND

5.5. Assistance for vulnerable households

There were 26 vulnerable households including 21 female-headed HHs and 05 social policy benefited HHs (wounded shoulders, martyr and people with meritorious service to the revolution as per regulated by Quang Nam PPC). The households were not provided any assistance including cash assistance (2,000,000 VND per HH) and reduced price for

the replacement plot in the resettlement site following the regulations of the PPC (as envisaged in the Decrees 118-TTg and 20/2000/QĐ-TTg of the Prime Minister).

5.6. Compensation, assistance and resettlement

Compensation and assistance payment by the component was made in 2012. Up to September 2014, all affected households (197 HHs) fully received compensation and assistance payment and 99 relocation households were allocated plots in the resettlement site in Dien Bien Phu Street. Relocation households were allocated plots in the resettlement site at the time of compensation and assistance payments made as the resettlement site had been already available before relocation as it was originally developed to relocation households of different projects in Hoi An City.

AHs were paid the compensation and assistance in several times: (i) 50% of total amount of compensation and assistance was paid in the first time for AHs to start building their house in resettlement site; (ii) 30% of these amount was paid for AHs when their new house was completely constructed and (iii) the rest and the bonus for handing over the affected land on time were given to AHs when they moved to their new house in the resettlement site.

According to Resettlement Framework, construction management fees are exempted to the relocation households. In fact, the construction contractors should have paid the construction management fees; however the relocation households often engage groups of local residents to construct their new house so that they were suffered from this fee (about 2,300,000 VND per household).

5.7. Income restoration program

Apart from the allowance for life stabilization and production stabilization provided for relocation household (300,000 VND per person for all family members for 6 months); assistance in cash for job changes and creation that equals to three time of the value of the affected land was provided for the households who lost agricultural land.

5.8. Grievance redress mechanism

Grievance redress mechanism was disclosed and consulted with affected households in public consultative meetings. During the implementation of land acquisition, compensation, assistance and resettlement under the component, there was no grievance lodged by AHs regarding activities implemented by concerned agencies.

5.9. Preparation for Resettlement Site

The resettlement site was prepared not only for the households that were required to relocate by the Component of Improvement of Provincial Road 608 Sections but also for other projects in Thanh Ha ward. The resettlement site was developed in 2009 at Dien Bien Phu Street in Thanh Ha ward.

Basic infrastructures (street-lighting system, electricity, water system, access roads, drainage system...) have been constructed. The area of a plot is 150 - 200 m² depending on the area of affected residential land. Replacement land was the same position and conditions as these of the affected land and was leveled to be available for housing construction. Cost for the plot in the resettlement site that the households had to pay for is lower than compensation unit rate paid for the affected residential land.

5.10. Budget

Budget for compensation, assistance and resettlement by the component was sufficiently provided by the Government to the CLFD of Hoi An City.

5.11. Gaps of Implemented Land Acquisition and Resettlement with Government's Regulations

The table below summarizes the gaps of implemented land acquisition and resettlement for the Component of Improvement of Provincial Road 608 Sections with the Government's Regulations.

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
Eligibility	Compliant. Affected households that had no LURCs but have been using the land stably for a long-time (before the year 1991) without dispute on the land and the land use were compensated.	Compliant. All affected households were eligible for compensation. There is no household that lodge grievance on eligibility for compensation	All AHs with LURC or eligible to have LURC allocated were compensated.
Information disclosure, public consultations and local participation	Compliant. Meetings were held with participation of AHs and representatives of concerned agencies to disclose information on compensation, assistance and resettlement under the component. Pricing results and decision on approval of detailed compensation, assistance and resettlement plans were posted in the public places.	Compliant. AHs were disclosed component-related information sufficiently. AHs participated in the activities relating land acquisition, compensation and assistance under the component.	Information that was disclosed and consulted with AHs include (i) scope of the components; (ii) scope of impacts by the components; (iii) entitlements; (iv) schedule for the implementation of activities under the components and (v) grievance redress mechanism. AHs participated in the DMS, gave feedback on pricing results that were posted in public places and visited the resettlement site.
DMS	Compliant. DMS was carried out in compliance with orders and procedures as regulated by the GOV and Quang Nam PPC.	Compliant. Land and on-land assets affected by the component were measured adequately and correctly.	Each AH was provided self-enumeration form. DMS team measured and certified affected land and on-land assets. AHs, representatives of CPC of Thanh Ha Ward and the CLFD signed on the records of DMS. AHs were satisfied with DMS results.
Pricing	Compliant. Compensation for land by the provincially regulated price-frame but the price is market price. The compensation rate for residential land is equal to the price that HHs paid for the plot in the resettlement site. Compensation for affected houses and structures were the replacement costs;	Compliant. Compensation for land and affected structures upon land by replacement cost; compensation for affected crops and trees by market rate.	AHs are satisfied with compensation rates for affected lands and assets upon lands.

Areas	Gaps with Government's Policy	Gaps with project's resettlement framework	Descriptions
	<p>compensation rates made for affected annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates were equal to the values of the trees in the market at the time of compensation</p>		
<p>Assistance for vulnerable households</p>	<p>Incompliant. Reduced price for the replacement plot in the resettlement site following the regulations of the PPC (as envisaged in the Decrees 118-TTg and 20/2000/QĐ-TTg of the Prime Minister) was not applied for social policy benefited HHs who were affected by the component.</p>	<p>Incompliant. Assistances are not provided for AHs including (i) Assistance for life stabilization and production stabilization for HHs losing from 10% to 29.9% of total agricultural land holding; (ii) Assistance for households having business without license register affected; (iii) Cost for ceremony a new house; (iv) assistance for vulnerable households including cash assistance and reduced price for the replacement plot in the RS.</p> <p>IRP was not prepared to support for 26 vulnerable households.</p>	<p>As specified in the RF, HHs losing from more than 10% of total agricultural land holding are provided with assistance for life stabilization and production stabilization. HHs having business with license register or without license register are entitled to receive assistance. Cost for ceremony a new house should be provided for relocation households.</p> <p>Social policy benefited HHs should be entitled to the reduced price for the replacement plot in the resettlement site following the regulations of the PPC (as envisaged in the Decrees 118-TTg and 20/2000/QĐ-TTg of the Prime Minister); however, this assistance has not yet been provided.</p> <p>IRP was not prepared to support for the vulnerable households who are having the income decreased.</p>

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
Compensation, assistance and resettlement	Compliant. Replacement land in the resettlement site was allocated for relocation households at the time of compensation and assistance payment made.	Incompliant. AHs were paid by installments. Households had to pay management construction fee that is about 2.3 million dong.	As soon as compensation and assistance payment was made, replacement plot was allocated in the RS for relocation households so that they could rebuild their new house. Management construction fee should be exempted from payment of households.
Income restoration program	Not applicable	Incompliant. Income restoration program was not prepared	A income restoration program should be prepared to support for relocation households, severely affected households and vulnerable households who are having the income decreased
Preparation of RS	Compliant. Replacement land was leveled to be ready for housing construction at the time of compensation and assistance payment made. The price of replacement land (per m ²) was lower than the compensation rate for the affected land.	Compliant. Replacement land should be the same position and conditions as these of the affected land and is leveled to be ready for housing construction. The price of replacement land (per m ²) shall be equal or lower than the compensation rate for the affected land so that the affected household can afford to purchase the land at the resettlement site.	Replacement land was leveled to be ready for housing construction at the time of compensation and assistance payment made. Basic infrastructures in the RS (street-lighting system, electricity, water system, access roads, drainage system...) have been constructed. The area of a plot is 150 - 200 m ² depending on the area of affected residential land.
Grievance Redress	Compliant. Grievance redress was disclosed to AHs and the local communities.	Compliant. Grievance redress mechanism was disclosed to AHs and the local communities. There was no grievance relating land acquisition, compensation, assistance and resettlement under the component lodged by AHs	Grievance redress mechanism was disclosed in the public consultative meetings.

VI. CORRECTIVE ACTIONS PLAN

In order to ensure the full-compliance to the requirements of the Government's regulations and the ADB's SPS (2009), as well as to restore the income of the affected households – the corrective actions that required to be implemented as follows:

<i>Issues</i>	<i>Activities</i>	<i>Time frame</i>	<i>Responsibility of agencies</i>
Refund management construction fees to AHs	Review all the affected households at the resettlement site who paid for the fees. Those who have the voucher of payment of the fees, will be refund.	3/2015	CLFD of Hoi An City
Payment of not-yet provided assistances to the AHs.	<ul style="list-style-type: none"> - Provide assistance for life stabilization and life production for HHs who lost from 10% to 29.9% of total agricultural land holding (30 kg of rice per person per month for all family members for 03months); - Provide cash assistance for vulnerable households (2,000,000 VND per HH) - Provide reduced price of replacement land in the RS for social policy benefited HHs certified by DOLISA of Hoi An City. - Provide cash assistance for HHs having business affected but without business license (2,000,000 VND per HH) 	3/2015	CLFD and DOLISA of Hoi An City
Preparation and implementation of Income restoration program	Prepare an income restoration program in consultations with relocation households, severely affected households and vulnerable households to support them in restoring their affected income.	2/2015	PMU

VII. BUDGET FOR IMPLEMENTATION OF CORRECTIVE ACTIONS PLAN

The corrective actions plan was consulted and agreed by the PMU and the CLFD of Hoi An City. The estimated budget for implementation of corrective actions plan is 451,200,000 VND, equivalent to \$21,313. The table below presents detailed budget for implementation of corrective actions plan.

	<i>Supplementary Assistancess</i>	<i>Quantities (Household)</i>	<i>Unit price (VND)</i>	<i>Amount(VND)</i>
1	Construction management fees For household who has the receipt of the fees paid	69	2,300,000 (Refund)	188,700,000
2	Cash assistance for vulnerable HHs	26	2,000,000	Included in the budget for RP
3	Reduced price for replacement land in the RS for social policy benefited HHs	5		262,500,000
4	Assistance for HHs who have business affected but without business license	11	2,000,000	Included in the budget for RP
5	Cost for ceremony a new house	99	1,000,000	Included in the budget for RP
6	Income restoration program			Included in the budget for RP
	Total			451,200,000

The budget for implementation of the action plan is from the counter-part fund. Quang Nam PPC is to allocate the budget timely for the action-plan implementation. The budget will be transferred from the state budget of Quang Nam PPC to the CLFD of Hoi An city to implement of the action plan. The PMU will cooperate with the PPC, People's Committee of Hoi An City and the CLFD of Hoi An city to ensure that the budget will be transferred timely and adequately for implementation of the action plan.

Appendix 6: Resettlement Due Diligence Report on the Component of Construction of Access Road to Cua Dai Bridge

I. INTRODUCTION

The Urban Environment and Climate Change Adaptation Project for Hoi An City, Quang Nam Province will be implemented in four wards and three communes including Cam Pho, Thanh Ha, Cam Chau, Cam An wards and Cam Thanh commune of Hoi An Provincial City and Dien Phuong and Dien Nam Dong Communes of Dien Ban District. The objectives of the project include (i) Climate proofed urban development and (ii) Improved water supply management and resilience for Hoi An.

Construction of Access Road to Cua Dai Bridge is one of the components under the Project. The total length of this dual carriage way road (4 lanes) will be 4.86 km, commencing in Lac Long Quan Road and linked to the Cau Dai Bridge which is currently being constructed.

The detailed compensation plans for the components were prepared by Hoi An City CLFD in late 2009 and have been approved by Hoi An City People's Committee since early 2010 following the provisions of Government and polices on land acquisition and resettlement. Land acquisition, compensation, assistance and resettlement commenced at early October 2010 and will be completed in October 2014 when the plots of land in the resettlement site have been allocated and the LURCs have been provided to the relocation households.

The objectives of the RDD are to examine (i) the compliance of land acquisition, compensation, assistances and resettlement with the provisions of national laws and regulations; (ii) the requirements of the SPS and the extent to which these requirements have been satisfied by the component; and (iii) aspects where significant discrepancies exist between the observed outcomes of the land acquisition, compensation, assistances and resettlement implementation and the objectives of ADB Safeguard Policy Statement (SPS, 2009).

II. SCOPE OF IMPACTS BY THE COMPONENT

The total of affected land area by the component is 238,099 m² in Cam An ward, Cam Chau ward and Cam Thanh Commune. Of total area of affected land, there is 152,124.3 m² of agricultural land; 22,386.1 m² of residential land; 11,866 m² of traffic land; 40,521.2 m² of river land and 11,201.8 m² of unused land.

There were 235 households (919 family members) who were affected by the component, of which 153 households who had only agricultural land affected; and 62 households who had only residential land affected and 20 households had both agricultural land and residential land affected. Among the affected household:

- 82 households (348 persons) who were severely affected households (losing from more than 10% of the total productive land holding of the household);
- 67 households (281 persons) who were displaced households, all these households have relocated to the resettlement site; no household self-relocation household.
- 57 affected households are vulnerable households; all of them are households who have meritorious service to the revolution as per the GOV's regulations. There is no poor household.

The component caused impacts on 1,890 trees of 65 households including 1,350 fruit trees and 540 timber trees and 24,479 m² of crops of 148 households including 19,094 m² of paddy; 2,235 m² of maize and 3,150 m² of vegetables.

The affected houses were with very simple construction materials. Most of affected households were with toled-roofs, simple timbered or toled-walls and bricked-floors. There were 92 out of 235 households that had houses and structures affected. The component impacted on 19,094 m² of houses; 1,056 m² of bricked-fence; 256 m² of kitchen; 3,250 m² of breeding facilities; 1,940 m² of yard; 128 m² of gate and 195 m of water pipeline.

III. APPLIED POLICIES ON COMPENSATION, ASSISTANCE AND RESETTLEMENT

Detailed compensation, assistance and resettlement Plans for Construction of Access Road to Cua Dai Bridge Component were prepared by the CLFD of Hoi An City in 2009. The policies that were applied for compensation, assistances and resettlement for component include:

- Land Law 2003;
- Decree No. 181/2004/ND-CP, dated on 29 October 2004 of the Government on the implementation of the Land Law;
- Decree No. 197/2004/ND-CP, dated on 03 December 2004 of the Government on compensation, assistance and resettlement when the State recovers land;
- Decree No. 84/2007/ND-CP, dated on 25 May 2007 of Government on supplementary regulations on issuing LURC, land acquisition, implementation of land use right, orders and procedures on compensation, assistance and resettlement when the State recovers land and settle grievances;
- Decree 69/2009/ND-CP, dated on 13 August 2009 of the Government on supplementary regulations on land use planning, land price, land recovery, compensation, assistances and resettlement;
- Circular No.14/2009/TT-BTNMT, dated on 1 October 2009 of the MONRE detailing the compensation, assistances, resettlement and order of and procedures for land recovery, allocation and lease;
- Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on compensation, assistances and resettlement when the State recovers land in the areas of Quang Nam Province;
- Decision No. 11/2011/QĐ-UBND dated 08 July 2011 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 18/2012/QĐ-UBND dated 28 June 2012 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC amending and supplementing some articles of Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on Compensation, Assistances and Resettlement when the State Recovers Land in the Areas of Quang Nam Province;
- Decision No. 30/2013/QĐ-UBND dated on 22 November 2013 of Quang Nam PPC amending and supplementing some issues of Article 2 of Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC and stipulating regulations on inflation rate for compensation for houses and structures; crops and trees;

- Resolution No. 18/2008/NQ-HDDND dated on 27 December 2008 of People's Council of Hoi An Provincial City regulating some solutions for outstanding issues during the implementation of compensation, site clearance and resettlement in Hoi An Provincial City.

IV. METHODOGY OF THE DUE DILIGENCE

Desk Review

The relevant documents were collected and reviewed, including the Detailed Compensation Plans for Construction of Access Road to Cua Dai Bridge Component (prepared by the Centre for Land Fund Development of Hoi An City, 2011); Decisions of Quang Nam PPC that applied for land acquisition, compensation, assistances and resettlement of the component (Decisions 23/2010/QĐ-UBND; 14/2013/QĐ-UBND; 30/2013/QĐ-UBND; Resolution 18/2008/NQ-HĐND, etc.); results of DMS and pricing by household; and the vouchers of payments of households. The desk review focused on the principles, requirements and provisions that envisaged in the documents and the actual implementation of land recovery, compensation, assistances and resettlement by the component.

Field review

Consultations with resettlement implementing agencies were carried out. The PPTA consultants conducted consultations with the PMU; Center for Land Fund Development of Hoi An City and People's Committees of affected communes. The consulted issues revolved around the applied policies and the actual implementation of land recovery, compensation, assistances and resettlement by the component. List of consulted persons is presented in the Appendix 1.

In-depth interviews and focus group discussions with the affected households were conducted. In-depth interviews and focus group discussions were carried out with 31 affected persons including village heads, relocation households, vulnerable households and severely affected households. The interviews/discussions focused on the implementation of compensation, assistances and resettlement; their income and livelihoods after land acquisition as well as the concerns, opinions, suggestions, outstanding issues raised by AHs on the process; and grievances of AHs relating land acquisition, compensation and assistance under the component. List of interviewed persons is presented in the Appendix 1.

V. FINDINGS OF THE DUE DILIGENCE

5.1. Eligibility

According to the provisions of the government policies, compensation and assistances for affected land shall be made for individuals/households if they have (i) LURC; or (ii) Decision on Land Allocation by the competent agency as regulated by Laws; or (iii) have been using the land stably for a long-time, certified by town/communal people's committee on there is no-dispute on the affected land.

For the component, those with legalisable land holdings were compensated. This included those with LURCs or eligible to obtain such. Based on the compensation records, affected households have no LURCs but have been using the land stably for a long-time (before the year 1991) without dispute on the land and the land use has been certified by the local authorities – these households were compensated for the loss of land and at the same

compensation rate as those with LURCs. As in the detailed compensation plans, all 235 affected households having land affected were entitled to land compensation.

For affected houses and structures, the compensation was compliant to the provisions of the national laws and regulations, particularly the Decree 69/2009, for which compensation for the affected houses and structures shall be in conformity with the unit prices of a newly built houses or structure with the same technical standard issued by the Ministry of Construction; and the newly built houses and other structures price is calculated by the area of the house/structure multiplied by the construction price that conformity with the unit prices of a newly built houses or structure – issued by the PPC following the regulations of the Government (Article 24, Decree 69/2009). All houses and structures affected by the component were compensated in compliance with the regulations of the national laws. All affected crops and trees were compensated at compensation unit rates regulated by Quang Nam PPC.

There is no complaint so far of the APs on the eligibility of compensation and assistance under the component

5.2. Information Disclosure, Consultations and Local Participation

A series of public meetings were organized by CLFD of Hoi An City and CPCs of affected communes to provide information on land acquisition, compensation, assistances and resettlement to the affected households and communities. These meetings include meeting to announce of the approved land use plan for the component; meeting to discuss the plan to carry-out the DMS; meeting to respond to the questions of households on results of DMS and pricing and meeting to discuss on the location and the area of plots in the resettlement site. All the contents of public consultative meetings were recorded in minutes and the participants were provided with PIBs. Consulted people stated that the provided information was clear, easy to understand, useful and transparent.

Pricing results were posted in public places (headquarters of CPCs, village leader's houses and village cultural houses) and sent to the households for review and any feedback (if any).

During the process of land acquisition, compensation, assistances and resettlement, affected households and communities participated in the consultative meetings; DMS; and resettlement site selection.

Information disclosure, consultations and local participations under the component were implemented in compliance with the GOV's regulations; therefore, no more action is needed.

5.3. Detailed Measurement Survey

The affected households were provided DMS self-enumeration form to fill-up. The form that was completed by the households presented all the affected lands and assets of the household and with signatures of household heads. The DMS team of the CLFD of Hoi An city conducted the detailed measurements after that to verify the impacts for the households with participations of the heads of the households, village leaders, representatives of CPCs, mass organizations and the CLFD. The agreed DMS records were with signatures of the affected households and enumerators.

The result of the DMS was disclosed in the public places (headquarters of CPCs, village leader's houses and village cultural houses) and a copy of DMS result was provided to the households. The participated households in the FGDs stated that they are satisfied with DMS results; and the questions and complaints of the households on the DMS result during the implementation were responded adequately.

The implementation of DMS by the component was compliant with the provisions of the GOV's regulations. No more action therefore is required.

5.4. Pricing

Compensation unit rates for affected agricultural land were market rates. In addition to the compensation, households who have agricultural land affected were provided with cash assistance for job changes and creation that is equal to three times of the value of affected agricultural land and households who lost from more than 30% of total agricultural land holding of households received assistance for life stabilization and production stabilization that is VND 30 kg of rice per person per month for all family members in 12-24 months if the households have to relocate and in 6-12 months if the households do not have to relocate.

Compensation unit rates for affected residential land were sufficient for the relocation households to purchase a plot in the resettlement site. Each relocation household was allocated a plot in the resettlement site with the area of 100-150 m² depending on the area of his/her affected residential land. If the households want to purchase plots that are larger than the limited area, they will pay for the additional land area with unit rates as regulated by Quang Nam PPC. Relocation households were provided with assistance for transportation (3,000,000 VND per household); assistance for rental housing (700,000 VND per household per month in 12 months).

Compensation for affected crops and trees follows the issued rates in the Decision No. 23/2010/QĐ-UBND of Quang Nam PPC. All the consulted households confirmed that the compensation rates made for affected annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates were equal to the values of the trees in the market at the time of compensation. Affected households are satisfied with the applied compensation rates and there is no complaint on the rates.

Compensation for affected houses and structures based on the compensation rates regulated by Quang Nam PPC in the Decision No.23/2010/QĐ-UBND. According to the assessment of the affected households, the rates were the replacement costs for the affected houses and structures at the time of compensation. Therefore, the households who were allocated plots in the resettlement site at the time of compensation could build new houses by the compensation amount. However, most of relocation households were allocated plots in the resettlement site in 2013 while the compensation payment was made in 2011. Because of inflation, the received compensation amount is no-longer adequate to build the same house in the relocation site when the plot was allocated.

Results of focus groups discussions and in-depth views with affected households by the component indicated that the affected households have not yet been provided following assistances – this is not compliant with the GoV's regulations.

- Assistance for life stabilization and production stabilization for households that lost from 10% to 29.9% of total agricultural land holding of the households as per the Project Resettlement Framework: VND 300,000 per person/month for all family members for 03 months if the households do not have to relocate and for 06 months if the households have to relocate;
- Assistance for vulnerable households – social policy benefited HHs (there is no affected household that is poor or female-headed households or households headed by elderly/children/disable persons): 2,000,000 VND per household.

- Assistance for 50% of the price of the plot in the resettlement site for HHs who are social policy benefited HHs as per the policy of Quang Nam Province, provisions of Decision No. 118/1995/QĐ-TTg and Decision No.20/2000/QĐ-TTg of Prime Minister.
- Bonus for handing over affected land on time: (5,000,000 VND per household) as per the policy of Quang Nam Province and the provision of the Project Resettlement Policy.
- Cost for ceremony a new house: 1,000,000 VND per HH as per the policy of Quang Nam Province and the provision of the Project Resettlement Policy.

5.5. Compensation, assistance and resettlement

Compensation and assistance payment was made in 2011. However, up to August 2014, 14 out of 67 relocation households have not yet been allocated plots in the resettlement site because plots in the resettlement site are still not available.

Results of focus groups discussion with affected households indicated that they were paid compensation and assistance by installments for three times: (i) 50% of total amount of compensation and assistance was paid in the first time for AHs to start building their house in resettlement site; (ii) 30% of these amount was paid for AHs when their new house was completely constructed and (iii) the rest and the bonus for handing over the affected land on time were given to AHs when they moved to their new house in the resettlement site.

5.6. Assurances for vulnerable households

According to the Article 32 of Decision No. 23/2010/QĐ-UBND of Quang Nam PPC, affected households who are poor households or households headed by the elderly or households with meritorious services to the revolution are entitled to get cash assistance from 1,500,000 VND to 4,000,000 VND. However, 51 social policy benefited households that were affected by the component have not yet been provided with the aforementioned assistance.

According to Dispatch No. 760/STC-CGS of Department of Finance of Quang Nam Province on exempting and reducing cost for a plot in the RS, households that are involved in Decision No. 118/1995/QĐ-TTg and Decision No.20/2000/QĐ-TTg of Prime Minister are entitled to get reduced price for replacement land in the RS if they were not provided the assistance when they were allocated land for the first time. However, 51 social policy benefited households that were required to relocate due to land acquisition of the component are not provided the assistance.

5.7. Income restoration program

Apart from the allowance for life stabilization and production stabilization provided for relocation household (300,000 VND per person for all family members for 6 months); assistance in cash for job changes and creation that equals to three time of the value of the affected land was provided for the households who lost agricultural land.

5.8. Preparation for Resettlement site

The resettlement site that is just 500-800 m in distance from the affected areas has been developed not only for the affected households by the component but also for affected households by different projects in the communes.

Basic infrastructures (street-lighting system, electricity, water system, access roads, drainage system...) have been constructed. The area of a plot is 100 – 150 m² depending on the area of affected residential land. Cost for the plot in the resettlement site that the households had to pay is equal to compensation unit rate paid for the affected residential land. However, up to August 2014, plots in the resettlement site are not available for allocation for 14 households (10 households in Cam An Commune and 04 households in Cam Thanh commune). Besides, some households who were allocated plots in the resettlement site complained that the housing foundation is not ready for housing construction.

The contractors for housing construction are requested by the wards to pay for construction management fees for building new houses in the resettlement site; however the households often engage groups of local residents to build their new houses so that they are suffered from this fee (about 2,300,000 VND per household) – AHs are not satisfied with the fee because each household are provided assistance in cash by only 1,000,000 VND to pay for all administrative fees in the resettlement site.

5.9. Grievance Redress

Grievance redress mechanism was disclosed and consulted with affected households in public consultative meetings. During the implementation of land acquisition, compensation and assistance under the component, there are 12 households who lodged grievances to the PPC on assistances for inflation and assistances for social policy benefited households. Quang Nam PPC responded the grievances and requested People's Committee of Hoi An City to review and provide assistance for inflation and assistance for social policy benefited households. The CLFD held a meeting with the complainants about the resolution. However, up to August 2014, the households have not yet been provided the assistances.

5.10. Other issues

Results of focus groups discussions with leaders of Ward People's Committee of Cam Chau Ward and AHs indicated that 2.6 ha of agricultural land of 08 households in the ward that is not acquired by the component, but it can-not be used for cultivation because the irrigation system to the area was destroyed due to the construction of the access road. The households and the Ward People's Committee requested that the irrigation system must be restored; otherwise, the area of 2.6 ha of agricultural land must be acquired and compensated for the households.

5.11. Gaps of Implemented Land Acquisition and Resettlement with Government's Regulations

The table below summarizes the gaps of implemented land acquisition and resettlement for the Component of Construction of Access Road to Cua Dai Bridge with the Government's Regulations.

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
Eligibility	Compliant. Affected households who have no LURCs but have been using the land stably for a long-time (before the year 1991) without dispute on the land and the land use were compensated	Compliant. All affected households were eligible for compensation. There is no household that lodge grievance on eligibility for compensation	All AHs with LURC or eligible to have LURC allocated were compensated.
Information disclosure, public consultation and local participation	Compliant. CPCs of affected communes and ward held meetings to disclose component-related information. Pricing results and decision on approval of detailed compensation, assistance and resettlement plans were posted in the public places.	Compliant. Information on compensation, assistance and resettlement was disclosed and consulted with AHs, local community and concerned agencies sufficiently.	Information that was disclosed and consulted with AHs include (i) scope of the components; (ii) scope of impacts by the components; (iii) entitlements; (iv) schedule for the implementation of activities under the components and (v) grievance redress mechanism. Information disclosure was implemented through public consultative meetings, PIBs that were provided for AHs in the meetings and documents that were posted at public places. AHs participated in the DMS, review of pricing results and selection of resettlement site.
DMS	Compliant. DMS was carried out in compliance with orders and procedures as regulated by the GOV and Quang Nam PPC.	Compliant. Land and on-land assets affected by the components were measured adequately and correctly.	Each AH was provided self-enumeration form. DMS team measured and verified affected land and on-land assets. AHs, representatives of CPCs and the CLFD signed on the minutes of DMS. Concerns and complaints regarding DMS results were resolved on the field.
Pricing	Compliant. Compensation for land by the provincially regulated price-frame but the price is market price. The compensation rate for residential land is equal to the price that HHs paid for the plot in the resettlement site.	Compliant. Compensation for land and affected structures upon land by replacement cost; compensation for affected crops and trees by market rate.	

Areas	Gaps with Government's Policy	Gaps with project's resettlement framework	Descriptions
	<p>Compensation for affected houses and structures were the replacement costs; compensation rates made for affected annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates were equal to the values of the trees in the market at the time of compensation</p>		
<p>Compensation, assistance and resettlement</p>	<p>Incompliant.</p> <p>Some households were not provided assistance for inflation by the year of 2013 when they received the plot in the resettlement site.</p> <p>Assistance for administrative fees (1,000,000 VND per household) that was provided for AHs is not sufficient since relocation HHs had to pay construction management fees that is equal to 2,300,000 VND per HH.</p> <p>Bonus for handing over affected land on time that was included in pricing results has not yet been paid for households</p>	<p>Incompliant.</p> <p>There was no assistance for life stabilization for those who lost from 10% to 29.9% of total production land holding.</p> <p>AHs were not provided with bonus for handing over affected on time.</p> <p>AHs are not exempted from the construction permit</p> <p>Bonus for handing over the land on-time was not provided.</p>	<p>Only households that lost from more than 30% of total agricultural land holding of the households were provided with assistance for life stabilization and production stabilization. The cash assistance that is 30 kg of rice per person/months for all family members for 03 months was not provided for households who lost from 10% to 29.9% of total agricultural land holding of the households.</p> <p>As regulated in the Project Resettlement Framework, cost for ceremony of new house that is 1,000,000 VND per HH was not provided for relocation households.</p> <p>Relocation households were allocated plots in the RS in 2013 while compensation and assistance payment were made in 2011. They were only provided with assistance for inflation by 2012 instead of 2013 following market rate of construction materials and construction labor in the year of 2013.</p> <p>AHs had to pay construction fee that is 2,300,000 VND per household while they only received assistance for administrative fees that is 1,000,000 VND per household.</p>

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
			Bonus for handing over on time (5,000,000 VND per HH) that was included in the pricing results and decision on approval of compensation, assistance and resettlement but has not been provided for AHs.
Assistances for vulnerable households	Incompliant. Assistances for social policy benefited were not provided	Incompliant. Assistances for vulnerable households were not provided	Assistances for vulnerable households that were not provided include (i) cash assistance for social policy benefited HHs (there is no affected households who are poor or female-headed households or the households headed by elderly/children/disable persons) and (ii) reduced price for replacement plot in the resettlement site for social policy benefited HHs
Income restoration program	No regulation on income restoration program	Incompliant. Income restoration program was not prepared	Relocation households, severely affected households and vulnerable households were provided cash assistance for life stabilization and job changes and creation. However, their income is decreased. An income restoration program should be prepared to support relocation households; severely affected households and vulnerable households in restore their affected income.
Preparation of RS	Compliant. RS is with basic infrastructures provided.	Incompliant. RS is not available at the time of compensation made; therefore, HHs were not allocated the plot when compensation was made. Assistance for inflation was not provided to the households.	AHs were paid compensation and assistance in 2011; however almost of relocation households were allocated plots in the resettlement site in 2013 and up to now 14 relocation households have not yet been allocated plots in the resettlement site. The plot allocated to some AHs is not leveled to be ready for housing construction.
Grievance Redress	Compliant. Grievance redress mechanism was disclosed to AHs and local communities	Incompliant. 14 households who lodged grievances to PPC on assistance for inflation and assistance for social policy benefited;	During the implementation of land acquisition, compensation and assistance under the component, there was 14

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
		PPC requested Hoi An City PC to provide assistance to the APs but up to August 2014, the assistance was not provided.	households who lodged grievances on assistances for inflation and assistances for social policy benefited households. Quang Nam PPC responded the grievances and requested People's Committee of Hoi An City to review and provide assistance for inflation and assistance for social policy benefited households. The CLFD held a meeting with the complainants about the resolution. However, up to August, 2014, the households have not yet been provided the assistances.

VI. CORRECTIVE ACTIONS PLAN

In order to ensure the full-compliance to the requirements of the Government's regulations and the ADB's SPS (2009), as well as to restore the income of the affected households – the corrective actions that required to be implemented as follows:

<i>Issues</i>	<i>Activities</i>	<i>Time frame</i>	<i>Responsibility of agencies</i>
Some households were not provided assistance for inflation by 2013 following market rate of construction materials and construction labor in the year of 2013.	Households that were allocated plots in the RS after the time of compensation payment made should be reviewed and provided with assistance for inflation following market rate of construction materials and construction labor at the year that they got the plot allocated in the RS. Inflation rate of construction materials and increased labour cost (if any) shall be made for the households counting from the time of compensation made to the time of allocating the plot for the households in the RS.	3/ 2015	PMU, CLFD of Hoi An Provincial City
Some assistances as regulated were not provided for AHs	The CLFD should review the number of households who lost from 10% to 29.9% of total agricultural land holding of the households and the number of households who have land affected to provide the AHs assistance for life stabilization (300,000 VND per person/month for all family members for 03 months) and bonus for handing over affected land on time (5,000,000 VND per HH). DOLISA should review whether AHs are social policy benefited HHs and cooperate with the CLFD to provide assistance for vulnerable households (2,000,000 VND/HH on average) and reduced price for the plot in the RS for social policy benefited HHs.	3/2015	PMU, CLFD of Hoi An Provincial City and DOLISA
Assistance for administrative fees (1,000,000 VND per household) that was provided for AHs is not sufficient	Refund the construction management fees that AHs paid if AHs have a voucher of payment of construction management fees	3/2015	PMU, CLFD of Hoi An Provincial City
Income restore program was not yet prepared	Mentioned in the RP		Mentioned in the RP
The allocated plot is not ready for housing construction	The CLFD should work with the contractors that constructed the RS to fix up the housing foundation at no cost for the HHs so as the HHs can build their new houses.	3/2015	PMU, CLFD of Hoi An Provincial City, contractors
2.6 ha of agricultural land are impacted by the construction	The PMU should work with concerned agencies to acquire and compensate for the affected land.	3/ 2015	PMU

VI. BUDGET FOR IMPLEMENTATION OF CORRECTIVE ACTIONS PLAN

The PPTA consultants discussed with the PMU and the CLFD on the action plan and it was estimated that the budget required to implement the action plan is VND 10,706,110,000 equivalent to US\$ 505,720. The budget for implementation of the corrective action plan is from the counter-part fund. Quang Nam PPC is to allocate the budget timely for the action-plan implementation. The budget will be transferred from the state budget of Quang Nam PPC to the CLFD of Hoi An city to implement of the actions plan. The PMU will cooperate with the PPC, People's Committee of Hoi An City and the CLFD of Hoi An city to ensure that the budget will be transferred timely and adequately for implementation of the action plan.

The table below presents detailed budget for implementation of corrective action plan.

No.	Items	Quantities	Unit	Unit price (VND)	Amount (VND)
1	Assistance for inflation				1,210,310,000
2	Bonus for hand over the affected land on-time	235	HH	5,000,000	Included in the approved detailed compensation, assistance and resettlement plans
3	Assistance for HH who lost from 10%-29.9% of total production land holding	27	HH	3,600,000	Included in the budget for RP implementation
4	Assistance for vulnerable households	57	HH	2,000,000	Included in the budget for RP implementation
6	Refund cost of management construction fees in the RS	67	HH	2,300,000	154,100,000
7	Assistance for 50% of cost for a plot in the RS for social policy benefited HHs	51	HH	63,500,000	3,238,500,000
8	Cost for ceremony of new house	67	HH	1,000,000	Included in the budget for RP implementation
9	Income restoration program				Included in the budget for RP implementation
10	Compensation for loss of 2.6 ha of paddy land	26,000	m2	57,000	1,482,000,000
11	Assistance for job transition and job creation for 08 HHs that lose 2.6 of paddy land	26,000	m2	171,000	4,446,000,000
12	Assistance for life stabilization for 08 HHs that lose 2.6 of paddy land	8	HH	14,400,000	115,200,000
13	Bonus for hand over the affected land on-time for 08 HHs	8	HH	5,000,000	40,000,000
	TOTAL				10,706,110,000

Appendix 7: Due Diligence Report on Construction of Road DH15

I. BACKGROUND

The Urban Environment and Climate Change Adaptation Project for Hoi An City, Quang Nam Province will be implemented in four wards and three communes including Cam Pho, Thanh Ha, Cam Chau, Cam An wards and Cam Thanh commune of Hoi An Provincial City and Dien Phuong and Dien Nam Dong Communes of Dien Ban District. Objectives of the project include (i) Climate proofed urban development and (ii) Improved water supply management and resilience for Hoi An Provincial City. The Project consists of five components, including (i) Construction of access road to Cua Dai Bridge; (ii) Construction of Co Co new urban development area; (iii) Improvement of Lai Nghi reservoir and intake; (iv) Improvement of Phap Bao lake; and (v) Improvement of the provincial road 608 sections in Dien Phuong, Dien Nam Dong commune (Dien Ban District) and in Hoi An City.

Construction of Road DH15 is not one of the project's components. However, the road is being constructed by Hoi An City People's Committee to connect the Access Road to Cua Dai Bridge (one of the project funded components) to Lac Long Quan Road for transportation from the Cua Dai Bridge to center of Hoi An City. Construction of the Road DH15, therefore, is considered as an associated facility to the Project.

Compensation was commenced from June 2014. Affected persons (114 households) are in Cam Thanh Commune of Hoi An City. As an associated facility to the project, a resettlement due diligence (RDD) has been carried out by PPTA consultants. Objective of the RDD is to examine whether (i) implementation of land acquisition, compensation, assistances and resettlement is compliant with the provisions of national laws and regulations; (ii) the requirements of the approved resettlement documentation and the extent to which these requirements have been satisfied by the component; and (iii) aspects where significant discrepancies exist between the observed outcomes of the land acquisition, compensation, assistances and resettlement implementation and the objectives of ADB Safeguard Policy Statement (SPS, 2009).

II. SCOPE OF LAND ACQUISITION

Construction of the Road DH15 entails land acquisition of 114 households (458 persons), of which 108 households who have land affected (83 households lost only residential land, 16 households lost only perennial-tree land, and 09 households lost both residential and perennial-tree land) and 06 households who just have structures and trees affected, but not land.

The total affected land area is 5521 m² of which 3916.3 m² is residential land, 1604.7 m² is perennial-tree land.

A total of 5322.13 m² of structures affected. The affected residential land is great but most of affected structures upon residential land are secondary structures, fences and yards; therefore, there are only five (05) households who have to relocate. Construction of the road effects on 462 trees of various types.

Resettlement area for five relocation households is being developed. The land that was acquired to develop resettlement area is the empty land managed by Cam Thanh Commune. Therefore, there is no affected person by land acquisition for resettlement area development. The relocation households are still staying in the affected area until the land

is needed for civil works. It is planned by Hoi An CLFD that, the resettlement area will be completed by end of 2014.

III. APPLIED POLICIES ON COMPENSATION, ASSISTANCE AND RESETTLEMENT

Detailed compensation, assistance and resettlement Plan for Road DH15 was prepared by the CLFD of Hoi An City in 2009. The policies on compensation, assistances and resettlement that were applied for the component include:

- Land Law 2003;
- Decree No. 181/2004/ND-CP, dated on 29 October 2004 of the Government on the implementation of the Land Law;
- Decree No. 197/2004/ND-CP, dated on 03 December 2004 of the Government on compensation, assistance and resettlement when the State recovers land;
- Decree No. 84/2007/ND-CP, dated on 25 May 2007 of Government on supplementary regulations on issuing LURC, land acquisition, implementation of land use right, orders and procedures on compensation, assistance and resettlement when the State recovers land and settle grievances;
- Decree 69/2009/ND-CP, dated on 13 August 2009 of the Government on supplementary regulations on land use planning, land price, land recovery, compensation, assistances and resettlement;
- Circular No.14/2009/TT-BTNMT, dated on 1 October 2009 of the MONRE detailing the compensation, assistances, resettlement and order of and procedures for land recovery, allocation and lease;
- Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on compensation, assistances and resettlement when the State recovers land in the areas of Quang Nam Province;
- Decision No. 11/2011/QĐ-UBND dated 08 July 2011 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 18/2012/QĐ-UBND dated 28 June 2012 of Quang Nam PPC regulating inflation rates for houses and structures
- Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC amending and supplementing some articles of Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC on regulations on Compensation, Assistances and Resettlement when the State Recovers Land in the Areas of Quang Nam Province;
- Decision No. 30/2013/QĐ-UBND dated on 22 November 2013 of Quang Nam PPC amending and supplementing some issues of Article 2 of Decision No. 14/2013/QĐ-UBND dated on 26 June 2013 of Quang Nam PPC and stipulating regulations on inflation rate for compensation for houses and structures; crops and trees;
- Resolution No. 18/2008/NQ-HDDND dated on 27 December 2008 of People's Council of Hoi An Provincial City regulating some solutions for outstanding issues during the implementation of compensation, site clearance and resettlement in Hoi An Provincial City.
- Decision No 32/2013 dated 20 December 2013 of Quang Nam PPC on land price in the area of Quang Nam Province in 2014.

IV. METHODOLOGY OF THE DUE DILIGENCE

Desk Review

The Resettlement PPTA consultant worked with the PMU and Hoi An City CLFD to get the relevant documents for desk-review. The documents that have been review include: Detailed compensation plan of Construction of Road DH15 prepared by Hoi An city CLFD in 2014; the policies that were applied for land acquisition, compensation, assistance and resettlement in Quang Nam Province such as Decision No. 23/2010/QĐ-UBND; Decision No. 14/2013/QĐ-UBND; Decision No. 30/2013/QĐ-UBND; Resolution 18/2008/NQ-HĐND, etc;; results of DMS, pricing, information disclosure and consultation, and the vouchers of payments of households.

The desk review focused on the principles, requirements and provisions that envisaged in the documents and the actual implementation of land recovery, compensation, assistances and resettlement that carried out by Hoi An City CLFD

Field Review

The PPTA consultant conducted consultations with the PMU; Hoi An City CLFD and People's Committee of Cam Thanh commune. The consulted issues revolved around the applied policies and the actual implementation of land recovery, compensation, assistances and resettlement by the Construction of Road DH15.

In-depth interviews and focus group discussions were conducted by PPTA consultant with village heads, representatives of People's Committee of Cam Thanh Commune, local mass organizations and relocation households. The interviews and group discussions focused on the implementation of compensation, assistances and resettlement; income and livelihoods of APs after land acquisition as well as the concerns, opinions, suggestions, outstanding issues raised by APs on the process; and grievances of APs relating land acquisition, compensation and assistance.

V. FINDING OF THE DUE DILIGENCE

5.1. Eligibility:

According to the Government's policies, the households who have affected land will be compensated if they have (i) LURC; or (ii) decision on land allocation by the competent agency as regulated by Laws; or (iii) have been using the land stably for a long-time (before the year 1991), certified by town/communal people's committee on there is no-dispute on the affected land.

For construction of the HD Road 15, there are 83 households who have affected residential land, 16 households who have affected perennial-tree land and 9 households who have both residential and perennial-crop tree land. Affected land with LURC were compensated by cash following the provincial regulated price-frame. APs who are without LUCR for the affected land but have been using the affected land for long-time (before the year of 1991) were also entitled to compensation. All 108 households who had land affected got compensation for the affected land.

With the houses and the structures on the land, the compensation was compliant to the provisions of the national laws and regulations (Decree 69/2009). The affected houses and structures were compensated with the price of newly built houses or structures with the same technical standard. The price is calculated by the area of the house/structure multiplied by the construction price (Article 24, Decree 69/2009). All houses and structures

affected by the construction of the DH Road 15 were compensated in compliance with the regulations of the national laws.

The application of eligibility for land compensation is conformity to the provisions of national laws and regulation. Therefore, no action is required.

5.2. Information disclosure, Consultation and Local Participation

Information that was disclosed to all affected households and local communities include (i) scope of the Construction of Road DH15 implementation; (ii) scope of land acquisition and resettlement by the road construction; (iii) entitlements; (iv) schedule for the implementation of DMS, pricing, verification and approval of detailed compensation, assistance and resettlement plans, compensation and assistance payment and relocation to the resettlement site; and (v) grievance redress mechanism.

The information disclosure was carried out in public consultative meetings; local mass media system and documents posted in the public places.

Meetings were held at headquarter of People's Committee of Cam Thanh Commune with participations of representatives of the CLFD; village heads and mass organizations; and affected households. PIB was provided to the participants. All the contents of public consultative meetings were documented in minutes.

Pricing results and decisions on approval of detailed compensation, assistance and resettlement plans were posted in public places such as headquarter of People's Committee of Thanh Ha Commune, village leader's houses and village cultural houses.

Affected households participated in the DMS, reviewed pricing results and visited the proposed resettlement site before relocation.

Consulted people stated that they were provided opportunities for dialogues, discussions, concerns on impacts on lands and assets of the households and communities as well as the policy to be applied for land acquisition, compensation, assistances and resettlement. The provided information was easy to understand and useful.

Information disclosure, consultations and local participations under the component was implemented in compliance with the provisions of the GOV's regulations; therefore, no more action is required.

5.3. Detailed measurement survey

The implementation of DMS by the component was compliant with the provisions of national laws and regulations. Affected households who have land affected filled up the provided self-enumeration form for the affected lands and assets; the CLFD certified the filled-up form and conducted measurement on affected lands and assets upon land. Representatives of Cam Thanh commune CPC, the DMS team and AHs certified and measured affected lands and assets together. The DMS result had signatures of the enumerators, the household, communal cadastral officer, division of natural resources and environment, and leader of the CLFD.

The DMS result was posted at headquarter of People's Committee of Cam Thanh commune and a copy was provided to AHs for review and giving feedback (if any). According to the results of focus group discussions with AHs, all affected households were satisfied with the DMS result.

The DMS was conducted transparently and with participation of the AHs and local communities.

5.4. Pricing

The affected people received cash compensation for their acquisition land and purchased the plot in the RS with a price that was lower than compensation unit rate for affected residential land. The compensation rates of affected lands are as follows:

- Residential land: 850,000 VND per square meter.
- Land for perennial trees: 170,000 VND per square meter.

Apart from cash compensation for lands and the affected assets upon lands, APs received following assistances:

- Assistance for life stabilization and production stabilization (300,000 VND per person/month for 6 months).
- Assistance for transportation (1,500,000 VND).
- Assistance for house rental (1,000,000 VND/month for 12 months)
- Bonus for hand-over the affected land on time (5,000,000 VND) as per Decision No. 23/2010/QĐ-UBND, dated on 30 September 2010 of Quang Nam PPC.
- For the households who have their houses and structures partially affected: Bonus for hand-over the affected land on time is by 5% of total amount of compensation and assistance but not exceed to 2,500,000 VND.

Compensation for affected crops and trees followed the issued rates in the Decision No. 23/2010/QĐ-UBND of Quang Nam PPC. All the consulted households confirmed that the compensation rates made for affected annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates equal to the values of the trees in the market at time of compensation. Affected households are satisfied with the applied compensation rates and there is no complaint on the rates.

Compensation for affected houses and structures based on the compensation rates regulated by Quang Nam PPC in the Decision No.23/2013/QĐ-UBND. According to the assessment of the affected households, the compensation unit rates for the affected houses and structures were the replacement costs at the time of compensation. Compensation for affected houses and structures was sufficient for relocation households to build new houses with the same structure as the status of pre-components.

Cost for ceremony a new house (1,000,000 VND) has not been provided for relocation households.

5.5. Assistance for vulnerable household

According to the DMS result and the consultations with affected households and communities, there was no vulnerable household affected by the Construction of Road DH15.

5.6. Compensation, assistance and resettlement

Compensation and assistance payment under the Construction of Road DH15 was made in July 2014. Up to September 2014, all affected households (114 HHs) fully received

compensation and assistance payment – except the assistance for ceremony of new house for the relocation households. Five relocation households got the plot allocated in the resettlement site in Dien Bien Phu Street. The plots were allocated at the same-time when compensation and assistance payments were made. AHs were paid the compensation and assistance in one time.

Although the Project's Resettlement Framework specified that construction management fees are exempted to the relocation households, households had to pay for the fees. The contractors should have paid the construction management fees according to the regulation of local authorities; however the relocation households engaged groups of local residents to construct their new houses so that they had to pay this fees (about 2,300,000 VND per household). Besides, five relocation households had to pay the fee for LURC allocation that is equal to 200,000 VND/household.

5.7. Income restoration program

Apart from the allowance for life stabilization and production stabilization provided for relocation household (300,000 VND per person for all family members for 6 months). An IRP is not required because (i) five relocation households who moved to the RS but their livelihoods and income are not changed; (ii) there is no HHs who lost production land: and (iii) there is no vulnerable households who are affected by component

5.8. Grievance redress mechanism

Grievance redress mechanism was disclosed and consulted with affected households in public consultative meetings. During the implementation of land acquisition, compensation, assistance and resettlement under the component, there was no grievance lodged by AHs regarding activities implemented by concerned agencies.

5.9. Preparation for Resettlement site

The relocation site was constructed not only for the households who are affected by the construction of Road DH15 but also for affected people by other projects in Hoi Can City and Cam Thanh Commune. The site was completed before relocation of affected households. Basic infrastructures (street-light system, electricity, water system, access roads, drainage system...) were constructed. The area of the plots for the households is from 100 m² to 150 m² depending on the area of affected residential land of the households. Price of the plot in the resettlement site is equals to compensation unit rate paid for the affected residential land.

5.10. Gaps of Implemented Land Acquisition and Resettlement with Government's Regulations

The table below summarizes the gaps of implemented land acquisition and resettlement for the Component of Construction of Road DH15 with the Government's Regulations.

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
Eligibility	Compliant. Affected households that had no LURCs but have been using the land stably for a long-time (before the year 1991) without dispute on the land and the land use were compensated.	Compliant. All affected households were eligible for compensation. There is no household that lodge grievance on eligibility for compensation	All AHs with LURC or eligible to have LURC allocated were compensated.
Information disclosure, public consultations and local participation	Compliant. Meetings were held with participation of AHs and representatives of concerned agencies to disclose information on compensation, assistance and resettlement under the component. Pricing results and decision on approval of detailed compensation, assistance and resettlement plans were posted in the public places.	Compliant. AHs were disclosed component-related information sufficiently. AHs participated in the activities relating land acquisition, compensation and assistance under the component.	Information that was disclosed and consulted with AHs include (i) scope of the components; (ii) scope of impacts by the components; (iii) entitlements; (iv) schedule for the implementation of activities under the components and (v) grievance redress mechanism. AHs participated in the DMS, gave feedback on pricing results that were posted in public places and visited the resettlement site.
DMS	Compliant. DMS was carried out in compliance with orders and procedures as regulated by the GOV and Quang Nam PPC.	Compliant. Land and on-land assets affected by the component were measured adequately and correctly.	Each AH was provided self-enumeration form. DMS team measured and certified affected land and on-land assets. AHs, representatives of CPC of Thanh Ha Ward and the CLFD signed on the records of DMS. AHs were satisfied with DMS results.
Pricing	Compliant. Compensation for land by the provincially regulated price-frame but the price is market price. The compensation rate for residential land is equal to the price that HHs paid for the plot in the resettlement site. Compensation for affected houses and structures were the replacement costs; compensation rates made for affected	Compliant. Compensation for land and affected structures upon land by replacement cost; compensation for affected crops and trees by market rate.	AHs are satisfied with compensation rates for affected lands and assets upon lands.

<i>Areas</i>	<i>Gaps with Government's Policy</i>	<i>Gaps with project's resettlement framework</i>	<i>Descriptions</i>
	annual crops/trees equal to the values of the productivities of the crops/trees in that harvesting year; for affected perennial trees, compensation unit rates were equal to the values of the trees in the market at the time of compensation		
Assistance for vulnerable households	There is no vulnerable households affected by the component	There is no vulnerable households affected by the component	There is no vulnerable households affected by the component
Compensation, assistance and resettlement	Compliant. Replacement land in the resettlement site was allocated for relocation households at the time of compensation and assistance payment made.	Incompliant. Relocation households have to pay construction management fees (VND 2.3 millions/household) and costs for having the LURC allocated (VND 200.000/household). Assistance for ceremony of new house was not provided.	As soon as compensation and assistance payment was made, replacement plot was allocated in the RS for relocation households so that they could rebuild their new house. Management construction fee, costs for administration and paper to have LURC allocated should be exempted from payment of households.
Income restoration program	Not required	Not applicable	Five relocation households moved to the RS but their livelihoods and income are not changed. There is no HHs who lost production land. There is no vulnerable households who are affected by component. Therefore, IRP is not required.
Preparation of RS	Compliant. RS is with basic infrastructures provided.	Compliant. RS is available before moving people in; infrastructures provided and the plots are ready for housing construction.	

VI. CORRECTIVE ACTION PLAN

In order to ensure the full-compliance to the requirements of the Government's regulations and the ADB's SPS (2009), as well as to restore the income of the affected households – the corrective actions that required to be implemented as follows:

Responsibilities and Schedule for Implementation of Action Plan

<i>Issues</i>	<i>Activities</i>	<i>Time frame</i>	<i>Responsibility of agencies</i>
Cash assistance for ceremony of new house was not provided	Provide the assistance (1,000,000 VND) for the relocation households for the new house ceremony	3/2015	Center for Land Development Fund
HHs paid construction management fees	Review all the affected households at the resettlement site and refund the construction management fees (2,300,000 VND/household)	3/2015	Center for Land Development Fund
HHs paid administrative and paper costs for having LURC allocated	Review all the affected households; make a list of household who paid the administrative and paper costs for having LURC allocated to refund (200,000 VND/household).	3/2015	Project Management Unit

VII. BUDGET

The estimated budget for implementation of action plan is 246.840.000 VND. The breakdown costs are as follows:

Detailed Budget for Implementation of Action Plan

	<i>Supplementary Assurances</i>	<i>Unit (Household)</i>	<i>Quantities (VND)</i>	<i>Amount (VND)</i>
1	Cash assistance for ceremony of new house	5	1,000,000	1,000,000
2	Reimbursement of construction management fees	5	2,300,000 (Refund)	11,500,000
3	Reimbursement of administrative and paper costs for having LURC allocated	5	200,000	1,000,000
	Total			12,500,000

The budget for implementation of the action plan is from the counter-part fund. Quang Nam PPC is to allocate the budget timely for the action-plan implementation. The budget will be transferred from the state budget of Quang Nam PPC to the CLFD of Hoi An Provincial city to implement of the action plan. The PMU will cooperate with the PPC, People's Committee of Hoi An Provincial City and the CLFD of Hoi An Provincial city to

ensure that the budget will be transferred timely and adequately for implementation of the action plan.

Appendix 8: Questionnaire for households

QUESTIONNAIRE FOR HOUSEHOLDS IN PROJECT AREA

District/Quan:	Ward/commune:	Village/Hamlet:
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1. Basic Socio Demographic Information on Households

1.1 Name of the Interviewer: _____

1.2 Is the Interviewee the head of the household? 1- Yes 2 – No

1.3 Profile of the Household

1.4 Number of persons in the household (include only those who share the same eating and cooking arrangement): _____ persons

1.5 Profile of head of household and other household members:

Seq. (a)	Relation to the head of household (b)	Gender (c)	Age (d)	Marital Status (e)	Education (f)	Ethnicity (g)	Present Occupation (h)	Average Income per Month VND (i)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

(Use the codes below)

Column	Variable	Code
(c)	Gender:	1 - Male 2 - Female
(e)	Marital status	1 - Married 2 – Widow/widower 3 – Divorced 4 – Single
(f)	Education	1 – Illiterate/no schooling training 2 – Primary school graduate 3 – Secondary school 4 – High school 9- Other..... 5 – Technical/Vocational training 6 - College/University 7 - Master 8 – Doctor
(g)	Ethnicity	1 - Kinh / Vietnamese 2 - Hoa 3 –
(h)	Present Occupation	1 - Agriculture 2 – Aquaculture work 3 - Business owner 4 – Hired labourer 6 – Government staff 7- Unemployed; looking for work 8 – Retired 9- Housewife

		5 - Driver	10- Other (specify)
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1.6 Household poverty classification (MOLISA)

1 – Not poor 2 – Poor 3 – Very Poor

1.7 Does the household have members who are?

Woman-headed household=1; Single elderly=6
 Ethnic minority=2; Social policy household=7;
 Disabled=3; Severe chronic illness/condition=8;
 Wounded soldiers =4; VN mother heroes =9
 Martyrs=5

2. Information on the Household's Housing and Housing Facilities

2.1 Type of House Structure

1 – Two-storey house or more (flat roof or tiled-roof)	5 – one-storey house of brick wall and cottage roof
2 – One-storey house of flat proof	6 – wooden building
3 – One-storey house of bricked – wall and tiled-roof	7 – house on stilts
4 – One-storey house of temporary wall and tiled-roof	8 – thatched cottage, temporary house

2.2 Total floor area of the house: _____ m²

2.3 Legal status of the household on the land where the house is located:

- 1 – LURC or eligible to have LURC
- 2 – Leased, rented, borrowed or temporary use right
- 3 - No legal right/illegal squatter

2.4 Year when the house was built: _____

2.5 Water and Sanitation Facilities:

a.	Source of water – drinking / cooking: _____	1- Rain water	5- Purchased
b.	Source of water – washing / bathing: _____	2- Traditional / shallow well	6- Public tap
		3- Deep well water	7- Piped
		4- Canal, river, pond	8- Other
c.	Sanitary facility	1- Pit latrine toilet	3- Public
		2- Toilet in house	4- None
d.	Domestic waste water disposal	1- Public drainage system	
		2- Pond or Pit	
		3- Others	
e.	Garbage disposal	1. URENCO	
		2. Burn	
		3. Bury	
		4. Stream, lake, river or sea	
		5. Others	

f.	Source of energy – lighting	1- Electricity (from government)	6- Wood
g.	Source of energy – cooking:	2- Private generator	7- Coal
		3- Car battery	8- Cylinder gas
		4- Kerosene / gas	9- None
		5- Paraffin / candle	10 - Other

Water Quality – Please tick which box fits.

Water resources	Good	Bad	Others
h. Rivers			
i. Piped Water			
j. Deep well /Shallow well			

Water pollution source - Please tick which box fits.

Water resources	Domestic waste water	Industry	Agriculture	Others
k. Rivers				
l. Piped water				
m. Deep well /Shallow well				

2.6. Land Used For Agriculture or Aquaculture

	m ²	LURC	Leased/Rented	“Informal”
Rice Cropping				
Maize Cropping				
Other Cereal Crops				
Vegetable Growing				
Fruit Orchard				
Fodder Crops				
Fish Raising				
Prawn Farming				
Livestock Grazing				

Duck Raising				
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2.8. Annual Production Output and Percentage of Output Sold Commercially

	Kilogram Or Head	Spring Harvest	Autumn Harvest	Year Round	Marketed Commercially
Milled Rice					
Harvested Maize					
Other Cereal Crops					
Vegetables Grown					
Fruit Picked					
Fish Caught					
Prawn Netted					
Piglets Raised					
Calves Reared					
Ducks Sold					
Chickens Sold					
Eggs Sold					

2.9. Fruit and Vegetables Grown

	Kilogram	Seasonal	Year Round	Sold to Market
Coconut				
Mango				
Pineapple				
Papaya				
Guava				
Morning Glory				
Chilli				
Cabbage				
Morning Glory				
Bean				
Tomato				
Lettuce				
Egg Pant				

3.0. Access to public facilities

Facilities/Social	1.Yes	2.No	1= under1	2= from 1 to	3= from 2 to	4= over
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service			km	2 km	5 km	5 km
a. Health Services						
1. Communal health center						
2. Hospital/General Clinic						
3. Private medical center						
4. Pharmacy						
b. Market						
c. Kindergarten and School						
5. Kindergarten						
6. Primary school						
7. Secondary school						
8. High school						
9. Community college/Vocational training						
d. Other Community Facilities						
10. Cultural communal house						
11. Pagodas, temples, churches						
12. Sport center, stadium						

4. Water- borne Disease in the area

1 - Diarrhea 2 - Dysentery 3 - Dengue fever 4 - Malaria 5- Other Disease

5. Environmental Conditions

Air quality - Please tick which box fits.

Pollutant/Level	None	Minimal	Moderate	Significant
Noise				
Dust				

Air pollution source

Pollutant/Source	Transportation	Industry	Agriculture (burning of waste, livestock)	Others
Noise				
Dust				

Flooding

Do you experience flooding on an Annual Basis?	1- Yes		2 - No	
When it floods do you have to leave your house?				
How many days do you have to leave your house?				
Is your livelihood affected during this time?				
Can your children continue to attend school?				
Do you have to spend time and money to repair house due to flood damage?				
How much time and money did you have to spend as a result of the most recent flood?				
If yes, what years?	1- 2012	2- 2011	3- 2010	4 – Others
What are the possible causes?	1. No Drainage	2. Poorly maintained drainage system	3. Overflowing rivers or high tides during typhoons	4 Others

9. Household assets

a) Agricultural and Acquacultural Equipment

- Walking Tractor (Iron Buffalo) [] Number:
- 4 Wheel Tractor [] Number:
- Rice Harvester [] Number:
- Mechanical Thresher [] Number:
- Fish-rearing cages on river [] Number:
- Boat Used for Fishing [] Number:
- Large-scale fishing nets/traps [] Number:

b) Equipment for business purpose

- Glass cabinet [] Number:
- Chair and Table [] Number:
- Trolley [] Number:
- Fax, computer and printer [] Number:
- Other equipment [] Number:

c) Transportation

- Car [] Number:
- Motorcycle [] Number:
- Bicycle [] Number:
- Truck [] Number:
- Other vehicle [] Number:

d) Major Kitchen Equipment

- Gas Cooker [] Number:
- Electric Stove [] Number:
- Rice cooker [] Number:
- Other cooking equipment [] Number:

e) Other Household Consumer Durables

- Washing machine [] Number:
- Refrigerator [] Number:
- Radio [] Number:
- DVD player [] Number:
- Television [] Number:
- Mobile Phone (Android) [] Number:

f) General status of building

- Excellent [] Good []
- Fair [] Poor []

g) General condition of households furnishing such as furniture, cabinet, etc.?

- Excellent [] Good []
- Fair [] Poor []

10. Household Income and Expenditures

Source of income

a.	Source of <u>primary or largest</u> income	1- Agriculture 2- Trading – retail / wholesale 3- Services	7- Government/social assistance/pension
b.	Source of <u>second largest</u> income	4- Manual / daily labor 5- Wages / salary 6- Truck transport	8- Lease/property rental 9- Financial assistance from relatives 10- Other
c.	Responsible for <u>primary income</u> :	1- Household head alone 2- HH head + spouse 3- HH head + spouse + adult children	4- Adult children 5- Other

Amount of income

	Source	VND/month	VND/year
a.	Primary		
b.	Secondary		

c.	TOTAL (<u>ALL</u> sources)		
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Household Expenditures

	Expenditure	VND/month	VND/year
a.	Food		
b.	Clothing		
c.	Health		
d.	Education		
e.	Religious/social/ceremony		
f.	Transport (bus fare, maintain, etc.)		
g.	Fuel		

Making Ends Meet (Management of Expenditure)

+ No saving (income is enough to balance expenditure) []
 + There is saving (income is more than expenditure) []
].....VND
 + Income is less than spending []

Outstanding Loans

BankVND; Lending purpose:
 Other Loan Provider VND; Lending purpose:
 Family/Neighbor/FriendVND; Lending purpose

11. MEANS OF TRANSPORTATION

What kind of vehicle does your family use for traveling everyday?

- 1 – Walking
- 2 – Bicycle
- 3 – Motorcycle
- 4 – Car
- 5 – Bus
- 6 – Other kind of vehicle (in detail)

Date of Interview: _____
 Interviewed by: _____
 Checked by: _____

Interviewer's	Notes:

Appendix 9: Term of References for External Monitoring Consultants

I. Back-ground

The Urban Environment and Climate Change Adaptation Project will be implemented in Hoi An City (Quang Nam Province) and Dong Hoi City (Quang Binh) Province of Viet Nam. The Project aims to support the Government of Vietnam and the project provinces to (i) improve wastewater collection and treatment, (ii) enhance flood protection and erosion control, (iii) protect water resources from saline intrusion, (iv) climate proofing urban development, (v) improve the financial sustainability of water and wastewater utilities and (vi) strengthen the capacity of existing government entities and urban environmental utilities.

For Hoi An City (Quang Nam Province), five project components will be supported by the Project, namely:

- Integrated Flood Management Sub-Component: This component consists of a number of physical infrastructure investments (structural measures) supported by an enhanced city flood warning system, linked to a river basin wide flood warning system (non-structural measures). The structural measures consist of the dykes linked to the proposed road projects and the Phap Bao detention ponds. This latter project relates not only to the detention basin itself, but to the upstream sewerage. Improvement of storm-water storage will require a deepening of the reservoir through the dredging of about 50,000 m³ of sediment.
- Provincial Road No. 608 improvement: The main objective of road 608 raising is to create a flood evacuation route on the south-west side of Hoi An town, as opposed to the Cua Dai new road and bridge on the North-East side.
- Access Road to Cua Dai Bridge: Similarly 4.86 km of road will be created along the northern edge of Hoi An improving access and evacuation in times of flood.
- Lai Nghi Reservoir Improvement and Intake: This component involves the dredging of the Lai Nghi Reservoir to ensure more and better quality water is available for unmet demand in Hoi An, reinforcement of the existing embankments using a soft engineering approach and development of pathways around the reservoir, replacement of the existing manually operated sluice gate with a motorized gate, installation of a new raw water pumping station and associated pipeline connecting the reservoir to the new water treatment plan, and installation of a wastewater collection system around the Lai Nghi Reservoir.
- Co co River Urban Development Area: the Co Co Urban Development Area serving an estimated population of up to 9,000 inhabitants will support Hoi An's vision to become an eco-friendly city and would also promote the country's Green Growth Strategy.

II. Scope of Impacts by the Components

The project implementation would require land in four wards and one commune of Hoi An City. Based on the result of Inventory of Loss, there are 645 households (2,580 persons) affected by land acquisition by the project. Of 645 affected households, 311 households will lose from more than 10% of their productive land holding; 176 households have to be relocate and 151 households are vulnerable households. The project would acquire 711,374 m² of different types of land including 586,269 m² of agricultural land of 462 households; 61,017 m² of residential land of 266 households; and 64,087 m² of other land.

<i>Component</i>	<i>Agricultural Land (m²)</i>	<i>Residential Land (m²)</i>	<i>Other Land (m²)</i>	<i>Total(m²)</i>
Cua Dai Access Road	152,124	22,386	11,866 m ² of traffic land 40,521.2 m ² of river Land; 11,201.8 m ² of unused land	238,099
Co Co River New Urban Development	375,494	7,250	330 m ² of public land	383,074
Lai Nghi Reservoir Improvement and Intake	36,216	856	-	37,072
Phap Bao Lake Improvement	13,750	-	-	13,750
Provincial Road DT 608	8,685	30,525	168.3 m ² of land for other annual crops	39,379
TOTAL	586,269	61,017	64,087	711,374

The implementation of five components would impact on 5,171 trees including 3,442 fruit trees; 1,189 timber trees and 540 other trees of 212 households and 308,427 m² of crops of 380 households in the project area. Of 308,427 m² of affected crops, there are 258,066 m² of rice; 17,637 m² of maize; 11,000 m² of water morning glory and 21,724 m² of other vegetables.

There will be 266 households having houses and other structures affected, of which 176 households have houses affected fully and have to relocate and 90 households have houses affected partially. Ninety HHs can rebuild or repair their houses in the remaining residential land after land acquisition. According to the IOL results, the components cause impacts on 45,332 m² of houses; 2,566 m² of fence; 1,783 m² of kitchen; 4,540 m² of breeding facilities and 4,640 m² of other structures. The affected houses are with very simple construction materials. Most of affected households are with toled-roofs, simple timbered or toled-walls and bricked-floors.

<i>Components</i>	<i>Total Affected Area (m²)</i>	<i>Affected Area</i>				
		<i>Houses (m²)</i>	<i>Fence (m²)</i>	<i>Kitchen (m²)</i>	<i>Breeding Facilities (m²)</i>	<i>Others (m²)</i>
Cua Dai Access Road	25,889	19,064	1,056	256	3,250	128 m ² of gate; 1940 m ² of yard; 195 m of water pipe line
Co Co River New Urban Development	2,983	1,848	158	237	420	320 m ² of yard
Lai Nghi Reservoir Improvement and Intake	80	-	-	10	10	60
Phap Bao Lake Improvement	-	-	-	-	-	0
Provincial Road DT	30,164	24,420	1,352	1,280	860	2252 m ² of yard

Components	Total Affected Area (m ²)	Affected Area				
		Houses (m ²)	Fence (m ²)	Kitchen (m ²)	Breeding Facilities (m ²)	Others (m ²)
608						
TOTAL	59,116	45,332	2,566	1,783	4,540	4640

III. Objectives of External Resettlement Monitoring

In conformity with ADB's SPS (2009) and related Vietnam laws and decrees, a Resettlement Plan was prepared as part of the feasibility study. The RP will be updated subject to the PPC and ADB concurrence once the detailed engineering design is available with a detailed measurement survey.

In order to help ensure that the approved RP is implemented, monitoring of land acquisition and resettlement activities will be pursued, internally by City People's Committee, Centre for Land Fund Development, and PMU, and externally by an independent body called the External Monitoring Agency (EMA). The EMA is expected to begin monitoring when the implementation of Corrective Action Plans of the carried-out land acquisition and resettlement components is started. The EMA will be engaged for a period of 28 person-months in total.

The main objectives of external resettlement monitoring and evaluation are to (i) monitor and evaluate if the Resettlement Corrective Action Plans (RCAPs) are implemented properly for the components of Provincial Road 608 Improvement, Access Road to Cua Dai Bridge and Road DH15 Construction; (ii) conduct survey and collect the baseline data, including socioeconomic data and resettlement data for the monitor and evaluation; (iii) monitor and examine whether or not the implementation of the RP is being carried out as planned and compliant with the Project Resettlement Framework and the approved Resettlement Plan; (iv) evaluate the impacts of resettlement of APs and (v) assess whether or not the mitigating measures identified and planned out in the RP are adequate in helping affected HHs restore their living standards (vulnerable HHs improve their livelihoods). In view of this, the EMA will conduct four (4) compliance monitoring visits during the RP implementation and one (01) follow-up socio-economic/living standard survey after completion of RP implementation.

IV. Issues and Indicators of External Resettlement Monitoring

The EMA will focus on the following specific issues and indicator:

a. DMS is carried out properly

- Affected lands and assets shall be measured correctly; the results of DMS shall be disclosed publicly.
- Complaints or questions of affected HHs on the DMS results shall be settled timely and satisfactorily.

b. Consultations with AHs and their knowledge on the entitlements

- Relevant documents (RF, RP, decrees/decisions related to land acquisition, compensation, allowances and resettlement) shall be disclosed accessible to the affected HHs.

- AHs are informed and consulted adequately about the land acquisition, and resettlement; schedule of resettlement implementation; income restoration, livelihood rehabilitation, and grievance redress mechanism.

c. Compensation and assistances provisions (cash for land or land for land compensation)

- All AHs shall be compensated adequately and satisfactorily to replace assets affected before the land is acquired.
- Compensation for structure affected shall be equal to replacement prices of materials and labor based on the standards and typical structures of works, and free from reduction or salvaging of old materials.
- Affected business shall be compensated compliantly following the provisions in the approved RP.
- All types of assistances/allowances in the approved RP shall be provided accordingly to the affected HHs.

d. Selection and development of resettlement sites

- Resettlement sites are selected (location, price of the plot, etc.) and developed (lay-outs, infrastructures provisions, etc.) with full consultations with the resettlers, including host-communities.
- Resettlement sites are with sufficient infrastructure; relocation of AHs is fully completed before civil work is commenced.
- Selected resettlement site(s) is suitable for livelihood rehabilitation and development.

e. Income restoration and livelihood development

- Provided assistances for production development (trainings, job creation, etc.).
- Assess restoration of production of AHs, particularly of severe AHs, relocation AHs and vulnerable AHs.
- Assess level of income restoration, living standard and livelihood development of the affected HHs after land acquisition and compensation/resettlement. Monitor problems that AHs are facing on restoring the affected income and livelihoods.

f. Level of AHs satisfaction

- Assessing the level of satisfaction of AHs in different aspects in RP implementation (information dissemination and public consultation, DMS, compensation payment, compensation unit rate, resettlement site selection and development, rehabilitation measures and recovery of living conditions etc.).
- Assessing the level of satisfaction of AHs on the grievance mechanism and grievance redress.

g. Coordination between the resettlement activities and construction schedule

- Civil works can only be started once the External Monitoring Agency (EMA) has verified that (i) compensation has been paid in full to all affected households; (ii) the agreed income restoration program is in place; (iii) the acquired land is free from all encumbrances and no pending complaints and grievances are left unresolved/

h. Gender Issues

- Participations of women in various land acquisition and resettlement activities; impacts of land acquisition and resettlement on women's livelihoods; issues of income restoration of women.

V. Monitoring Methodology

Desk Review: The EMA will review the relevant laws and decrees of the Government and of the Provincial People's Committee of Quang Nam Province on land acquisition and resettlement. The documents for desk review also include the ADB's SPS 2009; the Project Resettlement Policy Framework; the approved updated resettlement plan; internal resettlement monitoring reports, and project progress reports including any resettlement progress reports, etc.

Field assessment: Based on the DMS data, for each monitoring visit, the consultant shall carry-out questionnaire survey with 100% of severely AHs; 100% of vulnerable households and 20% of marginal AHs by random sampling who get compensated for that monitoring time. In addition, the EMA shall also conduct in-depth interviews and group-discussions with key-informants, severely affected households and vulnerable households. Consultations on the issues of land acquisition and resettlement shall also be conducted with PMU, affected communities, local authorities, concerned agencies and mass-organizations.

Post resettlement evaluation: The methodology for post resettlement evaluation will be based mainly on comparison of the socio-economic status of affected households following displacement and their socio-economic conditions prior to displacement. For this purpose, a follow-up socio-economic survey (100% of severely AHs; 100% of vulnerable households and 20% of marginal AHs of all affected households) will be conducted by the EMA to find out the living standards of affected households six-months following completion of RP implementation. If the findings of the study would indicate that the objectives of the RP have not been achieved, the EMA will propose appropriate additional measures to help affected households rehabilitate themselves to at least their pre-project situation (for the vulnerable households to improve their income).

The sample size and monitoring methodology will be specified in more detailed in the Inception Report of the EMA and based on the actual magnitude of subprojects.

VI. Frequency of Monitoring

- Regular Monitoring: The EMA will carry out one (01) monitoring in the year 2015; and three (03) monitoring in the year 2016. A total of four regular monitoring will be carried out in the field.
- Post Resettlement Evaluation will be carried out in the year 2017.
- Mobilization the EMA will depend on the progresses of land acquisition and resettlement activities of subprojects.

VII. Outputs

The EMA will submit to PMU the following reports:

- Inception Report: 01 report (with 5 copies of English version and 8 copies of Vietnamese version).
- Monitoring Report: 04 reports for four regular monitoring (with a total of 20 copies of English versions and 32 copies of Vietnamese versions)
- Analyzed socioeconomic survey of the post-resettlement evaluation: 1 set (with 5 copies of English version and 8 copies of Vietnamese version).

- Post-Resettlement Evaluation Report: 01 report (with 5 copies of English version and 8 copies of Vietnamese version).

PMU will share the reports to ADB, City People's Committee, centre for land fund development, commune/ward people's committee and relevant agencies. The reports will be posted in public places and in ADB's website.

VIII. Qualification and required Experience of EMA

The EMA can be an organization, a consulting firm, or an agency that have competent professions locally. The candidate must have experience on resettlement monitoring for projects funded by international funding agencies (WB, ADB or JICA). EMA recruitment shall be in accordance with the Consultant Quality Selection (CQS) in compliance with ADB guidelines.

The EMA shall mobilize 2 experts who have qualifications on social science such as community development, sociology, gender, anthropology, migration, economic, etc. and propose one team leader who is qualified in profession, English command and managerial competence to undertake the general responsibilities of the consultant team and to work with relevant agencies. The requirements on qualifications and work experiences of each of the EMA team members as below.

- **Team Leader** (08 *person-months*): shall have intensive and extensive knowledge in the Sociology/Anthropology, have at least 10 years of working experiences, 5 years of working experience in RP monitoring or having involved in RP preparation/monitoring plan in at least 5 internationally funded projects. The position is required a bachelor degree on Sociology/Anthropology, and preference is given to the higher education degree. The Team leader is required with knowledge on basic computer skills and a good command on English (listening, speaking, reading and writing)
- **Community development expert** (08 *person-months*): The expert on community development shall have knowledge and skills in community development, public consultation and have at least 7 years of working experience, having involved in RP monitoring in 03 internationally funded projects. The position is required a bachelor degree on Sociology/Anthropology/Community Development and preference is given to the higher education degree. Preference is given to a candidate who has knowledge on basic computer skills and a good command on English (listening, speaking, reading and writing).
- **Supporting staffs** (12 *person-months*): The supporting staffs will have experiences in surveying, collecting and analyzing information and data, conducting consultations, managing data and have good computer skills in relevant software.