

Resettlement Plan

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VIE: Second Human Health Resources Development Project

Dong Nai - HCMCUMP

Prepared by Ministry of Health for the Asian Development Bank (ADB).

CURRENCY EQUIVALENTS

(as of August 2018)

USD \$1 = VND 23,335

ACRONYMS AND ABBREVIATIONS

ADB	Asian Development Bank
AHs	Affected Households
APs	Affected Peoples
CPC	Commune People's Committee
CHPMU	Central Health Project Management Unit
DONRE	Department of Natural Resources and Environment
DOLISA	Department of Labour, Invalids and Social Affairs
DMS	Detailed Measurement Survey
EA	Executing Agency
ESU	Environmental and Social Unit
GOV	Government of Vietnam
HHRDP	Health Human Resource Development Project
IA	Implementing Agency
IEE	Initial Environmental Examination
IMU	Internal Monitoring Unit
IRP	Income Restoration Plan
IZ	Industrial Zone
JSC	Joint Stock Company
LURC	Land Use Right Certificate
MOH	Ministry of Health
HMU	Hanoi Medical University
HCMCUMP	Ho Chi Minh City University of Medicine and Pharmacy
LFDC	Land Fund Development Centre
ODA	Official Development Assistance
PCs	Peoples' Committee
PCM	Public Consultant Meeting
PMB	Project Management Board
PPC	Provincial People's Committee
PSC	Project Support/Implementation Consultant
RCS	Replacement Cost Study
RP	Resettlement Plan
SES	Socio Economic Survey
SHHRDP	Second Human Health Resources Development Project
SPS 2009	Safeguards Policy Statement (2009)
TOR	Terms of Reference
TRTA	Transaction Technical Assistance Consulting Firm (VK Architects and Engineering, in association with Polo Architects and Ecorem)

NOTES

- (i) The fiscal year of the Government of Viet Nam ends on 31 December.
- (ii) In this report, "\$" refers to United States dollars.

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DEFINITION OF TERMS

Affected Persons (APs)/Affected Households (AHs)	Mean 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, water resources or any other moveable or 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 displacement. APs residing under one roof and operating as a single economic unit are collectively referred to as an affected household (AH).
Compensation	Payment in cash or in kind for an asset or a resource that is acquired or affected by a Project at the time the asset needs to be replaced.
Cut-off date	This refers to the date prior to which the occupation or use of the Project area makes residents/users eligible to be categorized as Affected Persons. In this Project, the cut-off date will be the date of official informs the issued notice of land acquisition. Persons who are not identified during the census before the cut-off date will not eligible for compensation and other entitlements.
Detailed Measurement survey (DMS)	With the aid of the approved detailed engineering design, this activity involves the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of affected households earlier done during RP preparation. The final cost of resettlement can be determined following completion of the DMS.
Displaced Person (DP)	Displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (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.
Economic Displacement	Loss of land, assets, access to assets, income sources or means of livelihood 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.
Eminent Domain	The right of the state using its sovereign power to acquire land for public purposes. National law establishes which public agencies have the prerogative to exercise eminent domain.
Entitlements	Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income substitution, relocation support, etc. which are due to the APs, depending on the type and severity of their losses, to restore their economic and social base

Inventory of loss	Is the process where all fixed assets (i.e., lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood inside the Project right-of-way (ROW) are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact to the livelihood and productive capacity of APs will be determined.
Livelihood Restoration	Re-establishing livelihood of the displaced persons to enable income generation equal to or, if possible, better than that earned by the displaced persons before the resettlement.
Meaningful Consultation	A process that (i) begins early in the Project preparation stage and is carried out on an ongoing basis throughout the Project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as Project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues
Resettlement	Means all social and economic impacts that are permanent or temporary and are (i) caused by acquisition of land and other fixed assets, (ii) by change in the use of land, or (iii) restrictions imposed on land, as a result of a Project.
Replacement Cost	Replacement cost involves replacing an asset at a cost prevailing at the time of its acquisition. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures should not be taken into account for replacement cost. Where there are no active market conditions, replacement cost is equivalent to delivered cost of all building materials, labor cost for construction, and any transaction or relocation costs.
Socio-Economic Survey (SES)	The SES focuses on income-generating activities and other socioeconomic indicators. Although preliminary information can be gathered from secondary data sources, socioeconomic information needs to be supplemented with information obtained from surveys. A SES can be carried out on a sample that should cover 20% of severely affected households and 10% of marginally affected households. This serves for presenting baseline information on household income, livelihood patterns, standards of living and productive capacity.
Vulnerable Group	These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of resettlement and specifically include: (i) female headed households with dependents, (ii) disabled household heads, (iii) households falling under the national poverty standard, (iv) children and the elderly households who are landless and with no other means of support, and (v) landless households, and (vi) ethnic minorities.

Severely Affected Households Households who will be affected by the Project land acquisition and will either (i) lose 10% or more of their total productive (income-generating) assets; or (ii) have to relocate due to the Project implementation.

Poor Households in rural areas Households that either have a monthly income per capita of lower than VND 700,000 or have an income per capita between VND 700,000 and VND 1,000,000 and have assigned **at least** three of the indicators that measure deprivation of access to basic social services, according to Decision No. 59/2015/QĐ-TTg promulgating multidimensional poverty levels applicable during 2016-2020 (DoLISA).

Near Poor Households in rural areas Households that have a monthly income per capita between VND 700,000 and VND 1,000,000 and have assigned **less than** three of the indicators that measure deprivation of access to basic social services, according to Decision No. 59/2015/QĐ-TTg promulgating multidimensional poverty levels applicable during 2016-2020 (DoLISA).

EXECUTIVE SUMMARY

A. Background of the Project

1. In response to the request of the Government of Viet Nam (the Government) through the Ministry of Health (MOH), the Second Health Human Resources Development Project (SHHRDP) will assist Viet Nam achieve universal health coverage (UHC) and progress toward meeting health-related sustainable development goals (SDGs) through increased supply of health workforce skilled to provide quality services at the local health care level.

2. MOH requested the construction of new campuses for Hanoi Medical University (HMU) in Ha Nam province and Ho Chi Minh City University of Medicine and Pharmacy (HCMCUMP) in Dong Nai province. The project will support HMU and HCMCUMP become internationally accredited centers of excellence in health education and professional training. Given the proposed scope of the master plans for a health science facility, investment and construction will be undertaken in phases. The proposed SHHRDP loan will provide \$80 million financing for Phase 1 development of master plans of HMU and HCMCUMP, respectively. Each university will receive an allocation of about \$40 million. The scope of Phase 1 encompasses required elements to operate a health education and training facility for undergraduate and graduate students as well as continuing medical education (CME) for health professionals. Phase 2 of two new campuses will be invested later by the government budget that will be proposed by Ministry of Health after 2020 in medium term budget for the items such as hospital, research center, infrastructure and auxiliary structures for two main items.

3. Project is designed and proposed with three main outputs as follows. Only output 1 will involve land acquisition and resettlement:

- Output 1: Health education facilities in HMU and HCMC UMP campuses constructed.
- Output 2: Responsiveness of graduates to community health needs strengthened.
- Output 3: Quality of health workforce in disadvantaged communities enhanced.

B. Sub-Project description

4. The component “Construction of Ho Chi Minh City University of Medicine and Pharmacy” in Dong Nai province is one of two structural components under the proposed “Second Health Human Resources Development Project” in Vietnam. In Dong Nai, the new campus will be constructed in area of 120 ha (120,000m²) in “University Urban Area” in Long Tan commune, Nhon Trach district which has been agreed in Announcement Letter of Dong Nai PPC No. 8669/TB-UBND dated 15 August 2018 to MOH and concurred by MOH in the letter sent to ADB on 24th August 2018. Based on the proposal of MOH, HCMC UMP and agreed by Dong Nai PPC, ADB went on field for initial assessment of the new site from 21 to 24 August 2018.

C. Scope of Land Acquisition and Resettlement

5. This Resettlement Plan (RP) has been prepared based on the results of the inventory of loss (IOL), and replacement cost study (RCS) conducted in Long Tan commune for 61 land plots of Maps No. 12 and 13 that will be recovered totally or partially under the Project for campus phase 1, and socioeconomic survey (SES) carried out for 12 affected households who have residential registration in Phuoc Thien and Phu Hoi communes.

6. The IOL was conducted from 27th to 31st August 2018 and additional survey from 10th to 12th September after receiving final boundary of campus phase 1 from Design consultant. The IOL was conducted through the following method: first study of cadastral maps with land plots determined within the boundary of campus. Next, based on the identified land plots, the list of land owners was collected from the Provincial Land Registration Office then consulted with village leaders and cadastral officers to verify and update the information as required. Socio-Economic Survey (SES) was carried out in parallel with IOL for all potential affected households in the project area who could be identified at the site to collect primary and secondary socio-economic data of affected communes and project-affected households. A rapid replacement cost study (RCS) was conducted via consultations with local authorities, affected households and non-affected households on recent land transactions.

7. Given time constraints during RP preparation, three main assumptions are proposed in this RP to address temporary gaps in data collected, to be verified and confirmed through the detailed measurement survey (DMS) during project implementation: i) land owners of land plots affected by project were identified based on the list of land owners in the database of Provincial Land Registration Office and updated through consultation with cadastral officers, village leaders and affected households themselves; ii) for land plots where current land users cannot be confirmed by local authorities, village leaders and neighbour households during IOL and SES, the current land owners in the registration book have been assumed as cultivating on said plots; iii) total land holding of land owners is based on the data provided by provincial Land Registration Office in Nhon Trach district and verified by local authorities and village leaders. Such data will be verified and confirmed during DMS later.

8. Land acquisition for construction of the HCMC UMP campus Phase 1 and access road will affect 25 households-land owners (approximately 109 affected persons (APs)) having land and assets located in Long Tan commune, and river (canal) land of this commune. The total land acquired will be 100,212 m² in which 96,397m² is agricultural land of 24 households (106 APs), 747m² is residential land of 04 households (15 affected persons), and 3,068 m² natural creek land.

9. Based on IOL results, out of 25 affected households, 01 household will be affected by only loss of residential land, 21 AH (92APs) will be affected by only loss of agricultural land while 03 households will be affected both types of land. 08 HHs (33 APs) were identified as severely affected as they will lose more than 10% of their total productive land holding they are cultivating on, and out of them, two (02) households (05 APs) will be physically displaced due to loss of entire house. One household in Phuoc Thien is cultivating on his agricultural land as well as land plots of other 11 land owners who bought the land for speculative purpose and of 02 households in same commune. there are 08 affected households (AHs) with 33 APs that will be severely affected due to loss of 10% and more of their total productive land holding on which they are directly cultivating.

10. No religious and historical buildings will be affected by the Project. No affected household is identified as belonging to vulnerable group during the SES which covered the 12 households that could be identified and reached during the survey period. Severity of impacts and vulnerability status will be verified during the DMS. No ethnic minority household is found in project area. No EM affected households identified during the SES as well as consultations with local authority and affected households.

11. Land acquisition for construction of the HCMC UMP campus Phase 1 may affect 72,608 m² of rice of 11 households. However, impacts on crops will be avoided during implementation by informing households well in advance of the date of handover so they can harvest any standing crops and/or make an informed decision about whether or not the plant new crops on the land. 1,416 fruit trees and 3,183 timber trees of two households will be affected by project. No graves, public works will be affected by project.

D. Legal framework and project policy

12. The legal and policy framework for compensation, assistances and rehabilitation under the Project are 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, or, if not possible to avoid, minimize resettlement impacts, restore income and livelihoods of affected households and improve living standards of poor and vulnerable affected 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 the provisions of the Decree No. 16/2016/ND-CP, dated 16th March, 2016 on Official Development Assistance (ODA) Management and Use.

13. The Entitlement Matrix was developed in consultation with local authorities at the commune level, affected households in the project area, relevant provincial departments of Dong Nai PPC, and Nhon Trach district PC. Compensation for affected land and structures will follow the principle of replacement cost. The compensation for affected crops and trees will be at market rate. An income restoration program will be provided by the Project for severely affected and vulnerable affected households.

E. Disclosure, Public consultation and participation

14. Consultations, public meetings, and village discussions with APs and local officials were carried out during the social impact assessment, IOL survey and resettlement planning process from 27th to 31st August

2018. A consultation meeting was held with Dong Nai PPC, and relevant provincial departments of Dong Nai province on 29th August to introduce the objective, scope of project and potential impacts, to consult local authority on provincial regulations for land acquisition, compensation and assistance packages and experience of other projects that have been and are being implemented in Dong Nai province, Nhon Trach district (14 participants).

15. Another public consultation meeting was organized in Nhon Trach district on 30th August to introduce the objective, scope of project and potential impacts, to consult local authority on provincial regulations for land acquisition, compensation and assistance packages, mitigation measures for adverse impacts, concerns of local people, and compensation options, with the participation of 18 people as representatives of Nhon Trach DPC, relevant district divisions, CPCs, veteran and farmer unions, cadastral officers.

16. Draft RP was consulted with CHPMU, HCMC UMP, local authority, affected households and local community on 5th, 24th and 26th Sept 2018. Key aspects of the RP, including the following topics, were discussed: (i) Results of the IOL; (ii) Project resettlement policy; (iii) Grievance Redress Mechanism; (iv) Participation mechanisms during RP updating and implementation; (v) Cut-off Date, eligibility and entitlements; (vi) Contact persons from the executing agency (EA) and implementing agency (IA) if stakeholders have any questions/comments.

17. Concerns and suggestions raised by the affected persons were elicited and incorporated into the draft RP. The grievance redress mechanism is designed and has been disclosed to people to ensure that APs' concerns and grievances are addressed and resolved in a timely, culturally appropriate and satisfactory manner. Further public consultations and information disclosure will be conducted during project implementation. APs will be made fully aware of their rights verbally and in writing during consultations, surveys, and at the time of compensation. The draft RP duly endorsed by the Ministry of Health, as well as the final RP during project implementation, will be disclosed on the ADB website.

F. Grievance Redress Mechanism and ADB Accountability Mechanism

18. To ensure that all affected persons' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner and that all possible avenues are available to affected persons to air their grievances, a well-defined grievance redress mechanism (GRM) is described in the RP. All affected persons can send any questions to resettlement implementing agencies (Nhon Trach Land Fund Development Center, Compensation and Resettlement Board, CHPMU) about their rights in relation to the Project Resettlement policy, entitlements, compensation, allowances and income restoration programs. Affected persons are not required to pay any fee for the filing of grievance and complaints at any level of the GRM and court. The Executing Agency (EA) – MOH will shoulder all administrative and legal fees that might be incurred in the resolution of grievances and complaints. Complaints will undergo possible resolution at various levels such as Commune People's Committee (CPC), Nhon Trach District People's Committees (DPC), and Dong Nai Provincial People's Committee (PPC) before these grievances and complaints can be elevated to a court of law as a last resort. However, APs are entitled to lodge complaints regarding any aspect of the preparation and implementation of the RP without prejudice to their right to file complaints with the court of law at any point in the process. Affected households, if not satisfied with the results of redressing complaints at the Project GRM level, may lodge a complaint directly to the Southeast Asia Department via Vietnam Resident Mission Office in Hanoi. In line with the ADB Accountability Mechanism (2012), if affected households are still not satisfied with the Southeast Asia Department's response, they may access the Office of the Special Project Facilitator.

G. Relocation arrangement

19. Two household were identified as physically displaced households based on IOL results. Via consultation with them on the option for relocation, the households expressed their aspiration to receive land plot in resettlement site in Phuoc Thien commune. According to Nhon Trach DPC, relocation in this project is not big issue as only few households have to relocate and in Phuoc Thien commune, there is a resettlement site and they can allocate to the household if they opt to relocate in resettlement site.

H. Income restoration strategy

20. Income restoration strategy and alternatives for livelihood restoration have been consulted with local

authority at commune level and livelihood organizations in Dong Nai such as Division of Labor, Invalids and Social Affairs; Division of Agriculture and Rural Development in Nhon Trach district, Agricultural Extension Center, and with severely affected households. During project implementation, the income restoration program will be developed in detail through further consultations with eligible affected households: i) severely affected households; and ii) vulnerable affected households.

I. Resettlement Budget and Financing Plan

21. Based on the results of the rapid RCS, IOL and entitlements for compensation and assistance, the estimated cost for resettlement of the Project is 36,984,994,443 VND (equal to 1,584,957.98 USD), subject to finalization based on the detailed measurement survey and replacement cost study. This tentative budget includes compensation, allowances, cost for recruiting RCS consultant, resettlement implementation, and monitoring (5% of cost of compensation and allowances), and contingency (10%). MOH and HCMC UMP will ensure the timely provision of counterpart funds for resettlement to meet any unforeseen obligations in excess of the resettlement budget estimates in order to satisfy resettlement requirements and objectives.

J. Institutional Arrangement

22. MOH will be executing agency and will assign the Central Health Project Management Unit (CHPMU) as lead implementing agency to provide overall project management and coordination including of land acquisition and resettlement (LAR) for construction of both campus in Output 1.. Dong Nai PPC will be responsible for land acquisition and resettlement within its administrative jurisdiction. Nhon Trach District Peoples Committee is implementer of compensation, assistance and resettlement, and will establish the Compensation and Resettlement Board (CARB) and assign Nhon Trach Land Fund Development Center to provide support in implementing land recovery, compensation, assistance and resettlement following the requirements in the approved RP. Resettlement specialists (consultants) will be mobilized to support CHPMU in RP updating, implementation and monitoring.

K. Monitoring

23. Based on the level of impact, project is categorized as Category B (impacts are not significant) on Involuntary Resettlement according to ADB SPS 2009, therefore no external monitoring agency is required to be engaged. Only internal monitoring will be required. The implementation of the RP will be monitored regularly to ensure that it is implemented as planned and that mitigating measures designed to address the project’s adverse impacts are adequate and effective. Towards this end, resettlement monitoring will be done through internal monitoring.

24. The CHPMU will serve as the Project internal monitoring body. As such, the CHPMU will maintain a file of all data gathered in the field, including a database on the affected households. The CHPMU will submit social monitoring reports on a semi-annual basis to the MOH and ADB on the implementation of the RP.

L. Implementation Schedule

25. The implementation schedule must ensure synchronized actions between the implementation of the Resettlement Plan and commencement of civil works. Compensation and assistance payments must be completed and rehabilitation measures should be in place and the site free of any encumbrances prior to the commencement of the civil works for any component of the Project.

26. CHPMU shall ensure that civil works contractors are not issued a notice to proceed for civil work commencement in any component until CHPMU has confirmed in writing to ADB (via a resettlement completion report) that: (i) resettlement implementation and compensation and assistance payments satisfactorily completed, in accordance with the approved updated RP; and (ii) ensured that required rehabilitation assistance is in place and the area required for civil works is free of all encumbrances.

27. The table below summarizes the steps and tentative implementation schedule of LAR for the Project in Dong Nai Province:

Activities	Time
------------	------

Preparing RP	
Conduct IOL, SES, RCS at the site	8/2018
Conduct consultations with affected people, local community and CPC	8/2018
Conduct consultations with relevant stakeholders	8/2018
Prepare the Draft RP	9/2018
Consultation of draft RP with relevant stakeholders	9/2018
Endorse final draft RP	9/2018
Disclose the approved RP on ADB website and disclose locally to APs and communes	9/2018
Implementing RP	
Provide training on Project resettlement policy to CHPMU, CARB, Nhon Trach LFDC, CPC	12/2020
Detailed engineering and demarcation of land to be acquired	3-12/2020
Conduct Public consultation meeting with APs before DMS	12/2020
Conduct DMS	1-2/2021
Conduct RCS	1-2/2021
Appraise and approve RCS	3/2021
Prepare draft compensation plans and disclose to APs	3/2021
Update the RP based on results of DMS, RCS and consultations	3/2021
Approval for Updated RP	4/2021
Compensation plan approved and compensation and allowance provided to AHs	4-5/2021
Allocate land plots to relocated households	5-6/2021
Site Clearance and land handed over to contractor	5-6/2021
Conduct need assessment for income restoration with SAHs and VAHs; Develop IRP in detail and implementation	2/2021-6/2021
Issue notice for Commencing civil works	7/2021
Monitoring	
Internal monitoring on the implementation LAR and RP	Begin 12/2020
Semi-annual social monitoring report to ADB	6/2021 onwards

CHAPTER 1. PROJECT DESCRIPTION

A. Project description

28. The Second Health Human Resources Development Project consists of the construction of Phase 1 of two new campuses for the enlargement of the capacity of Hanoi Medical University (HMU) and Ho Chi Minh City University of Medicine and Pharmacy (HCMC UMP). A Project Loan will finance the civil works, in addition to a grant which will be used for the soft component of the Project. Investment in infrastructure development is fundamental since these Universities cannot accommodate the increasing number of students. Investments made from the grant will help improve the quality of training in accordance with international standards. Phase 2 of two new campuses will be invested later by the government budget that will be proposed in medium term budget by Ministry of Health after 2020 for the items such as hospital, research center, infrastructure and auxiliary structures for two such main items.

29. The Project is in line with policies of the Political Bureau of the Central Committee Communist Party of Vietnam (Politburo) and the Government on fundamental and comprehensive reform of education following Resolution No. 22/NQ-TW dated 10 April 2013 on international integration and Directive No. 15/CT-TTg dated 7 July 2015 on continuing the implementation of the Politburo's Resolution No. 22/NQ-TW on international integration. The Project is in accordance with the Prime Minister's Decision No. 37/2013/QĐ-TTg dated 26 June 2013 on adjusting the planning of the network of universities and colleges in the period 2006-2020 with priority given to the construction of internationally recognized universities/colleges. The Project will help Hanoi Medical University to meet criteria for a research-oriented university in accordance with Decision 73/2015/ND-CP dated 8 September 2015.

30. The overall objective of the Project is to assist the Government of Vietnam to reach the target of universal health coverage and progress towards meeting sustainable development goals through an increase in the supply of qualified workforce in health sectors to appropriately respond to changes in Vietnam's epidemiological and demographic model. This Project will significantly contribute to the general health state of the country by:

- Increasing the number of medical graduates to meet the demand in health workforce in the country and address any constraints to reach the target of universal health coverage;
- Diversifying the scope of the training programs and majors to accommodate the demographic and epidemiological changes that the country is experiencing;
- Ensuring the future quality of health services by training students in accordance with international standards;
- Strengthening Research and Development (R&D) capacity in medical engineering and technology, and technology transfer.

31. The specific objective of the Project will be to help develop Hanoi Medical University and the University of Medicine and Pharmacy of Ho Chi Minh City to become two universities of health sciences to meet international standards, by assisting the construction of the universities' second campus. These campuses will improve the quality of health education and training in these Universities and strengthen the accreditation for medical training in these two cities. The Project includes three outputs:

- **Output 1: Health education facilities in HMU and UMP campuses constructed.** The project will complete construction of classroom, clinical teaching, ancillary support, and administration facilities under phase one of HMU and HCMC UMP's campus master plans, increasing the annual student intake capacity of each university by approximately 6,600 undergraduate students. Output 1 will support (i) detailed engineering design of phase one infrastructure for each campus that incorporates gender responsive design features; (ii) site preparation and construction of the phase one infrastructure; and (iii) supply of classroom, laboratory, and clinical teaching equipment.
- **Output 2: Responsiveness of graduates to community health needs strengthened.** The project will strengthen training programs at HMU and HCMC UMP to equip graduates with the requisite skills and experience in-line with the community's evolving health needs (footnote 17). Output 2 will: (i) conduct community-based diagnostic assessments of health needs and the behavioral, social, and environmental determinants of health inequality; (ii) review and update curriculum for key degree

programs incorporating findings of the diagnostic assessments and benchmarked against international curricula and quality standards; (iii) strengthen pedagogical capacity of faculty members to deliver the revised curriculum. A model of student rotations in rural and urban LHC facilities servicing poor and vulnerable populations will be piloted. The model serves the dual function of strengthening health service delivery for these target populations while providing students with the clinical exposure and professional linkages to facilitate their return to work in LHC on graduating. LHC facilities in pilot sites will be supplied with clinical and tele-mentoring equipment, including clinical equipment specific to health issues affecting women.

- **Output 3: Quality of health workforce in disadvantaged communities enhanced.** The project will strengthen HMU and HCMC UMP’s capacity to provide professional development to existing health workforce in remote and disadvantaged locations. Output 3 will: (i) develop CME modules, based on findings of the community diagnostic assessments, covering primary health care linked topics including modules specific to the health needs of women; (ii) equip LHC facilities in remote areas to support both e-learning and onsite CME delivery; (iii) pilot the delivery of CME for LHC workforce in remote areas via combined distance learning and face-to-face modalities; and (iv) evaluate the pilot to inform MOH policy on CME certification.

B. Description of Subproject

32. The component “Construction of Ho Chi Minh City University of Medicine and Pharmacy” in Dong Nai province is one of two structural components under the proposed “Second Health Human Resources Development Project” in Vietnam. In Dong Nai, the new campus will be constructed in area of 120 ha (120,000 m²) in “University Urban Area” in Long Tan commune, Nhon Trach district which has been agreed in Announcement Letter of Dong Nai PPC No. 8669/TB-UBND dated 15 August 2018 to MOH and concurred by MOH in the letter sent to ADB on 24th August 2018. Based on the proposal of MOH, HCMC UMP and agreed by Dong Nai PPC, ADB went on field for initial assessment of the new site from 21 to 24 August 2018.

33. In the figure 1 below is the location of HCMC UMP Campus 2 in Nhon Trach district, Dong Nai province.



Figure 1 Location of HCMC UMP Second Campus in University Urban Area ("Lang Dai Hoc")

C. Objective of Resettlement Plan

34. Only Output 1 of the Project will require land acquisition and resettlement. The objective of the Resettlement Plan is to minimize foreseeable negative impacts and ensure mitigation and compensation measures will help displaced persons to improve or at least restore their livelihoods to the pre-Project levels and the standards of living of the displaced poor and other vulnerable groups are improved. To accomplish this, the Resettlement Plan will: (i) describe the Project's affected areas and adverse impacts on affected people; (ii) determine affected people's rights and entitlements to compensation and support based on the replacement cost principle and the Project resettlement policy; (iii) describe Project's procedures for compensation and support, including the grievance redress mechanism; (iv) develop income restoration strategy and; (v) describe institutional arrangements and financial requirements to implement resettlement activities and monitor the implementation of the Resettlement Plan.

D. Scope of Works

35. The component "Construction of Second Campus of Ho Chi Minh Medical and Pharmaceutical University" in Dong Nai province is one of two structural components under the proposed Project. A master plan for development of Second campus of Ho Chi Minh Medical and Pharmaceutical University for period 2020-2030 was approved in decision 2670/QĐ- BYT dated 27 Sept 2009.

36. The whole campus development initiative will occupy approximately 120ha of agricultural land and residential land situated in Long Tan commune in Nhon Trach district, Dong Nai province, as part of University Urban Area within Master Plan of Nhon Trach Urban Area Development approved by Prime Minister in Decision 445/QĐ-TTg dated 22nd March 2016.

37. The development of HCMC UMP second campus Phase 1 that is proposed for ADB support will be located in a 10 hectare area for the campus site. The layout of HCMC UMP second campus is shown in Figure 2 below. Works to be constructed under Phase 1 include:

38. Administration building;

- Lecture and research halls;
- Sport halls;
- Dormitories;
- Living Building for teachers;
- Auxiliary structures
- Infrastructure: inner roads, lighting system, water supply, water treatment facilities

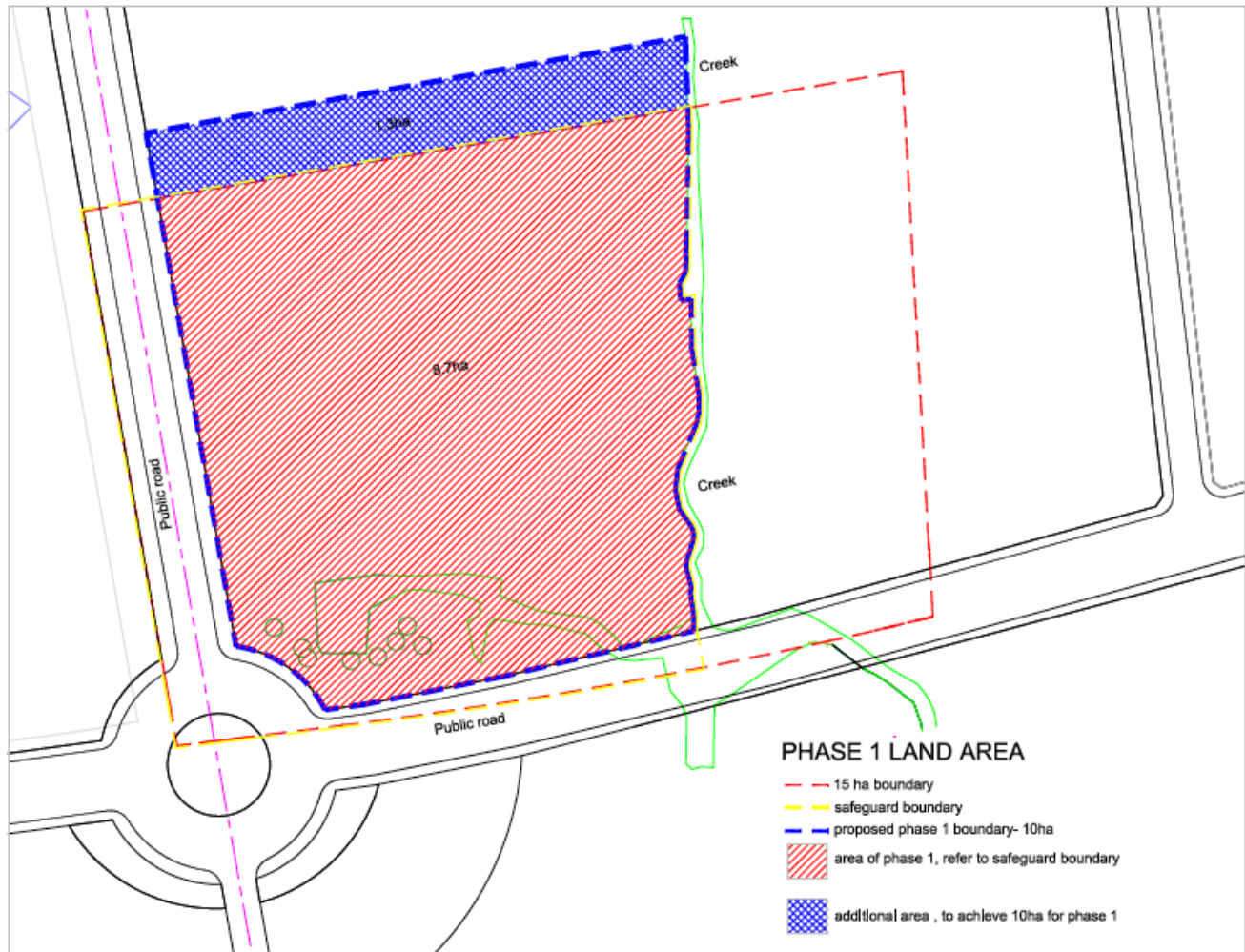


Figure 2: Layout of Phase 1 development of HCMC UMP Second Campus

E. Design Alternatives to Minimize Involuntary Resettlement

Several locations for Phase 1 development were studied, so that the expected impacts to the surrounding communities, existing infrastructure and cultural heritage elements could be avoided as much as possible. Options were assessed to minimize the impact on productive land, houses, buildings and graves of households. Leveling of ground will not fill the natural creeks surrounding the site area to avoid blocking water flow that can cause the flooding in region and avoiding water disruption to the paddy fields of neighbouring area. This will be regulated in the environment management plan.

CHAPTER 2. SCOPE OF LAND ACQUISITION

A. Survey process

39. Several challenges were encountered during IOL and SES survey, including: i) limited time for conducting the surveys; ii) land management of communes could be improved; iii) many households who have land plots in studied areas are not local people; iv) land use transactions between people were made unofficially without registration so land management database of provincial Land Registration office may not be updated; and v) there is no contact information for land owners from other provinces who bought land plots in project area.

40. With the difficulties mentioned above, social survey team has endeavoured the best efforts to contact with Land Registration Office of Dong Nai, Nhon Trach branch, cadastral offices of three communes, village leaders of villages where the land plots are in project boundary and even with households who are cultivating on such land plots to identify all land owners. However not all land owners are local people or living in the villages and communes. Thus, three main assumptions are proposed in this RP to address temporary gaps in data collected, to be verified and confirmed through the detailed measurement survey (DMS) during project implementation: i) land owners of land plots affected by project were identified based on the list of land owners in the database of provincial Land Registration Office and updating in consultation with cadastral officers, village leaders and affected households themselves; ii) for land plots where current land users cannot be confirmed by local authorities, village leaders and other neighbour households during IOL and SES, the current land owners in the registration book have been assumed as cultivating on said plots; iii) total land holding of land owners is based on the data provided by Land Registration Office in Nhon Trach district and verified by local authorities and village leaders. Such data will be verified and confirmed during DMS later.

41. The social impact assessment (SIA) was conducted from 27th to 31st August 2018 in Long Tan, Phuoc Thien and Long Hoi communes including census and inventory of loss and socioeconomic survey and additional surveys from 10th to 12th September after receiving the final boundary of the campus from Design consultant.

42. Census and Inventory of loss (IOL) were done based on the preliminary design and boundary of Campus Phase 1, the cadastral map and land management records. 25 land owners were identified based on the land database provided by Land Registration Office of Dong Nai and verified by communal cadastral officer and village leader. Only 13 land owners were identified as present and living in the project communes at the time of IOL. Agricultural land and other lands to be acquired were identified through cadastral records and consultation with communal cadastral officers, village leaders and households who are cultivating on land in project area. Affected crops were determined based on the area of affected agricultural land, field survey and consultation with local authority and community. The amounts indicated for area of land loss and affected crops will be validated during the detailed measurement survey (DMS) that will be done when the final site boundaries and detailed technical design is approved.

43. Socioeconomic survey (SES): Based on the census data, the SES was conducted by collecting socioeconomic information of 12 affected households (demographic characteristics of AHs, their income and livelihood, occupation, education levels, vulnerability and their concerns) through direct interviews. The survey also collected statistical data of the commune from its 2017 annual socioeconomic reports.

44. Replacement cost study (RCS): The purpose of the rapid RCS was to collect information on replacement costs of land, crops, and non-land assets in the project area, to calculate the budget for land acquisition. In future, during the detailed measurement survey, a replacement cost study will be carried out by an independent qualified and experienced appraiser to determine the unit prices for individual types of asset affected by project. These will be submitted to PPC for approval. Such unit prices will be the basis for calculating compensation packages for AHs.

B. Potential Land Acquisition and Resettlement (LAR) Impacts

45. The impacts in this Section are presented by grouping by the communes where the affected assets are located. Note that the asset's owners may live in other places outside the project communes.

Impacts on households

46. According to the IOL, the project will affect 25 households (109 APs) whose land and assets are

located in Long Tan commune. 13 affected households are living in Phuoc Thien and Phu Hoi communes, Nhon Trach district, while remaining affected households (12 AHs) are living in different places out of Nhon Trach district or Dong Nai province.

47. Out of 25 affected households, 01 household will be affected by only loss of residential land, 21 AH (92APs) will be affected by only loss of agricultural land while 03 households will be affected both types of land. 08 HHs (33 APs) were identified as severely affected as they will lose more than 10% of their total productive land holding they are cultivating on, and out of them, two (02) households (05 APs) will be physically displaced due to loss of entire house. One household in Phuoc Thien is cultivating on his agricultural land as well as land plots of other 11 land owners who bought the land for speculative purpose and of 02 households in same commune. No ethnic minority household is found in project area. No affected household is identified as belonging to vulnerable group. This has been confirmed during consultation with affected households and local authority. Summary of impact on households, enterprise is shown in Table 1 below.

Table 1a: Impacts on Households of HCMC UMP Phase 1

Commune	No. of AHs	No. of APs	No. of households only affected by residential land		No. of households affected by both residential land and agricultural land		No. of households only affected by agriculture land	
			No. of AHs	No. of APs	No. of AHs	No. of APs	No. of AHs	No. of APs
Long Tan	25	109	1	5	3	12	21	92
Total	25	109	1	5	3	2	21	92

(Source: IOL data Aug-Sept 2018)

Table 1b: Impacts on Households of HCMC UMP Phase 1

Commune	Relocated households and losing 10% and more total productive land holding		Severely AHs losing 10% and more total productive land holding		Marginally AHs losing less than 10% total productive land holding	
	No. of AHs	No. of APs	No. of AHs	No. of APs	No. of AHs	No. of APs
Long Tan	2	5	6	28	17	76
Total	2	5	6	28	17	76

(Source: IOL data Aug-Sept 2018).

Permanent Impact on land

48. The project will require land area of 100,212 m² in which 96,397 m² is agricultural land of 24 households, 747m² of residential land of 04 households, and 3,068m² is natural creek managed by the commune. Via consultation with local people, the affected creeks are small ones so they are not the main source of supplying water for irrigation for neighbour fields. No transport land is affected by project. All affected households have land use right certificate (LURC) for their affected agricultural land and residential land.

Table 2: Summary of Impacts on Land for HCMC UMP Phase 1

Households/ Organizations	Total land area affected by project (m ²)	Type of land affected by project (m ²)				
		Residential land	Agricultural Land	Unused land	River, creek	Transport and Irrigation
Long Tan	100,212	747	96,397	0	3,068	0
Households	97,144	747	96,397	0	0	0
Organizations	3,068	0	0	0	3,068	0

(Source: IOL data Aug-Sept 2018)

49. 24 households (106 APs) will be affected due to acquisition of various types of agricultural land while land for annual crops accounts for 75.4%. It should be noted however that not all of them are cultivating on land, only 11 households were identified during IOL as being cultivating on their land. 04 households (15 APs)

will be affected residential land however only two households with 5 persons will be relocated while for the remaining two AHs, the land is idle. Summary of impact on land of households is shown in table 3 below.

Table 3: Scope of Permanent Impacts on Land of households for HCMC UMP Phase 1

Commune/ Type of land	Residential land	Land for annual crops	Land for perennial trees	Aquaculture land	Total
Long Tan					
Affected area (m2)	747	72,738	20,194	3,465	97,144
Number of AHs	4	23	7	3	25
Number of APs	15	102	32	13	109

(Source: IOL data Aug-Sept 2018)

Note: For some households, one household might be affected by different types of agricultural land.

Impacts on Crops and Trees

50. The main plantation in the area is of rice crops, cultivated in two seasons. In surveyed area, not all affected households are cultivating on land: through consultation with cadastral officers, village leaders, affected households who are present in the commune, 11 out of 25 households were identified that are farming on their land. Out of 11 mentioned households, one (01) household in Phuoc Thien commune is cultivating on his land as well as on land plots of 13 other land owners. This household pays the fee of 5,000,000 VND/hectare per season (twice per year) to other land owners via a land intermediary. The status of cultivating of households will be determined again during the DMS. With this situation, according to IOL result, the Project will affect 72,423 m2 of rice of 11 households.

51. Impacts to crops will be avoided by discussing the date of handover well in advance with affected households, so they can make an informed decision about harvesting of crops or whether to plant further on the affected land. In the event that standing crops are destroyed by the project prior to harvesting, AHs will be compensated for these at prevailing market rates. Nevertheless, in line with practical procedure of other projects in Nhon Trach district and consultation with Dong Nai DARD, CARB still calculate the compensation for crops on land and this amount will be paid to affected households if at the time of DMS and compensation the crops have not been harvested. Thus, compensation cost for crops based on the area of affected agricultural land is included in this RP.

52. 1,416 fruit trees and 3,183 timber trees of two households will be affected by project. Details of impact on crops and trees are shown in tables 4 and 5 below.

Table 4: Summary of Crops and Trees of affected households

No.	Items	Unit	Long Tan		Total	
			Q.ty	No. of AHs	Q.ty	No. of AHs
1	Fruit Tree	Tree	1,416	2	1,416	2
2	Timber Tree	Tree	3,183	2	3,183	2
3	Crops	m2	72,608	11	72,608	11
	Total			11		11

(Source: IOL data Aug-Sept 2018)

Note: Two households will lose both crops and trees.

Table 5: Summary of Crops and Trees by type

No.	Type	Unit	Quantity
I	Fruit-Tree		1,416
1	Coconut	tree	1,015
3	Coconut	tree	135
2	Custard	tree	135
4	Mango	tree	55
5	Areca	tree	15
6	Banana	tree	25

7	Pineapple	tree	36
II	Timber Tree		3,183
1	Acacia	tree	3,000
2	Bamboo	tree	31
3	Eucalyptus	tree	152
III	Crops		72,423
1	Rice	m2	72,423

(Source: IOL data Aug-Sept 2018)

Impacts on Livelihood and Income sources

53. Based on consultation with 12 households who are present in the communes at the time of IOL, although local people cultivate rice in the Project area, the proportion of income from rice cultivation for some households is of lesser importance as compared to other income sources. Here, the households may lose about 6,000,000 VND/season/1,000m², and about 12,000.000 VND/year (520 USD) for each 1,000m². However, land acquisition for the project will severely affect 08 households (33 persons). The severity of impact on livelihood and income of such households is determined based on the total land holding in the affected commune according to data provided by provincial Land Registration Office, and is summarized in the table below. Among 08 households losing 10% and more total productive land holding, two households will lose less than 70% and have to relocate.

Table 6: Impacts on livelihood of affected households by severity

Commune	Severity of impacts on Agricultural land							
	10% - 30%		31% - 70%		From more than 70%		Total	
	No. of AHs	No. of APs	No. of AHs	No. of APs	No. of AHs	No. of APs	No. of AHs	No. of APs
<i>Long Tan</i>	1	2	3	12	4	19	8	33
Total	1	2	3	12	4	19	8	33

(Source: IOL data – Aug-Sept 2018)

Impacts on Houses and Structures of households

54. The IOL identified that only 04 households will be affected by acquisition of residential land with a total area of 747m²; while two AHs will be physically displaced due to impacts on their residential structure (totally acquired). One of these two households has the affected house built on residential land while the other built on agricultural land. Both households are living in their houses and cultivating on land. Besides the impacts on the primary structures of two households, the Project will affect also some other secondary structures and pond. Summary of impact on house and structures of households are shown in Table 7 and 8 below:

Table 7: Summary of Impact on houses of households

Commune	Partially Affected (HH)		Fully Affected (HH)		Total	
	No. of AHs	No. of APs	No. of AHs	No. of APs	No. of AHs	No. of APs
<i>Long Tan</i>	0	0	2	5	2	5
Total	0	0	2	5	2	5

(Source: IOL data – Aug-Sept 2018)

Table 8: Summary of Impact on houses and structures on affected land of households

#	Description	Unit	Quantity	No. of AHs	Note
1	Main House	m2	130	2	Wooden house, roof leaves

2	Bathroom outside the house	m2	4	1	
3	Toilet outside the house	m2	8	2	Brick building
4	Shed for Plow	m2	25	1	
5	Shed for Duck	m2	15	1	
6	Wells-drilling	Wells	2	2	
7	Fish pond	m2	201	2	
8	Excavated pond volume	m3	301.5	2	
9	Compensation for excavation of ditch	m2	900	1	

(Source: IOL data – Aug-Sept 2018)

55. **Impacts on public assets:** No public assets will be affected by project.

56. **Impacts on Vulnerable Groups:** No vulnerable household is identified among the households recognized by village leaders, cadastral officers and affected households in three communes. Vulnerability status of households will be confirmed during the DMS and incorporated in the updated RP.

CHAPTER 3. SOCIOECONOMIC INFORMATION

A. Socio-Economic condition of Project Area

57. Campus phase 1 of HCMC UMP will locate in Long Tan commune, Nhon Trach district, Dong Nai province. However the people who are farming on land or have land in project area are from Phuoc Thien and Phu Hoi communes.

58. Nhon Trach district is located in the south west of Dong Nai province, which has the Dong Nai- Nha Be river as natural boundary with Ho Chi Minh city in the West, North West and South, and Thi Vai river as natural boundary with Ba Ria – Vung Tau in the South East, and boundary with Long Thanh district in the North. Nhon Trach has 9 main industrial zones approved by Prime Minister that attract largely FDI and domestic investors to invest and launch business there and create huge jobs for local labours in Dong Nai province as well as in other provinces. Nhon Trach has advantage in location when the provincial transport network was and is being developed well including expressway, highway and big port (NH51, Ben Luc- Long Thanh, Long Thanh – Dau Giay, Cat Lai port) as well as internal roads (ring road 3, provincial road 319 to connect local roads with Ben Luc – Long Thanh expressway, etc). According to report on socioeconomic development of Nhon Trach DPC in year 2017, the poverty rate in Nhon Trach is very low as the number of poor households is only 550 HHS, taking into account of 0.89% of total households of province. Many poverty reduction programs are being implemented in Nhon Trach district such as supplying cow for poor household, canne variety, other material and technical training for planting sugar canne, in-kind support to raise the goat, etc... Income per capital in Nhon Trach in 2017 is about 48.5 million VND.

59. Long Tan, Phu Hoi and Phuoc Thien are three neighbour communes. Long Tan and Phu Hoi are agricultural communes. While Long Tan main income is from planting paddy, lotus and various vegetables, livestock, husbandry and cassava are main incomes in Phu Hoi commune. Besides such activities, commercial and service to support agricultural production is developed also and contributed to general income of two communes. Different from two neighbour communes, Phuoc Thien is strong in industrial, service and commercial development. Average annual income of households in three communes is quite same with 58,000,000VND per household. Demographic and number of households in three communes in 2017 are shown in the table below.

Table 9: Gender and Age of household heads

Commune	Population (person)	Female persons	Number of households	Avg size of households
Long Tan	10,802	5,584	2,796	3.86
Phuoc Thien	39,795	20,295	10,782	3.69
Phu Hoi	16,791	8,572	5,921	2.84

(Source: SES – Aug 2018)

B. Affected Households Information

60. The SES data in this section is grouped by the commune where the affected households are living not by the commune where there are land and assets affected by project.

61. Due to the difficulty in census survey when no one from cadastral officers, village leaders of three communes Long Tan, Phuoc Thien and Phu Hoi and households are living and cultivating nearby the land plots in project area know where are the remaining households in the list of land owners provided by provincial Land Registration Office. Therefore only 12 out of 25 affected households were surveyed with a questionnaire and interviews. They are living in Phuoc Thien and Phu Hoi communes.

62. As per the results of the Socio-Economic Survey (SES) of 12 AHs, 03 land-owners are women accounting for 25% while 09 land-owners are men accounting for 75%. Out of 12 household heads, most of interviewed household heads (9) are over 50 years. No head of household is below 30 years old. It is very difficult for affected heads to change the occupation or find the job in local enterprises in industrial zone (IZ) surrounding the communes and in Nhon Trach district. Total members in 12 surveyed households is 50 and the average size of households in project area is 4.25.

Table 10: Gender and Age of household heads

Commune	No. of surveyed HHs	Head of the HHs		Age of the Head				
		Male	Female	<30	30 - <40	40 - <50	50 - <60	≥60
Phu Hoi	4	3	1	0	0	1	3	0
Phuoc Thien	8	6	2	0	0	2	2	4
Total	12	9	3	0	0	3	5	4
%	100%	75%	25%	0.0%	0.0%	25.0%	41.7%	33.3%

(Source: SES – Aug, Sept 2018)

Table 11: Age of heads of affected households

#	Commune	Average HH size	No. of SES AHs	No. of APs
	Total	4.25	12	50
1	Phu Hoi	4.6	4	19
2	Phuoc Thien	3.9	8	31

(Source: SES – Aug, Sept 2018)

63. While most of household heads are over 50 years old, large number of household members are aged less than 50 years old, accounting for 89.5% and the number of household members aged less than 30 is 57.9%. Among 09 members with age less than 18 years old, 03 are kids less than 6 years old.

Table 11a: Age of members of affected households

Commune	<18 years old	18-30	31-40	41-50	51-60	> 60 years old	Total
Phu Hoi	4	5	0	5	0	1	15
Phuoc Thien	6	7	3	4	1	2	23
Total	10	12	3	9	1	3	38

(Source: SES – Aug, Sept 2018)

C. Livelihood of Affected Households

64. **Occupation:** The in-depth interviews conducted with local people and the local authorities showed that rice cultivation is not for income generation purpose. Locals do it because they want to keep their land. The main income of the affected households in Phuoc Thien and Phu Hoi communes are from various sources such as pension and salary, rice cultivation, planting fruit trees for fruit selling and timber trees for wood selling, livestock (poultry, pigs, others), workers (in IZs in Nhon Trach district), run business services like land trader, rice processing in large scale, etc..

65. However, of the 12 interviewed heads of AHs, 06 of them (equal to 50%) identify farming as their main occupation. The remaining people are business owner, state employee, retired with salary, working in factories in the industrial zones nearby. Occupation of household heads is summarized in table 12 below

Table 12: Occupation of Head of Households

Occupation	HHs headed by men	HHs headed by women	Total	%
Farmer	5	1	6	50
Trader/ Small business	2	1	3	25
Business owner	0	0	0	0
Employed (in stated organization, agency)	0	1	1	8.3
Private sector employee	0	0	0	0
Skilled self-employed labor	0	0	0	0
Manual self-employed labor	1	0	1	8.3

Driver	0	0	0	0
Retired/Pensioner vv.	0	0	0	0
Unemployment; looking for a job	0	0	0	0
Housewife	0	0	0	0
Students	0	0	0	0
Other	1	0	1	8.3
Total surveyed HHs	9	3	12	100

(Source: SES – Aug, Sept 2018)

66. 44.7% of household's member now are student. Farmers and skilled-self employed labour are two main occupations of household's members that generate the income with the percentage of 13.2% and 15.8%. Followings are employees in state organizations and small traders with the rates of 7.9%. Young generations manage to find jobs in the industrial zones in Nhon Trach district or Ho Chi Minh and other districts in Dong Nai province, which is not the case for older people and especially for women. Most women in the area are engaged with all domestic responsibilities. Apart from the rice cultivation, women do small business in their communes. Details of occupation of household's members are shown in table 13 below.

Table 13: Occupation of Household's Members

Occupation	Phu Hoi		Phuoc Thien		Total	
	Q.ty	%	Q.ty	%	Q.ty	%
Farmer	1	6.7%	4	17.4%	5	13.2%
Trader/ Small business	2	13.3%	1	4.3%	3	7.9%
Business owner	0	0.0%	0	0.0%	0	0.0%
Employed (in stated organization, agency)	0	0.0%	3	13.0%	3	7.9%
Private sector employee	0	0.0%	0	0.0%	0	0.0%
Skilled self-employed labor	2	13.3%	4	17.4%	6	15.8%
Manual self-employed labor	1	6.7%	0	0.0%	1	2.6%
Driver	0	0.0%	1	4.3%	1	2.6%
Retired/Pensioner vv.	0	0.0%	1	4.3%	1	2.6%
Unemployment; looking for a job	0	0.0%	0	0.0%	0	0.0%
Housewife	0	0.0%	0	0.0%	0	0.0%
Students	8	53.3%	9	39.1%	17	44.7%
Other	1	6.7%	0	0.0%	1	2.6%
Total surveyed HHs	15	100.0%	23	100.0%	38	100.0%

(Source: SES – Aug, Sept 2018)

67. **Income and Source of income:** According to the SES data of 12 households, the average monthly income of local people in Phu Hoi is higher than Phuoc Thien. 66.7% of interviewed households has monthly income over than 7 millions VND while only 16.7% of households having income from 3-5 millions and from 5-7 million per month. With the level of income like that, no households fall in the threshold of national poverty standard established for period 2016-2020 with monthly income per capita of lower than VND 700,000 in rural area or have an income per capita between VND 700,000 and VND 1,000,000 and have assigned **at least** three of the indicators that measure deprivation of access to basic social services, according to Decision No. 59/2015/QĐ-TTg promulgating multidimensional poverty levels applicable during 2016-2020 (DoLISA). The average monthly income of households headed by female is a little bit lower than one headed by male.

Table 14: Distribution of Affected Households by average monthly income

Commune	Number of	Average	Affected HHs by income (1 million VND/HH/month)
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	surveyed HHs	income of HHs (VND/month)	< 1	1-2	2-3	3-5	5-7	> 7
Total	12	13,706,250	0	0	0	2	2	8
%	100%		0.0%	0.0%	0.0%	16.7%	16.7%	66.7%
Phu Hoi	4	14,500,000	0	0	0	0	0	4
Phuoc Thien	8	12,912,500	0	0	0	2	2	4

(Source: SES – Aug, Sept 2018)

Table 15: Average monthly Income of Household by Gender of Household Head

Commune	Number of surveyed HHs	Average Income/HH/month (VND)		
		Average	HH headed by men	HH headed by women
Total	12	13,706,250	14,255,556	11,666,667

(Source: SES – Aug, Sept 2018)

68. Among 12 surveyed households, there are three main Income sources that contributed in average monthly income of households including salary of employees, business and farming activities. Income from business is the most important income source of households.

Table 16: Main income sources of households

Income source	Average amount (VND)	Average percentage (%)
Pensions, employment	9,750,000	33.9%
Business activities	11,333,333	39.4%
Agriculture	5,250,000	18.3%
Other (...)	2,433,333	8.5%

(Source: SES – Aug, Sept 2018)

69. **Expenditures:** The average expenditure of surveyed households is about 8.2 million VND per month. 50% (8 AHs) of households informed that they spend more than 7 millions VND per month for their households while only 6.3% (1 AH) informed that the expenditure of his household about 2-3 million VNDs per month. Households spend most for daily consumption like food, drink, electricity and cooking fuel accounting for 48.3% of total monthly expenditure, next are for education and medical care with 34.8% and 20.9% respectively. Households also use part of income for festival and events taking account of 14% of monthly expenditure. Small amount is spent for productive material. Details of expenditures of affected households are shown in tables 17 and 18 below.

Table 17: Expenditure of households

	Number of surveyed HHs	Average expenditure of HHs (VND/month)	Affected HHs by expenditure				
			(Million VND/HH/month)				
			< 1	2-3	3-5	5-7	> 7
Number	12	7,906,250	0	0	4	3	5
%	100%		0.0%	0.0%	33.3%	25.0%	41.7%
Phu Hoi	4	9,500,000	0	0	0	1	3
Phuoc Thien	8	6,312,500	0	0	4	2	2

(Source: SES – Aug, Sept 2018)

Table 18: Expenditure of households by category

Expenditure category	Expenditure by category	
	Amount (VND)	%
Food and drink, Electricity and cooking fuel	4,125,000	55.9%
Medical care	1,380,000	18.7%
Education	2,671,429	36.2%

Clothing and footwear	-	-
Festival/ events	1,250,000	16.9%
Purchase materials for production	750,000	10.2%
Transportation and communication	-	0%

(Source: SES – Aug, Sept 2018)

70. **Savings and Loans:** With the status of income and expenditure presented above, out of 12 interviewed households, 12 households informed that they have saving in the bank. However 03 surveyed households informed that they have loans. The purpose of loan is for business and for breeding and animal raising. Details of savings and debts are shown in tables below:

Table 19: Savings of households

Savings	Number of HHS
HHs with savings in bank or elsewhere	12
HHs without savings in bank or elsewhere	0
Total	12

(Source: SES – Aug, Sept 2018)

Table 20: Savings of households

Loans	Number of HHS
HHs without loans	9
HHs with loans	3
<i>Purposes of loans:</i>	3
Studying	0
Building house	0
Cultivating	1
Business	2
Going to hospital	0
Breeding and animal raising	0

(Source: SES – Aug, Sept 2018)

D. Educational Status

71. Most heads of households just completed primary school (50%) and secondary school (25%). Given the limitation in education and age over 40, heads of households would have difficulty in changing their occupation especially to ones that require skill such as those in industrial zones in Nhon Trach district. Manual work would be suitable and familiar with heads of affected households.

Table 21: Education attainment of household heads

Commune	Number of surveyed HHS	Academic level of HHS head							
		Illiterate	Primary School	Not graduated secondary school	Secondary School	Not graduated high school	High School	Colleague/ Vocational School	University/ Post graduated
Total	12	1	6	1	3	1	0	0	0
%	100%	8.3%	50.0%	8.3%	25.0%	8.3%	0.0%	0.0%	0.0%
Phu Hoi	4	0	2	0	1	1	0	0	0
Phuoc Thien	8	1	4	1	2	0	0	0	0

(Source: SES – Aug, Sept 2018)

72. While education level of households heads is mainly primary school and secondary school, the

education of household's members especial young members is better with 10.5% graduated high school and 13.2% of household's members graduated university or post university.

Table 22: Education and literacy level of household's members

Commune	Number of surveyed APs	Academic level of other members of households							
		Illiterate	Primary School	Not graduated secondary school	Secondary School	Not graduated high school	High School	Colleague/ Vocational School	University/ Post graduated
Total	38	0	5	2	14	6	4	2	5
%	100%	0.0%	13.2%	5.3%	36.8%	15.8%	10.5%	5.3%	13.2%
Phu Hoi	15	0	3	0	6	2	1	0	3
Phuoc Thien	23	0	2	2	8	4	3	2	2

(Source: SES – Aug, Sept 2018)

E. Housing and Sanitation Conditions

73. All (100%) households interviewed have permanent house or semi-permanent house with toilets. Based on criteria for housing classification by Vietnam Population and Housing Census in the 2014, Permanent houses are those where three main structures (columns, roofs and walls) are made of durable materials. Semi-permanent houses are houses with two of the three main structures made of durable materials. As common situation in Mekong Delta, the percentage of households in Phuoc Thien and Phu Hoi communes having more than two-storey houses (over 2 floors) is low.

Table 23: House condition

House condition	House with multi floors and RC structure	One floor House with RC structure	Brick house, one floor, RC/Tile roof	Temporary house	Total
Number of households	0	5	7	0	12
(%)	0.0%	41.7%	58.3%	0.0%	100.0%

(Source: SES – Aug, Sept 2018)

74. Although affected households do not have modern house, the living condition and sanitation of affected households are pretty good. All (100%) household interviewed are using water from drill well or brick well. A high percentage of households having toilet and bathroom built in main house with the rates of 75% and 83.3% respectively. 91.7% of households interviewed is using gas for cooking and 100% is using grid electricity for lightning.

Table 24: Living conditions – Water and sanitation

Living conditions		HHs	%
Surveyed households			
Drinking water	Drill Well/Brick well	12	100%
	Village well		
	Pipe water		
	Rain water		
	Canal, river, pond, stream		
	Purchased water		
	Other		
Toilet	Toilet built in main house	9	75.0%
	Toilet built outside	2	16.7%
	Temporary toilet with septic tank	1	8.3%

	Temporary toilet with Semi-septic tank		
	No WC		
Bathroom	Bathroom in main house	10	83.3%
	Bathroom out main house	2	16.7%
	Temporary bathroom		
	No bathroom		
Cooking	Electricity		
	Gas/Kerosene	11	91.7%
	Wood	1	8.3%
	Coal		
	Biogas		
Lighting	Electricity	12	100%
	Generator		
	Battery		
	Biogas		
	Oil		

(Source: SES – Aug, Sept 2018)

F. Possession of other assets

75. Regarding family amenities: most households affected by the project possess all major household amenities. Of the 12 surveyed households, 100% households use electricity fan and rice cooker, 100% households have motobike, televisions and entertainment devices, telephones. Many households own high standard amenities such as refrigerator (91.7%), washing machine (58.3%), air condition (58.3%), heat water machine (41.7%). The table below shows AH's possession and use of assets.

Table 25: Possession and Use of Other Assets

Type of assets	Average		
	HHs	No. of asset/HH	%
Bike	8	12	66.7%
Motorbike	12	30	100.0%
TV, CD/DVD player	12	12	100.0%
Refrigerator	11	12	91.7%
Washing machine	7	7	58.3%
Telephone/mobile	12	35	100.0%
Heat water machine	5	6	41.7%
Air condition	7	9	58.3%
Rice cooker	12	12	100.0%
Electric fan	12	39	100.0%
Car	0	0	0.0%
Truck	0	0	0.0%
Tractor	1	1	8.3%
Other (Canoe)	3	4	25.0%

(Source: SES – Aug, Sept 2018)

G. Access to social services

76. The affected households are doing the farm activities in Long Tan commune while they have shelters in their hometown in two communes (Phuoc Thien and Phu Hoi). Therefore they can access social services easily as the transportation network two communes is good and the public services such as health station, schools are in the administration center of communes and are not far from their villages (within a radius of 2 km).

77. In both Phuoc Thien and Phu Hoi communes, there are 01 primary school, 01 junior secondary school and one pre-school. Teaching is according to new methods and solutions which helps to improve the quality of education. The Community Learning Center of Tien Tan commune works well. It mainly organizes vocational training courses for young people and training courses for farmers, in addition to propaganda on environmental protection.

Table 26: Access to public services

Commune	Kinder garten	Primary school	Secondary school	High school	Medical station	General hospital	Market	Commercial center
No. in Phu Hoi	2	1	1	0	1	0	Each village	0
Average distance from AHs in Phu Hoi Commune to public service	1.5	1.5	2	2.9	2.1	4.8	1.3	
No. in Phuoc Thien	1	2	1	1	1	0	Each village	0
Average distance from AHs in Phuoc Thien Commune to public service	1.2	1.1	1.3	1.8	1.3	0	1.4	

(Source: SES – Aug, Sept 2018)

H. Gender issues

78. The results showed that it seems there is no big gender issue in the surveyed area. Women always take care in house works as usual. Both men and women are equal in making decision. Women here has voice and is more involved in making decision. Women also actively participate in livelihood and social activities.

Table 27: Work divided by gender

Outside works	Both	Male	Female
Farming	6	2	1
Gardening	2	1	1
Work at factory/enterprise	0	0	2
Livestock	1	0	1
Small trading	3	0	1
Work in city far from family	1	0	0
In house works	Both	Male	Female
Take care children	1	0	4
Cleaning house	1	1	10
Cooking	1	2	9
Participating in community activity	Both	Male	Female
1. Participate in community meeting	3	3	6
2. Involvement in making decision	3	3	6
3. Members of social organizations locality	3	4	5

(Source: SES – Aug, Sept 2018)

CHAPTER 4. DISCLOSURE OF INFORMATION, CONSULTATION AND PARTICIPATION

A. Project Stakeholders

79. Aside from the affected households, the main stakeholders involved in this Project are the Ministry of Health, Ho Chi Minh University of Medicine and Pharmacy, Dong Nai Provincial People Committee (PPC), Department of Natural Resource and Environment (DONRE), Department of Labour and Invalid Social Affairs (DOLISA), Department of Agriculture and Rural Development (DARD), other relevant departments, Land fund development center (LFDC) - Nhon Trach branch, Nhon Trach District People Committee, District relevant Divisions, Commune People's Committees and mass organizations. LFDC – Nhon Trach branch is responsible for implementing land acquisition and resettlement activities and providing compensations and assistance to AHs, while DOLISA is responsible for implementing the government policy to support the poor and near poor AHs. They are also responsible for responding to the needs of vocational training of local farmers. Division of Economic and Infrastructure with the co-operation of other livelihood agencies such as divisions of DOLISA, Labor Union and DARD at district level will implement livelihood activities.

B. Disclosure of Information and Public Consultation Goals

80. ADB Safeguards Policy Statement (SPS 2009) requires that in line with ADB's Public Communications Policy, ADB is committed to working with the borrower/client to ensure that relevant information about social and environmental safeguard issues is made available in a timely manner, in an accessible place, and in a form and language(s) understandable to affected people and to other stakeholders, including the general public, so they can provide meaningful inputs into Project design and implementation. The disclosure of information, with the consultation and participation of all APs and relevant stakeholders, will minimize the risk of disputes and Project delay. This also facilitates the Project to design resettlement and rehabilitation program as a comprehensive development program that meets the needs, preferences and social benefits of the Project investment.

81. Public consultations and community participation is encouraged in all stages of the project, especially the preparation, updating and implementation of the RP. The objective is to develop and maintain avenues of communication between the project, stakeholders and AHs in order to ensure that their views and concerns are incorporated into project preparation and implementation with the objectives of reducing or offsetting negative impacts from the project. The feedback from consultations is an important component of the RP preparation and implementation process, leading to the formulation of mitigation measures and compensation plans for project- affected community. Especially, public consultation shows respect to the disadvantaged, the vulnerable and especially to people living under poor levels. The meaningful consultation process:

- Begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle;
- Provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people;
- Is undertaken in an atmosphere free of intimidation or coercion;
- Is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and
- Enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues

C. Disclosure of Information and Public Consultation Process

82. During the preparation of the Draft Resettlement Plan, Social consultant team has conducted three surveys including IOL and census, SES and RCS from 27th to 31st August 2018, and additional surveys from 10th to 12th September 2018 in the affected communes after the final boundary of campus provided by Design consultant. During that time Consultant team has conducted two round of consultation meetings with relevant stakeholders at commune level, district level and provincial level. At each public meeting, project information

was provided. Draft RP was consulted with relevant stakeholders on 5th September 2018 and with affected households later on 24th September 2018. In future, during project implementation, consultation activities will be continuously conducted by IA/CARB/LFDC to ensure that relevant stakeholders, local community and affected people will be updated project information and resettlement policy, compensation rates. Consultation activities are summarized in table below.

Table 28: Participatory Consultation along the Project Cycle

Stages	Activities and Target Participants	Time	Conducted by
During Project Processing	<ul style="list-style-type: none"> - Conduct field observation of project areas and inventory of losses with representative of the affected households and local authority with transect walks, coordinates of important locations, household interviews. Prior to the surveys, there was a prior consultation to HHs to inform about the coming activities. - Information for IOL was fully collected. - Conduct consultation meetings with local authority and relevant organizations at commune level such as farmer union, women union to have overall information about the Project. - Conduct consultation through questionnaire interviews with representatives of the affected households. - Conduct consultation through questionnaire interviews with representatives of the affected households. - Conduct consultation meetings with affected households. - Hold a public consultation to disclose information on the proposed project and the results of the inventory and the general compensation policy. - Consultation on draft RP with relevant stakeholders and local community, affected households. - Distribution of PIB to the AHs and posting of summary RP at District and Commune PC offices, posting of draft RP on ADB website 	<p>Trip 1: 27th – 31st Aug 2018</p> <p>Trip 2: 5th Sept 2018</p> <p>Trip 3: 10th – 12th Sept 2018</p> <p>Trip 4: 24th-26th Sept 2018</p>	CHPMU and consultants, local staff of CPC
Updating of RP	<ul style="list-style-type: none"> - Public consultation before commencement of the detailed measurement survey (DMS); - Conduct of DMS and replacement cost survey; - Disclose results of DMS and approved replacement cost to affected people; - Disclose and consult the draft compensation plans to affected people; - Posting of the summary updated RP at Nhon Trach PC office and Commune PC office, posting of final updated RP on ADB website - Monitoring and evaluation of the updating process 	Q4 2020-Q1 2021	CHPMU, Nhon Trach CARB, LFDC and Resettlement consultant, cadastral staff of CPC

RP implementation	<ul style="list-style-type: none"> - Implementation of the RP (i.e., payment of compensation, handing-over of acquired properties, etc.) - Implement IRP - Receipt and resolution of grievances of APs/AHs - Monitoring of the implementation of land acquisition - Establish the feedback mechanism and monitoring on quality of the resettlement 	Q1-Q3 2021	<p>CHPMU, Nhon Trach DPC, CARB, LFDC, CPC</p> <p>CPC, Nhon Trach DPC, PPC, CHPMU with assistance of resettlement consultant, Women's Union and Farmer's Union</p>
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During the Preparation of the Draft Resettlement Plan

83. During RP preparation, important elements of the Project document were disclosed to relevant stakeholders, local community, affected people via public consultations conducted in August and September 2018. In the first survey from 27th to 31st August 2018, the main contents were presented to affected households and relevant stakeholders included: general information about the campus construction project, expected positive and negative impacts on socioeconomic condition and environment for local communities; The project owner, implementers, the current progress of the project, the agencies responsible for implementing land acquisition, resettlement, etc; plan for land recovery; regulations of land Law and information on annual land prices issued by the Dong Nai PPC. Two consultation meetings were organized, one with relevant provincial departments and LFDC and the other with Nhon Trach relevant divisions and communes. At that time, public consultation meeting was not able to conduct to affected households because Project investment was not approved by Government while Dong Nai PPC has not provided the green light for that yet. However, during the process of IOL and SES, consultant team already briefly presented to affected people and village leaders main information of project via in-depth interviews.

84. The following agencies were consulted during public consultations and meetings held by the project preparation consultant team: Dong Nai PPC and 6 specialized departments of PPC (DPI, DONRE, DOF, DOC, DOLISA, DARD), LFDC; Nhon Trach DPC, and its relevant divisions; Phuoc Thien, Long Tan and Phu Hoi CPCs, Father land front, Farmer Union and the leaders of four villages. Forty representatives from the agencies were consulted. In addition, 12 people representing affected households were in-depth interviewed.

85. The Draft RP then was consulted with relevant departments of Dong Nai PPC, with Nhon Trach DPC and its relevant divisions and CPCs on 5th Sept, with Long Tan CPC, local community and affected people on 24th September. Feedback of stakeholders is summarized in the table below.

86. During consultation process, local community and affected households confirmed that no one belongs to vulnerable group such as poor or EM group as well as social support households. No gender issue was found during the discussion with affected households as Nhon Trach district is developed in socio and economic. It was confirmed during public consultation meeting with local community and affected people. Female affected people were very active and expressed their concerns relating to their resettlement entitlements. They requested ADB to supervise the implementation of land acquisition, compensation, assistance and resettlement.

Table 29. Summary of Consultations during RP preparation

Date	Stakeholders	Content of Public Consultations	Concerns and Opinions of Participants	No. of participant	No. Female participant	No. Male participant
29.8.2018	Dong Nai PPC and its relevant departments: DONRE, DOF, DARD, DOC, DOLISA, LFDC, Nhon Trach DPC	<ul style="list-style-type: none"> - Providing project information to local authority - Consult on procedure and responsibilities of relevant agencies on compensation, assistance, resettlement and land acquisition of projects in Dong Nai province; - Understand constraints, difficulties during implementation of land acquisition of ODA projects as experience for proposing project policy; - Consultation on compensation price, current relevant Decisions on land acquisition issued by Dong Nai PPC. Collect information on land transfer in project area that basic for proposing replacement cost as well as assistance for AH of project; - Discuss on resettlement option, existing resettlement site and proposing resettlement site for project (if any), condition for resettlement arrangement in province, land price in resettlement site, resettlement plots price and types; - Discussion on income restoration alternatives, vocational training for AHs; - Collect information of land plots/ total land area of AH in two project communes; - Collect current decision, announcement on land acquisition, compensation price, existing restoration program, vocational training 	<ul style="list-style-type: none"> - The province's policy is to support the project, but the project location and items should be consulted for the relevant agencies before this consultation meeting; - The project area is proposed on mainly farm land then when implementing the project on land acquisition is not so complicated and number of AHs are cultivating is not much; - The project area locates in the area of master plan of the university village of Nhon Trach urban. At present, there is no access road to project area. In Master plan, there is a road to connect PR 319. This access road requests high investment cost to connect to the 319 while budget is not available yet. Nowadays, PR 319 linking to Ben Luc Long Thanh Expressway is under construction (distance between 319 road to BLLT Expressway is 6.7km); - Land acquisition of organizations will be done by provincial LFDC. For project that acquire land of households, it will be done by district LFDC; - According to ADB's project implementation process, information and consultation at all levels and people in the project area during the project preparation phase can lead to some land market changes and difficult to implement in later stages because decision on investment policy of project is not approved yet; - The province is carrying out some ODA projects (Nhon Trach district is implementing Ben Luc Long Thanh project), each has its own policy framework and the province still follows the policy framework of the project. However, there are some difficulties as follows: <ul style="list-style-type: none"> + Compensation price: it is difficult to appraise a proper valuation for land. However, the project area is almost paddy field area so it will not face too much difficulties for land acquisition; + Support for job change and creation only for HHs direct cultivation causes some difficulties in implementation; + The stabilization of life assistance should be calculated based on affected area because the impact of HHs own small total land holding with 	14	1	13

		<p>for AH in Dong Nai province;</p> <ul style="list-style-type: none"> - Agreement on the schedule for survey, public consultation meeting and working schedule in district and communes (three project communes in Nhon Trach district: Long Tân, Phu Hoi and Phước Thiện commune). - 	<ul style="list-style-type: none"> lose > 10% affected area may more impact than households own large total land holding who lose > 30%. + Grievance redress mechanism allows people to directly complain to donors will cause difficulties in resolving the complaints + Income restoration programs are mainly vocational training and free for participants; - The project can refer to Nhon Trach resettlement area for people displaced by the project. - The province agreed to organize the consultation meeting on draft resettlement plan on 5/9/2018 and will authorize to the Department of Natural Resources and Environment. The project should be sent in advance to the departments before the consultation and should clarify the difference to focus discussion; 			
29.8.2018	<p>Nhon Trach DPC</p> <ul style="list-style-type: none"> - Vice chairman of Nhon Trach DPC, who is in-charge of land management; - Representatives of District LFDC; - Representatives of Natural resources and Environment Division; - Representatives of infrastructure and economic division; - Representatives of district DOLISA division; - Representatives of HCMC UMP; - Representatives of CHPMU - Nhon Trach district office manager; - Representatives of Long Tan and Phuoc Thien CPC (chairman, cadastral staffs, farmer association, women union); 		<ul style="list-style-type: none"> - Investment policy decision and location are not approved yet so it is very difficult to organize public consultation meeting; - There are many projects on land acquisition in Nhon Trach district and all are in accordance with the current regulations of the provincial People's Committee (Decision 09 and 10 dated January 22, 2018), which clearly specify the institutional arrangement for implementation. ODA projects have it's own policy framework. - According to the procedure in the Land Law, the annual land use registration of each project must be made in accordance with the investment approval, including the land plot and land use plan of the district. After that, land acquisition announcement will inform to households (that clearly present the time for implementation) - Procedures for implementation land acquisition will follow the Land Law. DPC will establish CARB for each project. District LFDC under DPC will conduct DMS, prepare compensation plans as well as resettlement options; Appraiser consultant will submit the results to appraisal council of the province and submit to PPC for approval; - Ben Luc Long Thanh expressway project has own's resettlement policy framework that was approved by Dong Nai PPC. The land acquisition works are almost completed. IRP has been doing by infrastructure-economic division. There are 	18	2	16

			<p>some problems due to in kind support and not suitable for AHs. Assistance to be provided by cash is better and support for job finding after vocational training for AHs should be paid attention;</p> <ul style="list-style-type: none"> - There are free vocational training programs for pupil who graduates of grade 12, ex-serviceman and households who have land to be acquired. At present, there is a provincial vocational training located in Nhon Trach district. District labor union will be the unit to support recruitment and support job introduction; Technological training program maintained annually, through the district Economic and Infrastructure division, Commune People's Committee. The implementation process consists of identifying those who want to participate, through questionnaires, by industry. Each vocational training course will be opened when enough people register. These trainings are coordinated with agriculture extension center and the budget will be allocated by province through district. In 2018, some vocational training courses are organized such as cooking, livestock, bonsai etc. - According to IOL, there are only 02 relocated AH so relocation is not complicated as Nhon Trach district has resettlement site in Phuoc thien commune that just finished stage 1 with 4 ha; 			
5.9.2018	Representatives of DONRE, DOC, DARD, DOLISA, LFDC;	Consultation on Draft RP: Cut-off date, eligibility, impacts of land acquisition, Compensation and assistance entitlements, GRM, IRP, relocation arrangement, LAR implementation, compensation rates and budget, implementation plan, monitoring and evaluation.	<ul style="list-style-type: none"> - In general, departments agreed with proposed compensation and assistance policy however it was recommended to pay attention with land price fluctuation to calculate budget. Nowadays the compensation rates for agricultural land in Long Tan for construction of ring road 3 is 200,000 VND/m2. - Cut-off date of project shall follow regulation in land law however regarding to crops, other projects in Dong Nai still paid compensation to AHs one season crops to support the households. - Life stabilization to severely affected households provided based on m2 of land affected is better than based on percentage of loss. - Some assistance applied under Ben Luc – Long Thanh project are not suitable because they were prepared in period between two land laws. It is recommended not apply policy of Ben Luc – 	7	0	7

			<p>Long Thanh project in this project and please follow new regulation of Dong Nai PPC on compensation, assistance, resettlement and land acquisition (Decision 08,09 and 10).</p> <ul style="list-style-type: none"> - Only two households identified as physically displaced in project, it is not difficult to allocate land plot to them as under ring road 3 there is resettlement site in Phoc Thien commune and Nhon Trach DPC can arrange it. 			
	<p>Representatives of Divisions of DONRE, DOC, DARD, DOLISA, LFDC in Nhon Trach DPC;</p> <p>Leaders of Long Tan, Phuoc Thien and Phu Hoi CPCs</p>		<ul style="list-style-type: none"> - In general, DPC support to proposed compensation and assistance policy for project. - Regarding to IRP implementation, with experience in Ben Luc – Long Thanh project, Economic and Infrastructure proposes to provide cash support rather than in-kind support as it is suitable with the needs of households - Regarding to access road to University Village Area, project is recommended to allocate budget to contribute with other investors to build the access road. It is the approach Dong Nai PPC and Nhon Trach DPC is considering; - In Long Tân there are two projects being implemented: Ring Road 3, and Di Lân Urban development area. LFDC in Nhon Trach will share with project the compensation rates applied for such projects for reference in calculating the resettlement budget. - DONRE at district level: Dong Nai PPC already issued regulations on compensation, assistance, resettlement and land acquisition, including IRP. Therefore, to be convenient for appraisal and approval of resettlement plan, the proposed compensation and assistance and resettlement policy shall follow closely Decisions of Dong Nai PPC (QĐ 08,09,10) - Compensation rates: Compensation rate for ring road 3 is 200,000 VND/m2. - It is recommended to have escalation contingency for price up to 2021. In addition, in 2019, Dong Nai PPC will issue new frame pricing covering the price escalation. 	11	1	10
24.9.2018	<p>Leaders of Long Tan, Phuoc Thien CPCs, Mass organizations (Fatherland Front, Veteran Union),</p>		<ul style="list-style-type: none"> - Affected households and local community in general support project as it will bring benefit to commune and to local people. - Affected households request to verify clearly the land origin where is land owned by households 	14	5	9

	affected people		and land managed by CPC during the implementation. - Affected households strongly request to be compensated at satisfactory rates for land so they can be able to restore their livelihood with compensation and assistance amount received. - Regarding to IRP, it is necessary to implement effectively especially introducing job for their children after vocational training course.			
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Before ADB's Approval of the Resettlement Plan

87. Draft RP was consulted with CPHMU, HCMC UMP on 5th and 26th Sept 2018 to provide the comments on the main content such as project resettlement policy, institutional arrangement, role of relevant stakeholders

88. CHPMU with the support of consultant organized public meetings with Commune People's Committee and mass organizations in CPC office including fatherland front, Veteran union, with village leaders and affected households at commune office to consult on the draft RP on 24th Sept 2018. The PIB was disclosed to affected households during the public consultation meeting. 07 affected households out of 12 households who are living in Phuoc Thien and Phu Hoi communes have participated in the public consultation meeting. The following information has been disclosed: i) project design, scope of land acquisition, social impacts and mitigation measures; (ii) cut-off date, eligibility and entitlements, principle for compensation unit price, income restoration strategy; (iii) grievance redress mechanism; (iv) public consultation and participation during implementation of RP; (v) implementation arrangement; (vi) implementation schedule; (vii) community based monitoring and issues of gender.

89. For remaining affected households who did not attend in the public consultation meeting, PIBs were provided to vice chairman of Phuoc Thien and affected households to deliver to other affected households. It has been confirmed that the PIB was distributed to other affected households who are living in their communes. On other hand, PIBs will be put in place in Long Tan CPC office, so that whenever land owners from other provinces come to Long Tan CPC, they can get the information of project.

During implementation of Resettlement Plan

90. In the implementation phase, CHPMU and HCMC UMP in cooperation with CARB and CPC is responsible for dissemination of project information using various avenues including public meetings where project APs and beneficiaries are invited. CHPMU will deliver the updated PIB and other documents of the project to AHs. Participants are free to give feedback. They can comment about the technical parameters and project impacts of different alternatives as well as about resettlement and compensation measures.

91. Updated RP will be disseminated to the affected community and posted on the ADB website following government endorsement and ADB concurrence. Any updates or adjustments to the RP will also be disseminated to the APs and the surrounding community and posted on the ADB' website. A summary of the updated resettlement plan will be translated in to Vietnamese and made available for access by affected communities at the People's Committee offices at the commune and city level. The information will also be provided for APs as a Project Information Booklet and oral explanations of CHPMU and CARB.

92. CARB will post the draft compensation plan on the notice boards of the CPC offices for 20 days (According to Article 30 (2c) of Decree 69), posting notices will be recorded in the official records and confirmed by the CPCs, the commune Fatherland Fronts and affected persons. According to Article 30 (3a) of Decree 69, after the expiration of a notice, the agency in charge of the compensation will summarize all comments and feedback received, including the number of affected persons and the parties, which agree or disagree, together with the information on compensation for land acquisition and assistance as proposed in the resettlement plan. Due to special situation of farming in this area, it is recommended that the PIB and draft updated RP will be disclosed in host commune (Long Tan commune) and in also communes where the affected people are living.

CHAPTER 5. GRIEVANCE REDRESS MECHANISM

93. To ensure that all APs' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, and that all possible avenues are available to APs to air their grievances, a well- defined grievance redress mechanism needs to be established. All APs can send any questions to implementation agencies about their rights in relation with entitlement of compensation, compensation policy, rates, land acquisition and grievance redress. APs are exempted from any fee for procedures associated with seeking grievance redress. A general grievance redress mechanism is established based on Complaint Law No. 2/2011/QH13 and Decree No.75/2011/ND-CP guiding implementation the complaint law as follows:

- First Stage: Commune Peoples' Committee (CPC) - An aggrieved AP may lodge his/her complaint to any member of the CPC, either through the Chairperson or directly to the CPC, in writing or verbally. It is incumbent upon the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 30 days and maximum of 45 days following the lodging of the complaint, depending on complicated case or distance, to resolve it. The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles. (Articles 25 to 27, Law No. 2/2011/QH13 dated 11 November 2011).
- Second Stage: Nhon Trach District People's Committee (Nhon Trach DPC) - If after thirty (30) days or 45 days (depending on complicated cases) the aggrieved affected household does not hear from the CPC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected household may bring the case, either in writing or verbally, to office of Nhon Trach DPC. Nhon Trach DPC in turn will have thirty (30) days or maximum of 70 days following the lodging of the complaint, depending on complicated case, to resolve the case. Nhon Trach DPC is responsible for documenting and keeping files of all complaints that it handles and will inform to CARB of any determination made and CARB is responsible for supporting Nhon Trach DPC to resolve AH's complaint. Nhon Trach DPC must ensure their decision is notified to the complainant. (Articles 36 to Article 43, Law No 2/201/QH13 dated 11 November 2011).
- Third Stage: Provincial People's Committee (PPC) - If after thirty (30) days to 45 days the aggrieved AP does not hear from Nhon Trach DPC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected household may bring the case, either in writing or verbally, to office of the PPC. The PPC has 30 days or maximum of 70 days, depending on complicated case, to resolve the complaint to the satisfaction of all concerned. The PPC is also responsible for documenting and keeping file of all complaints that it handles in PPC office.
- Final Stage: People's Court - If after 30 days following the lodging of the complaint with the PPC, the aggrieved AP does not hear from the PPC, or if he/she is not satisfied with the decision taken on his/her complaint, the complainant can appeal again to the PPC. If the complainant is not satisfied with the second decision of the PPC, the case may be brought to a court of law for adjudication. If the court rules in favor of the complainant, then PPC will have to increase the compensation at a level to be decided by the court. In case the court will rule in favor of PPC, then the complainant will receive compensation approved by PPC.

94. The above Grievance Redress Mechanism has been disclosed to the AHs during preparation of this RP. It will further be disseminated and discussed with the APs in the process of updating and implementing RP to ensure people understand the procedure. CHPMU and CARB will be responsible for following up the grievance process from the APs. Records of the complaints will be recorded and monitored by the CHPMU and CARB.

95. In Nhon Trach district, local authorities have extensive experience in implementation of land acquisition, site clearance and resettlement for Ben Luc – Long Thanh project funded by ADB. Information dissemination for people to understand the project and information transparency is very important. In case the land users in the recovered land area do not coordinate with CARB to perform the compensation and site clearance, the commune-level People's Committees or the Vietnam Fatherland Front, Women Union will shall propagate and convince land users to implement.

96. If efforts to resolve disputes using the grievance procedures mentioned above remain unresolved or unsatisfactory, complainants have the right to directly discuss their concerns or problems with ADB Vietnam Resident Mission (VRM - 3rd Floor, No.16, Phan Chu Trinh Street, Hoan Kiem District, Hanoi, Tel: 024.933.1374). If APs are still not satisfied with the responses of the VRM, they can directly contact the ADB

Office of the Special Project Facilitator¹. The Office of the Special Project Facilitator procedure can proceed based on the Accountability Mechanism in parallel with the project implementation.

¹ Complainants can send their concerns to the Office of the Special Project Facilitator using the information at: <https://www.adb.org/site/accountability-mechanism/main>

CHAPTER 6. LEGAL FRAMEWORK

97. The Project is funded by the ADB, therefore, the Safeguards Policy Statement (SPS) 2009 of ADB on involuntary resettlement will be applied in combination with relevant policies of Viet Nam on compensation, assistance and resettlement. In case there are differences between the Laws and Regulations and procedures of the Borrower (VN) and the ADB Policies and Requirements, the latter will be prevalent. This is consistent with the Government's Decree No. 16/2016/ND-CP, Article 51 stipulated that Compensation for land clearance and relocation in program/project execution shall comply with applicable regulations of law and international treaties on ODA and concessional loans to which Socialist Republic of Vietnam is a signatory. Where there are discrepancies between Vietnam's law and a signed international treaty on the same issue, the international treaty shall prevail. The provisions of the SPS and the governmental regulations have been reconciled in developing entitlements proposed in this RP.

A. ADB Policies

98. The ADB Safeguard Policy Statement (SPS) of 2009 consolidates three existing safeguard policies: involuntary resettlement (IR), indigenous peoples (IP), and environment. The objectives of the IR policy are to (i) avoid involuntary resettlement where possible, (ii) to minimize involuntary resettlement by exploring Project and design alternatives, (iii) to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-Project levels and (iv) improve living standards of poor and vulnerable households. The IP policy objectives are to (i) design and implement Projects that fosters full respect for IP's identity, dignity, human rights, livelihoods systems, and cultural uniqueness as defined by the IP themselves and (ii) ensure that IPs receive culturally appropriate social and economic benefits, do not suffer adverse impacts as a result of Projects, and can participate actively in Projects that affect them.

99. The involuntary resettlement requirements apply to full or partial, permanent or temporary 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) resulting from (a) involuntary acquisition of land, or (b) involuntary restrictions on land use or on access to legally designated parks and protected areas. Resettlement is considered involuntary when displaced individuals or communities do not have the right to refuse land acquisition that results to displacement. This occurs in cases where (i) lands are acquired through expropriation based on eminent domain; and (ii) lands are acquired through negotiated settlements, if expropriation process would have resulted upon the failure of negotiation.

100. Projects financed by ADB are expected to observe the following policy principles:

- 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;
- 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;
- 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, assistance 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, assistance at full replacement cost for assets that cannot be restored; and (iv) additional revenues and services through benefit sharing schemes where possible;
- 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;
- Improve the standards of living of the displaced poor and other vulnerable groups, including women head of households, 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;

- 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;
- 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;
- 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;
- Disclose both the draft and final Resettlement Plan in a form and language understandable to displaced persons and other stakeholders;
- 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;
- Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the Resettlement Plan under close supervision throughout Project implementation;
- 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.

101. Calculation of full replacement cost will be based on the following elements: (i) fair current market value at the time of compensation, (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.

102. Persons or households without formal legal rights nor recognized or recognizable claims to the acquired land are still entitled to compensation for their loss of assets other than land if they have been created before the cut-off date, and resettlement assistance.

103. The ADB Policy on Gender and Development (2006) adopts gender mainstreaming as a key strategy for promoting gender equity, and for ensuring that women participate in, and that their needs are explicitly addressed in the decision-making process for, development activities. The safeguard policy also reiterates the importance of including gender issues in the preparation of safeguards documents at all stages to ensure that gender concerns are incorporated, including gender-specific consultation and information disclosure. This includes special attention to guarantee women's assets, property, and land-use rights and restoration/improvement of their living standards; and to ensure that women will receive Project benefits. Other policies of the ADB that have bearing on Resettlement Planning and implementation are the (i) Public Communications Policy (2011), and (ii) Accountability Mechanism (2012).

B. Compensation and Resettlement Policy of the Government of Viet Nam

104. The Constitution of the Socialist Republic of Vietnam (2013) confirms ownership and protection of ownership of citizens of their houses. Besides, the Government has issued a number of laws, decrees, and regulations to form the legal framework for land acquisition, assistance, compensation, and resettlement. Primary documents include the following, with gap analysis (description of requirements of government documents vis-à-vis ADB SPS requirements) are described in the next section:

Applicable Laws

- Land Law (2013) No. 45/2013/QH13 approved by the National Assembly, dated November 29, 2013;
- Complaint Law (2011) No. 02/2011/QH13 approved by the National Assembly, dated November 11, 2011.

Government's Decrees

- Decree No. 43/2014/ND-CP, dated May 15, 2014 guiding the implementation of Land Law 2013;
- Decree No. 44/2014/ND-CP, dated May 15, 2014 by the Government on the evaluation of land prices;
- Decree No. 45/2014/ND-CP dated May 15, 2014 by the Government providing the collection of land use levies;
- Decree No. 46/2014/ND-CP, dated May 15, 2014 by the Government providing the collection levies on land lease, water surface lease;
- Decree No. 47/2014/ND-CP, dated May 15, 2014 by the Government on compensation, assistance, and resettlement in the event of land recovery by the State;
- Decree No. 16/2016/ND-CP, dated March 16, 2016 on Management and Utilization of Official Development Assistance (ODA) and Concessional Loans of concessional loans Foreign Donors;
- Decree No.01/2017/ND-CP, dated January, 01st 2017 on revisions and supplements of some articles to regulate in details the implementation of Land Law;
- Decree No 75/2012/ND-CP dated October 03 2012, by the Government provision detail some articles of the Complaint Law.

Circulars

- Circular No. 23/2014/TT-BTNMT, dated May 19, 2014 by MONRE regulating Land Use Right Certificate (LURC), right to ownership of housing and other assets attached to land;
- Circular No. 24/2014/BTNMT, dated May 19, 2014 by MONRE regulating cadastral dossiers;
- Circular No. 25/2014/BTNMT, dated May 19, 2014 by MONRE, regulating cadastral maps;
- Circular No. 28/2014/BTNMT, dated June 2, 2014 by MONRE regulating land statistic and inventory and development of current land use map;
- Circular No. 29/2014/BTNMT, dated June 2, 2014 by MONRE regulating details of making and amending land use planning;
- Circular No. 30/2014/BTNMT, dated June 2, 2014 by MONRE regulating dossiers of handing over land, leasing land, converting land use purpose, and land acquisition;
- Circular No. 36/2014/TT-BTNMT, dated June 30, 2014 on land pricing method; compilation of and adjustment to land prices; determination of specific land prices and consultancy on land pricing;
- Circular No. 37/2014/TT-BTNMT, dated June 30, 2014 on compensation, assistance and resettlement when land is recovered by the State;
- Circular No. 76 dated June 16, 2014 by MoF guiding some articles of Decree No. 45/2014/ND-CP on land use levy collection;
- Circular No. 77 dated June 16, 2014 by MoF guiding Decree No. 46/2014/ND-CP on collection of land rental water surface;
- Circular No. 02/2015/TT-BTNMT, dated January 27, 2015 by MONRE detailing a number of articles of Decree No. 43/2014/ND-CP and Decree No.44/2014/ND-CP dated May 15, 2014 by the Government.
- Circular No.33/2017/TT-BTNMT, dated September 29, 2017 by MONRE on detailing the regulations in the Decree 01/2017/ND-CP;

Decisions of the Government

- Decision No. 1956/2009/QD-TTg, dated November 17, 2009 by the Prime Minister approving the Master Plan on vocational training for rural workers to 2020;
- Decision No. 63/2015/QD-TTg dated December 10, 2015 of the Prime Minister on policy on assistance in vocational training and job search for workers whose land is acquired by the State.

Decisions of the Dong Nai Province

- Decision No.10/2018/QD-UBND dated 22/02/2018 by the People's Committee of Dong Nai province stipulating regulations on compensation, support and resettlement when the State recovers the land;
- Decision No. 08/2018/QD-UBND dated 22/02/2018 by the People's Committee of Dong Nai province on compensation and support for assets when the State recovers land;
- Decision No. 09/2018/QD-UBND dated 22/02/2018 by the People's Committee of Dong Nai province stipulating corporation for implementing compensation, assistance and resettlement in Dong Nai province;
- Decision No. 02/2018/QD-UBND dated 24/12/2018, stipulating the identify the specific price for land in Dong Nai province;
- Decision No. 46/2017/QD-UBND dated 22/12/2017 by the People's Committee of Dong Nai province on adjustment; supplement the land price for period of 2015-2019 when the State recovers land.

- Decision No. 78/2016/QĐ-UBND dated 28/12/2016 by the People's Committee of Dong Nai province on adjustment; supplement the land price for period of 2015-2019 when the State recovers land.

C. Gap Analysis and project Principles

105. With the promulgation of the Land Law 2013, including Decree No.47/2014/ND-CP and Decree No.43/2014/ND-CP, Decree No.44/2014/ND-CP, the policies and practices of the national Government have become more consistent with ADB's Policy on Involuntary Resettlement (SPS 2009). However, there are still some significant gaps between the Government policies and the ADB's Policy on Involuntary Resettlement.

106. The following table provides a gap analysis of ADB's Policy (SPS 2009) and Government's policy on involuntary resettlement, and measures for filling gaps applied for the project.

Table 30: Gaps between Governmental Policies and ADB SPS 2009 for the Project

Issues	Viet Nam policy	ADB Policy (SPS 2009)	Policy applied for the Project
Severely impacted Aps losing productive land	Decree 47/2014/ND-CP, Article 19, Item 3: Aps losing at 30% or more of productive agriculture land are considered severely impacted and are entitled to livelihood restoration measures.	The involuntary resettlement impacts of an ADB-supported project are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating).	Losing 10% or more of the household's productive (income-generating) assets, and/or relocating households shall be considered as threshold of severely affected HHs.
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 illegal will be compensated for the acquired land area but not exceed quota of agricultural land allocation. But 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 64 and items b, d, clause 1, Article 65 of the Land Law 2013; the assets created after the notification on land acquisition; and (iii) unused public infrastructures and other works.	Those Aps without legal title to land will be included in consultations. Ensure that Aps without titles to land, or any recognizable legal rights to land, are eligible for resettlement assistance and compensation for loss of non-land assets including dwellings, structures and other improvements to land such as crops, irrigation, at full replacement cost. Safeguards cover involuntary restrictions on land use or on access to legally designated parks and protected areas. Covers temporary and partial losses.	Project affected people, without legal 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 such as dwellings and structures which are occupied/created before cut-off date. They will be entitled to resettlement assistance and other social support to assist them to improve and or at least restore their pre-project living standards and income levels.

Issues	Viet Nam policy	ADB Policy (SPS 2009)	Policy applied for the Project
Compensation unit price for land	Land Law 2013, Article 114, Clauses 3 and 4: land price for compensation calculation is specific price of land.	Compensation at full replacement cost.	Compensation at full replacement cost.
Compensation for house and structures	Land Law 2013, Article 89, item 1: houses/structures used for living purpose will be compensated at replacement cost. Decree 47, 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.	Rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs, based upon: i) fair market value, ii) transaction costs, iii) interest accrued, iv) transitional and restoration costs, v) other applicable payments.	Full compensation at replacement cost will be paid for all affected structures without any deductions for salvageable materials or depreciation.
Compensation for trees, crops and livestock, annual crops, perennial trees	Land Law 2013, Article 90: compensation equal to the value of the output of their crops which will be calculated based on the highest yield of crops season in 3 recent years multiplying with the average local price at the time of land acquisition. Compensation equal to the existing value of the orchard, calculated at the local price at the time of land acquisition excluding the value of land user right.	Compensation at full replacement cost	Compensation at replacement cost as appraised by independent appraiser
Prepare Resettlement Plan	Decree No. 47/2014/NĐ-CP, Article 28: Prepare compensation plan, assistance, resettlement when the State recovers land for the purpose of national defense and security; economic and social development as national interest, public.	Prepare a resettlement plan	Prepare a resettlement plan

Issues	Viet Nam policy	ADB Policy (SPS 2009)	Policy applied for the Project
Monitoring	No monitoring indicators indicated	Monitoring indicators specified for internal and external monitoring and reporting. In case of significant or sensitive impacts, an external monitoring organization is required to conduct monitoring on RP and EMDP implementation	The IA must undertake internal monitoring according to the critical indicators. Anticipated negative impacts of the project are not significant; there is no need to recruit an external monitoring organization.

CHAPTER 7. ENTITLEMENTS, ASSISTANCE AND BENEFITS

D. Principles on Compensation, Assistance and Resettlement

107. In order to harmonize the above-mentioned gaps between the regulations of GoV and ADB's SPS 2009, the Article 87 of the Land Law 2013 requires that "For Projects using loans from international or foreign organizations for which Vietnam has committed to a policy framework for compensation, support and resettlement, that framework policy shall apply". The following project resettlement principles have been assigned to address the discrepancies between ADB SPS and relevant government regulations as previously described in the gap analysis:

- Involuntary resettlement and impacts on land, structures and other fixed assets will be avoided or minimized where possible by exploring all alternative options;
- Compensation and assistance will be based on the principle of replacement cost at the time of compensation. A household is considered severely affected when they are losing 10% or more of the household's productive (Income-generating) assets or need to relocate as a result of the project;
- Displaced persons without title or any recognizable legal rights to land are eligible for compensation for affected non-land assets at replacement cost and resettlement assistance;
- Residential and agricultural land for replacement should be close to the previous places as much as possible and be suitable to displaced persons;
- Meaningful consultation will be carried out with the displaced persons and concerned groups and ensure participation from planning up to implementation;
- The comments and suggestions of the affected persons and communities will be taken into account;
- The Resettlement Plan will be disclosed to affected persons in a form and language(s) understandable to them;
- Resettlement identification, planning and management will ensure that gender concerns are incorporated;
- 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;
- Existing cultural and religious practices will be respected and preserved, to the maximum extent practical. Culturally appropriate and gender-sensitive social impact assessment and monitoring will be carried out in various stages of the Project;
- 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;
- Budget for payment of compensation, assistance, and resettlement and support will be prepared sufficiently and made available during Project implementation and by MOH and HCMC UMP;

108. The CHPMU will not issue notice of proceed to contractors for any component until ADB received confirmation from CHPMU through a resettlement completion report that (i) compensation and assistance payment has been fully disbursed to the displaced persons and rehabilitation measures are in place; (ii) already-compensated, assisted displaced persons have handed over the affected area in a timely manner; and (iii) the area is free from any encumbrances.

E. Cut-off date and Eligibility

109. Eligibility is determined considering land use rights consistent with the Vietnamese Law and accounting for the cut-off date. The cut-off date will be defined as the date of officially informing the notice of land acquisition. The specific date will be established during project implementation and will be included in the updated RP.

110. All APs who own or occupy land or operate businesses in the project-affected areas before the cut-off date, will be entitled to compensation for their affected assets and to rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels. Those who encroach into the project areas after the cut-off date will not be entitled to compensation or any other forms of assistance

111. In addition, the extent of eligibility for compensation with regard to land is determined by legal rights to the land concerned. There are three types of affected persons: (i) persons who will fully or partially lose the land with Land Use Right Certification (LURC); (ii) persons who do not have LURC yet but claim recognizable under the National Laws on the ownership of the land for the land lost; or (iii) persons who fully or partly lost the land they occupy and do not have any recognizable claims to that land. Affected persons included under (i) and (ii) above shall be compensated for the affected land and assets but affected persons included under (iii) shall not be compensated for the land, but for the affected assets upon land and are entitled to additional assistance if they have to relocate, belong to any vulnerable groups, or are severely affected.

112. Specific EntitlementsThe entitlement matrix in the following table includes the main types of losses and the corresponding nature and scope of entitlements. The detailed civil works design, DMS, SES and RCS will be the basis for determining actual impacts and compensation rates for losses. Nhon Trach DPC will engage an independent specialist to carry out the replacement cost study (RCS) to determine actual replacement costs and rates. Entitlements described in this RP will not be lowered during RP updating but can be enhanced in the updated RP as required.

Table 31: Entitlement Matrix

No	Type of Loss/Impact	Level of Impact	Eligibility	Entitlements	Implementation Issues
1a	Loss of agricultural land of individuals, households (96,397 m2)	Loss of productive land less than 10% of total land holding and the remaining unaffected portion is viable for continued use)	All individuals, households have LURC or have claim recognized or recognizable by law. (17 AHs)	<ol style="list-style-type: none"> 1. Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs); 2. Compensation for trees/crops, structures see item 3 below. 3. Assistance for job change and creation, and life stabilization allowance. See items 5 and 6a below. 4. Bonus for land hand-over on time. See item 9 below. 	<p>AHs shall be informed three months in advance before the Notice of land recovery so they can stop the cultivation on land and harvest the crops.</p> <p>AHs shall fully receive the compensation and allowance at the replacement cost before site clearance.</p> <p>If remaining land holding is not economically viable i.e. is too small to be economically cultivated, and if the AH so agrees, the project will acquire the entire land holding, not just the affected portion. The size of the entire holding will be the basis for providing replacement land or cash compensation. The economically remaining land area will be identified by CARB for each case.</p> <p>During DMS, local authority will decide the legal status of land use of land plots of households who had passed away and compensation and assistance amount will be provided to legal inherited persons.</p>
1b		Loss of 10% and more of total productive holding and the remaining unaffected portion is not viable for continued use)	All individuals, households have LURC or have claim recognized or recognizable by law. (08 AHs)	<ol style="list-style-type: none"> 1. Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs); 2. Compensation for trees/crops, structures see item 3 below. 3. Allowance for job change and creation, and life stabilization allowance. See items 5 and 6a below. 4. Entitled to participate in Income Restoration Program. See item 6b below. 5. Bonus for land hand-over on time. See item 9 below. 	

1c	Loss of agricultural land of individuals, households (40,974 m2)		Household who uses leased land. (01 AH)	<p>1. Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs) for land owners;</p> <p>2. Compensation for trees/crops, structures on land provided for user who is cultivating on land. See item 3 below.</p> <p>3. Bonus for land hand-over on time. See item 9 below.</p>	<p>Compensation for land will be paid to land owners;</p> <p>Compensation for crops and trees will be paid to users if they planted such crops and trees on land.</p> <p>During IOL, one household was identified as being cultivating temporarily on land plots of other landowners who live in other provinces. This household does not have lease agreement with landowners and only pay the fee twice per year to land owner via a land intermediary. Therefore the compensation for remaining value of lease is not required.</p>
2a	Loss of residential land of individuals, households without house built on	Partially affected and will not require relocation	All individuals, households have LURC or have claim recognized or recognizable by law. (03 AHs)	<p>1. Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs);</p> <p>2. Bonus for land hand-over on time. See item 9 below.</p>	AHs shall fully receive the compensation and allowance at the replacement cost before site clearance
2b	Loss of residential land of individuals, households with house built on	<p>Totally affected and will require for relocation;</p> <p>Or</p> <p>Partially affected and the remaining land area is not viable to rebuild house and must be totally acquired;</p>	All individuals, households have LURC or have claim recognized or recognizable by law. (01 AH)	<p>1. If the household has other place to live in commune, AH will receive cash compensation at replacement cost equivalent to current market prices and free from transfer cost (such as taxes, certificates, administrative fees) and self-relocate;</p> <p>2. If household does not have other place to live in the commune and opts to receive a land plot, land-for-land compensation will be applied.</p> <p>3. The process of compensation via plot at the resettlement site will be as follows:</p> <ul style="list-style-type: none"> • The area of allocated plot at the resettlement site will be the same area of plot acquired for the project • If the selling cost of plot at the new site is more than the value of the affected 	<p>AH shall be informed 180 days before land acquisition.</p> <p>AHs shall fully receive the compensation and allowance at the replacement cost before site clearance.</p> <p>In urban areas, the remaining land area is not less than 40m2 and in rural areas, the remaining land area is not less than 100m2 and in acceptable shape, people can arrange, rebuild houses.</p> <p>In case of HHs with multiple generations (many couples) are living in same residential land plot if can meet the requirement for splitting in multi households as regulation of resident and do not have any other</p>

				<p>residential land, AH will receive new plot at no additional cost.</p> <ul style="list-style-type: none"> • If the plot at the new site is less than the value of compensation amount for affected residential land, AH will receive the land plot and the difference amount in cash <p>4. If self-relocating, beside compensation for land affected, AH will be entitled to receive resettlement assistance equal to the investment cost of one land plot in resettlement site. In Nhon Trach district, the resettlement assistance is 160,000,000VND;</p> <p>5. Relocated household will receive also transportation allowance, life stabilization assistance, house rental allowance, Tuition fee assistance and medical assistance (See details in Item 6 below.)</p> <p>6. Household will be supported bonus if handing over the site on time (See Item 9 below).</p>	<p>place to live in the affected commune, each couple will be allocated a land plot with payment for land use. The area of land plot equivalent to the smallest plot of resettlement site.</p>
3	Loss of annual crops, trees and aquaculture	Loss of annual crops (72,608 m2 of rice, 1,416 fruit trees, 3,183 timber trees, 201m2 fish pond)	Owners regardless of land tenure status (11AHs)	<p>1. For annual crops and aquaculture products, cash compensation equivalent to the output value of the annual harvest as the highest yield of the harvests in the preceding 3 years of the local main crops, aquaculture products and the average price at the time of compensation.</p> <p>2. For perennial tree, cash compensation at replacement cost equivalent to current market price given the type, age and productive value at the time of compensation;</p> <p>3. For timber tree, cash compensation at replacement cost equivalent to current market price given the diameter at breast height.</p>	<p>AHs shall be informed three months in advance before the Notice of land recovery to be able to harvest the crops.</p> <p>Crops grown after the issuance of the deadline to cease planting crops will not be compensated.</p>
4a	Impact on house	Partially or totally affected	Owners regardless of land tenure status (02 AHs)	Cash compensation at replacement cost for the house, which is equivalent to the current market value of a newly built house and with no depreciation or deduction for salvageable materials.	Cost of connecting electricity, water and telephones will be based on the market prices at the compensation time.

				For relocation household, payment in cash will be made for the cost of connecting electricity, water and telephone in new place (resettlement site or self-relocation site of AH)	
4b	Impact on other structures	Partially or totally affected	Owners regardless of land tenure status (02 AHs)	Cash compensation at replacement cost which is equivalent to the current market value of a newly built structure and with no depreciation or deduction for salvageable materials.	
4c	Impact on pond (201m2)	Partially or totally affected	Owners regardless of land tenure status (02 AHs)	Compensation for excavation of aquaculture pond as regulated by Dong Nai PPC.	
5	Allowance for job training and creation	(11 HHs – households directly cultivate on land)	AHs losing agriculture land	Allowance for job training, job transition, searching and creation for APs who are directly engaged in agricultural production: supported for training, job transition and job search in cash which is equivalent to 1.5 times of value of affected agricultural land which is calculated based on the unit price for agricultural land regulated by PPC multiplying with the affected area. The maximum area to be calculated for this assistance is not larger than land quota in locality.	
6a	Life stabilization assistance	Loss of income due to productive land to be acquired; Totally affected residential land with relocation required	Severely affected households 08 HHs	<p>Assistance for life stabilization will be provided in cash to households with an amount regulated as follows:</p> <ul style="list-style-type: none"> • Agricultural land to be acquired 10% - 70% of total agricultural land: support for 6 months if the household does not have to relocate and 12 months if the household has to relocate (30kg rice/month/person). • Agricultural land to be acquired over 70% of total agricultural land: support for 12 months if the household does not have to relocate and 24 months if the household has to relocate (30kg rice/month/person). <p>In addition to the above supports, other supports will be added under the decision of the Provincial People's Committee (PPC) to ensure the income restoration of HHs.</p>	

6b		(08 SAHs; 0 VAHs)	Severely, vulnerable affected households	Beside the assistance for life stabilization as mentioned in 6a, severely and vulnerable affected households will be entitled to participate in income restoration program implemented by project	During implementation of RP, project owner, implementing agency and local authority will develop in details and implement the IRP based on the consultation with local livelihood agency and with the participation of households.
7a	House rental allowance	Totally affected residential land with relocation required	Relocated household (02 AHs)	Rental assistance amount is as per regulation of Dong Nai PPC. Relocated household will be supported for temporary house rental for five (05) months with the rent amount regulated as below: + If the members of AHs is less than 6 persons, the rent amount is 3,000,000 VND/month/household; + If the members of AHs if more than 6 persons, beside the rent amount above, each additional member will be supported 400,000VND/month/person	CPC and CARB will be responsible to determine the eligible members as stipulated in the regulation on compensation, assistance and resettlement of Dong Nai PPC.
7b	Transportation assistance	Totally affected residential land with relocation required	Relocated household (02 AHs)	Transportation assistance amount is as per regulation of Dong Nai PPC. Relocated households will receive the cash assistance for transportation as follows: + Support for transportation in the district: 6,000,000 VND/household. + Support for transportation outside the district: 8,000,000 VND/household. + Support for transportation outside the province: 10,000,000 VND/household.	
7c	Tuition fee assistance	Totally affected residential land with relocation required	Members of Relocated household	Members who are living on the land to be acquired of relocated household if they are studying in kindergarten, schools (excluding student in college/university/vocational college) will be provided Tuition fee assistance in two years as regulated by Dong Nai PPC.	This assistance will be born by Project and included in compensation plans; CPC and CARB are responsible for listing the members of relocated households who are studying in such schools, determine the tuition fee and transfer the money to the schools.
7d	Medical assistance	Totally affected residential land with relocation required	Members of Relocated household	Members of relocated household who do not have medical security for employees will receive medical assistance as currently regulated by Dong Nai PPC.	This assistance will be born by Project and included in compensation plans; CPC and CARB take responsible to identify the members of relocated households who are entitled for this assistance.
8	Higher Risks of impoverishment/ Hardship due to	Affected vulnerable groups regardless of severity of impacts.	Definition as women headed households with dependents,	1. Households, individuals whose land is recovered and are poor as defined by the national poverty standard shall be supported	If a household is entitled to multiple types of vulnerability as mentioned, this household will only receive one

	Loss of income source	(0 HH)	people with disabilities, war veteran, elderly without any support households, social policy, and poor AHs	to overcome poverty, with allowance of 6,000,000 VND per household. 2. Households which are receiving the subsidy policy of the State (with a certificate from the State agency authorized) is supported with the allowance of 3,000,000 VND per household. 3. Female headed households with dependents will receive allowance of VND 3,000,000 per households	type of support with the highest levels of allowance.
9	Bonus for land handed over on time	(25 AHs)	All affected households who have land affected	Bonus for Handing over: 1. In case that the total amount of compensation and assistance is below 10,000,000 VND, the bonus would be 1,000,000 VND; 2. In case that the total amount of compensation and assistance is from 10,000,000 VND to under 20,000,000 VND, the bonus would be 2,000,000 VND 3. In case that the total amount of compensation and assistance is from 20,000,000 VND to under 50,000,000 VND, the bonus would be 4,000,000 VND 4. In case that the total amount of compensation and assistance is from 50,000,000 VND to under 100,000,000 VND, the bonus would be 6,000,000 VND 5. In case that the total amount of compensation and assistance is from 100,000,000 VND to under 200,000,000 VND, the bonus would be 8,000,000 VND 6. In case that the total amount of compensation and assistance is from 200,000,000 VND to under 300,000,000 VND, the bonus would be 10,000,000 VND 7. In case that the total amount of compensation and assistance is from 300,000,000 VND and above, the bonus would be 12,000,000 VND	

10	Unanticipated involuntary resettlement impacts	Land or assets on land	Eligible affected persons.	Entitlements will be prepared in accordance with the ADB Safeguard Policy Statement and applicable national laws and regulations.	
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CHAPTER 8. RELOCATION IMPLEMENTATION

113. On the basis of the IOL results, there are only 02 affected HHs have to relocate. As mentioned in Entitlement Matrix above, the relocated households, beside other entitled compensations for land, houses and other assets on land, they are entitled to receive the following assistances and allowances: i) Life stabilization assistance; ii) House rental allowance; iii) Transportation assistance; iv) Tuition fee assistance; v) Medical assistance; vi) Entitled to participate in IRP.

114. If self-relocating, beside compensation for land affected and assistance mentioned above, AH will be entitled to receive resettlement assistance equal to the investment cost of one land plot in resettlement site. In Nhon Trach district, the resettlement assistance is 160,000,000VND as regulated by Dong Nai PPC. DPC, CARB and CPC will help displaced HHs to get land use-right certificates without any fee and tax.

115. In case the household opts to receive the land plot in resettlement site, beside receiving the compensation for other lands not residential land, for assets on land, and receiving entitled assistances and allowances as mentioned above, the households will be prioritized to allocate land plot in commune if the land budget or resettlement site is available. The process of compensation with a plot at the resettlement site will be as follows:

- The minimum area of allocated plot(s) at the resettlement site will be not smaller than 100m². Affected HHs who have many members and need more space for resettlement will be considered further. Thus, 01 AH may have more than 01 plot of land in accordance with the standard of resettlement site and aspiration of affected HHs (e.g. Eligible cases are arranged in land resettlement but HHs with multiple generations (many couples) coexist eligible split HHs certified by the local government or multi-family common land use rights (01) parcel of land, housing revoked but nowhere else in the commune to move in, from the third pair of couples or the second household, each pair or a household will be entitled to purchase 01 resettlement plot with price equal to that of resettlement site but the area of land bought is not more than that compensated).
- If the selling cost of plot(s) at the new site is more than the value of the affected residential land, DPs receive new plot at no additional cost.
- If the plot(s) at the new site is equal to the value of affected residential land, DPs receive new plot at the new site without any balance. If the plot(s) at the new site is less than the value of the affected residential land, DPs will receive the plot and the difference in cash.

116. Via consultation with relevant divisions of Nhon Trach DPC, there is a resettlement site for households affected by road 319 and ring road 3 in Phuoc Thien commune however the number of relocated households of this project is small (02 households), the land plot allocation in resettlement site is not big issue. The site is equipped with basic utilities (infrastructure and social services such as roads, internal roads, schools, telephone lines, power supply, water supply, etc. The DPC and the Nhon Trach LFDC will allocate land plot as regulated to affected HHs who opt to relocate there.

117. During the SES, Consultant team has consulted the aspiration of two households who will be affected totally the houses, and they expressed that they would receive the land plot in resettlement site if there is the site in their commune (Phuoc Thien). In next phase, during DMS process, Nhon Trach CARB and LFDC will invite the households who are eligible to the resettlement to join in consultation meeting to ask their aspirations in order that all eligible HHs for the resettlement will be fully consulted about their wishes for resettlement options. Based on it local authorities (DPC, CPC) and Nhon Trach LFDC will arrange the resettlement plot for them. The pictures of resettlement site in Phuoc Thien commune are shown in the Annex 4.

118. After receiving money for compensation, assistance and resettlement, affected HHs shall be provided enough time to relocate to new places before handing over land for the project. The necessary time for relocation and resettlement for HHs will take about 4 - 5 months in accordance with the compensation payment process for affected land and structures. Displaced HHs will not move if the local authorities do not arrange land plot for them or will not move until they receive full compensation and assistance as regulated. Displaced HHs, which hand over land on schedule, will be rewarded for their relocation.

CHAPTER 9. INCOME RESTORATION AND REHABILITATION

A. Livelihood Risks

119. The acquisition for the Project, as mentioned before, will mainly be of agricultural land with two season crops of rice. In some higher grounds the people may also plant fruit trees for harvest and timber trees for collecting the wood. The productivity of rice is 10 ton per hectare per season and the rice price is around 6,000-7,000VND/per kilogram. The estimated income loss from rice planting is about 6,000,000 VND/season/1,000m², and about 12,000,000 VND/year (520 USD) for each 1,000m². The income loss from fruit harvest is about 10 millions VND per year per 1,000m², and from wood selling from timber tree is about 10-15 millions VND per year for each 1,000m².

120. A number of households are older people within the age range of 40-60 years old, whose livelihood is rice cultivation and planting fruit tree, live stock raising. Loss of productive land will make it difficult for them to find alternative income sources because of their age and lack of skills. These AHs need a money management guide to effectively use the compensation amount or guide them to invest in small home based business services besides depositing savings at the bank.

B. Objectives and Eligible households for Income Restoration Program

121. Two groups of affected households will be eligible for participating in IRP: i) severely affected households; ii) vulnerable affected households. The Project will have 08 severely affected households but no vulnerable households identified during IOL. The exact number of severely affected and vulnerable affected households will be verified and updated later during the DMS.

122. Income restoration programs will be implemented in order to assist the severely affected households and vulnerable groups: (i) restore the sources of income to at least be equal to pre-Project conditions; and (ii) improve the ability of generating the income through income restoration models designed to be suitable with the preferences of AHs and local socio-economic characteristics. Baseline data on the income sources, income level and ability to generate the income needs to be collected as a basis for analyzing the effectiveness and level of achievements of the income restoration program.

C. Strategy for Income Restoration Program

123. In supporting the households to restore their income loss due to land acquisition in short term, different allowances will be provided to affected households:

- Support for job change and creation: cash assistance equivalent to 1.5 times of compensation amount for affected agricultural land calculated based on the unit price of agricultural land stipulated by Dong Nai PPC.
- Support for life stabilization: cash assistance equivalent to 30kg of rice per person/month within period of 6 months to 24 months depending on the impact of households and request for relocation or not will be provided to affected households who have agricultural land affected.

124. However, experience in implementing land acquisition and resettlement in many ADB funded projects shows that cash assistance is not enough to ensure long-term sustainability of the livelihood of severely affected and vulnerable affected households. Beside cash assistances, it is necessary to provide strategy for income restoration and rehabilitation to the eligible households. Via consultation with Nhon Trach DPC, Economic and Infrastructure Division is responsible for implementing the IRP activities in district for many projects including the ADB-supported Ben Luc – Long Thanh project. They will co-ordinate with livelihood agencies such as Divisions of DOLISA and DARD in district to develop the detailed IRP in consultation with affected households during DMS. Nowadays, Nhon Trach DPC is implementing livelihood programs in its district for other projects as well as for district economic development and poverty reduction such as calling the investment from investors to launch industrial projects. End of 2017, total projects invested in industrial zones in Nhon Trach district is 416 and created jobs for 85,000 labours inside and outside Dong Nai province including local people in Nhon Trach district. Nhon Trach DPC also co-operated with Industrial Extension Center to provide training course on industrial extension development for representatives of mass organizations and communal staff in charge of trading and industrial development, develop “Start up business” for small and medium enterprises in Nhon Trach district. Regarding to Agricultural Extension program, Nhon Trach DPC implements “Agricultural value chain models” in agricultural production when DPC supports farmers to co-operate with processing enterprises to produce several agricultural products such as pine apple, taro, aquaculture products (shrimps, oysters, etc.). For poverty reduction, small supplying cow or buffalo to poor household, providing canne variety, other material and technical training for planting sugar canne, in-kind support to raise the goat, chicken etc... According to them such programs

could be applied for severely affected households of this project.

125. During SES, survey team has interviewed the affected households on their aspiration for the measures for livelihood restoration. 50% of interviewed households informed that they would receive vocational training course to household's members while 33% of interviewed households expressed that they have not identified which livelihood activity they will do. At this time they will follow the common opinion of all affected households and 16.7% (02 HHs) informed that they would access to credit.

126. Based on results of consultation with affected households during SES and relevant divisions under Nhon Trach DPC, the following income restoration and rehabilitation strategy can be provided to the households:

127. An Income Restoration Program (IRP) will be developed and implemented by the CHPMU and CARB so that it can (a) maximise the use of remaining unacquired production land for farming purpose; (b) create career opportunities through vocational trainings and job creating activities to members of affected households; (c) provide technical assistance or/and small business/service models for those who want to do business. To achieve the first objective of maximising the use of remaining productive land for farming, the Program will provide assistances and appropriate technique for entitled households whose remaining land are still viable to implement agricultural extension models. To create career opportunities through vocational trainings and job creating activities, the Program will organise training courses that suit their needs, capacity and provide supplementary trainings, consultations, allowance and other supports to participants attending the courses as well as tools/equipment for career establishment after being trained. With the objective of providing technical assistance or/and small business/service models for those who want to do business in the local area, the Program will provide them with technical advice, small business/service models and other training courses, study tours, and some in-kind/materials support for business establishment.

128. The IRP will be designed to support (i) the severely affected households losing 10% or more of their production/income-generating assets (08 households); (ii) and the vulnerable affected households of the Project (0 household). The final figures on the severely affected households and vulnerable affected households by the Project will be updated following the result of the DMS.

129. Budget for IRP implementation (cost of materials/input) have been estimated. It is noted that, during the detailed needs assessment and additional consultations during RP updating to finalise the IRP, the rates may be adjusted if necessary to ensure that the income restoration activities are implemented effectively to restore income and develop livelihoods of eligible households. However, no cash assistance shall be provided directly to the IRP eligible households but will be in-kind/materials. After implementation of the IRP, the households will not have to return the provided assistance to the Project. To estimate the budget for IRP, the following rates are proposed initially as below with reference to ADB-supported Ben Luc – Long Thanh project:

- For households who lose from 70%, assistance equivalent to 18,000,000 VND per household;
- For those who lose from 10% to less than 70%, assistance equivalent to 9,000,000 VND per household;
- At least one member of severely affected households/vulnerable affected households is entitled to participate in vocational training course according to Decision 1956/QD-TTg.

130. Training requirements of the IRP eligible households will be finalised during updating of the resettlement plan. The households at that time will know the details of impacts on their land and livelihood, compensation and assistance package for their household, and will have concrete ideas on what should be the income restoration measures that they wish to implement - detailed training program will be developed accordingly. Trainings will be provided by batches. The first training will be conducted prior to provision of IRP material support to the eligible households, and will focus on (i) the specific training needs of the eligible households identified during the detailed needs assessment (carried out during updating of the resettlement plan); and (ii) the areas that the specialized agencies (agricultural extension division of the District, for example) consider necessary for effective implementation of the income restoration activities. The second batch of trainings ("refresher" trainings) will be conducted during implementation of the income restoration activities; and the final training will be scheduled after implementation of the activities. This last training will focus on sharing of lessons learned and how participating IRP households can continue to apply the knowledge gained. The training sessions will involve visual aids and practical training, and participants will be provided with handouts that can be used as reference during implementation of the income restoration activities.

131. In addition to the trainings, IRP eligible households will receive materials/breeds and technical supports to increase agricultural productivity. The households will also be equipped with tools, equipment and other means to improve their production efficiency as well as their businesses. All the support aims to help to generate income for the households.

132. A detailed needs assessment will be conducted during RP updating to assess the impacts and needs of the affected households for income restoration activities and it will be used as basis for preparation of a detailed IRP. List of detailed income restoration activities, support levels for eligible households, and list of eligible households following the eligibility criteria, and responsibilities of concerned agencies will be finalised by the CHPMU and Economic and Infrastructure Division, CARB together with commune/ward people's committees and IRP eligible households and reflected in the final RP.

D. Other livelihood restoration measures:

133. Beside the income restoration strategy proposed in Section C, additional measures are proposed to support livelihood rehabilitation such as:

- (i) Facilitate heads of households to find the job that is suitable with their age and gender like security staff or cooking staff in local enterprises.
- (ii) Priority employment for skilled AHs in the Project: The income restoration and rehabilitation activities shall consider ways to provide short-term income support through employment of skilled labor with priority assistance to severely affected and vulnerable affected households. The CHPMU will ensure provision of employment support during construction and project operation. Coordination with the CHPMU need to be done to identify skilled members to be accommodated in the projects' labor requirement. The CHPMU will specify in the labor contract with the contractors to absorb some skilled workers from AHs, with provision for female members as well. The employment for skilled AHs will be selected based on the priority of ranking from high to low percentage of land loss.

134. Nhon Trach economic and infrastructure division and CARB shall be responsible to assess the needs for job finding of severely affected and vulnerable affected households during updating of RP then introduce the household heads and members to clients who have the demand for labor force.

135. The budget for IRP is included in the budget for the land acquisition and resettlement.

E. Social Insurance and Special Funds

136. Member of relocated households will receive education assistance for tuition fee, medical assistance for health insurance as regulated by Dong Nai PPC. Poor households will receive different support via poverty reduction programs launched in Dong Nai province such as: i) provide loan with preferred interest rate to poor and near poor households via Social policy Bank; ii) provide medical insurance; iii) exempt tuition fee for children of poor and near poor households; iv) support poor household to rebuild house; v) support the electricity fee; vi) provide in-kind support for agricultural extension development; vii) provide vocational training course to members of poor households, etc...

F. Implementation Arrangement

137. CHPMU will be responsible for: (i) cooperating with Nhon Trach DPC and its related divisions to manage implementation of the IRP and preparing reports to ADB; (ii) co-ordinate with Economic and Infrastructure Division and CARB to carry out detailed needs assessment; (iii) Discuss and agree with Economic and Infrastructure Division and CARB and commune people's committees on specific income restoration measures to implement; (iv) Supports Economic and Infrastructure Division in preparing the IRP for submission to Nhon Trach DPC for review and acceptance; (v) ensure that fund is available in bank account to implement IRP; (vi) Reflecting the IRP in the updated resettlement plan and submit to ADB for review and concurrence; (vii) Providing guidance to Economic and Infrastructure Division in implementing and monitoring of the approved IRP; (viii) monitoring IRP implementation.

138. Economic and Infrastructure Division will be responsible for: (i) carrying out detailed need assessment of IRP eligible households; (ii) developing IRP in detail and then submitting the program to CHPMU for review before submitting to Nhon Trach DPC for approval; (iii) Directly planning and implementing income restoration activities on-site, coordinating with CHPMU for implementing specific IRP activities ; (iv) providing necessary documents to CHPMU to timely allocate fund for IRP activities; (v) Regularly monitoring the status of IRP implementation and providing support as needed; (vi) closely working with local authority (CPC), organizations/unions (Women union, farmer association) to find out solutions for arising issues during the process of implementing IRP; (vii) preparing reports on implementation progress of IRP to submit to CHPMU.

139. CARB will be responsible to provide the list of severely affected households and vulnerable households who are entitled to participate in IRP to Economic and Infrastructure Division and support this division to conduct need assessment of AHs, develop and implement IRP.

140. Commune People's Committee will be responsible for assisting Economic and Infrastructure Division, CARB and CHPMU: (i) in carrying out detailed needs assessment; (ii) in implementing and monitoring implementation of IRP.

141. Nhon Trach DPC and its relevant divisions have experience in implementing land acquisition and resettlement, income restoration program in ADB project as they are implementing ADB-funded Ben Luc-Long Thanh project. However, CHPMU, HCMC UMP are very new with ADB safeguard policy. Therefore, before implementing RP and IRP, Resettlement Consultants mobilised under project will conduct training course on project resettlement policy and provide guidance to staffs of CHPMU, HCMC UMP and staffs of Nhon Trach CARB, LFDC and its divisions involved in land acquisition and resettlement to ensure smooth implementation of RP and IRP.

CHAPTER 10. RESETTLEMENT BUDGET AND FINANCING PLAN

A. Procedures on Flow of Funds

142. Funds for compensation and implementation of the resettlement plan will come from HCMC UMP and MOH as counterpart funds. CHPMU will be responsible for allocating and transferring funds for resettlement to the CARB who will be responsible for making payments directly to APs with respect to land, crops, and any allowances. CHPMU will establish a system to ensure that the capital flows are transparent, complete and assigned swiftly and effectively. Monitoring will occur regularly and the financial reports on resettlement compensation payments should be submitted in a timely manner.

B. Replacement Cost Study

143. Replacement price - replacement cost refers to a amount that AH needs to replace his/her affected assets without any deductions of taxes and/or transaction costs. The replacement cost of each type of assets is defined as below:

- Replacement cost of production land (agricultural land, aquaculture land, garden land, and forest land) is based on the current market price that is reflected in recent transactions that have been taken place in place or in other place with similar conditions, or if no similar transaction exists, the replacement cost of reproduction plan will be determined based on its profit capacity;
- Replacement cost of resident land is based on the current market price that is reflected in recent transactions on real estate, based on the selling and buying prices in transactions that have been taken place with similar conditions;
- Replacement cost for structures, works is based on the current market prices and labour cost without deducting any depreciation cost or deducting salvaged materials.
- Replacement prices for annual crops are equal to normal market prices at the time of compensation;
- Replacement prices for perennial crops are in cash equal to the prevailing market prices, subject to the type of trees, age and profit value (profit to be generated in future) at the time of compensation;
- Replacement prices for timber trees are in cash, subject to the type of tree, diameter of tree body, equal to the prevailing market prices.

144. Legal basis for valuating land and assets: Decree 47/2014/ND-CP, Decree 43/2014/ND-CP, Circular 36/TT-BTNMT

145. Replacement cost survey has been done rapidly in parallel with IOL and SES process and consultation with relevant stakeholders from 27th August to 1st September 2018. Consultant team has used following methods and conducted activities at the filed:

- a. Studying relevant regulation of government relating to land and asset valuation;
- b. Consult with relevant departments (DONRE, DOC, DOC, DARD) about the principle, method that are being applied in Dong Nai to determine compensation rates for land and other assets;
- c. Interviewing local staff at district, commune and local people on the market price of land transaction in project area for different land types;
- d. Interview shops selling building materials, local contractors and households who have built or have been building structures and houses in project communes in order to determine the prevailing prices of materials, labour cost, constructing houses and other popular structures;
- e. Interviewing households, in the project communes about yields, productions, productivities, selling prices, buying prices of annual crops, perennial plants, fruit trees, industrial trees, and timber trees;

146. During consultation with local authority, community and affected households, it is recognized that there is transaction of agricultural land in Long Tan commune as many projects are being implemented and invested in this area. Based on the RCS, the results are recorded as shown in table below:

Table 32: Proposed unit costs for compensation

No	Compensation item	Unit	Price regulated by Dong Nai PPC (VND)	Market price (VND)	Proposed unit price for calculating resettlement budget (VND)
1	Annual crops land	m ²	70,000	210,000	210,000
2	Perennial land	m ²	70,000	210,000	210,000
3	Aquaculture land	m ²	60,000	180,000	180,000
4	Residential land	m ²	250,000	380,000	380,000
5	Temporary house, not classified as lower than Class 4 house	m ²	660,000	750,000	750,000
6	Water well D= 0,8-1,0m (depth 40m)	Lm	4,900,000	9,000,000	9,000,000
7	Temporary toilet outside main house made by wood and leaves	m ²	180,000	200,000	200,000
8	Duck cage made by wood and leaves	m ²	180,000	200,000	200,000
9	Temporary house made by wood and leaves	m ²	180,000	200,000	200,000
10	Daily labor cost	Day	-	300,000	300,000
11	Rice price	Kg	12,000	12,000	12,000
12	Coconut	Tree	315,000	320,000	320,000
13	Mango	Tree	644,000	650,000	650,000
14	Sweetsop	Tree	286,000	300,000	300,000
15	Cattle lifter	Tree	156,000	160,000	160,000
16	Banana	Tree	30,000	30,000	30,000
17	Pine apple	m ²	3,500	3,500	3,500
18	Paddy	m ²	3,500	3,500	3,500
19	Melaleuca	Tree	43,500	45,000	45,000
20	Flute	Tree	2,000	2,000	2,000
21	Eucalyptus	Tree	20,000	20,000	20,000

147. During RP implementation, in parallel with DMS, replacement cost survey shall be conducted by competent appraiser following the current regulations on land and assets valuation of Government. The results of RCS shall be submitted to Dong Nai PPC for appraisal and approval. Results of RCS will be disclosed to affected households. The detailed compensation plans for affected assets then will be prepared based on approved unit prices.

C. Cost Estimate and Budget for Land acquisition

148. As shown in the table below, the estimated cost for resettlement of the Project is 36,984,994,443 VND (equal to 1,584,957.98 USD), to be included in the Project investment cost. The rates for compensation and cash entitlements for rehabilitation, as well as allowances payable to APs, will be adjusted based on the DMS, SES and RCS. The different categories for items for compensation are agricultural land, residential land, houses and structures, crops and fruit trees, timber trees. All compensated items are calculated based on the market prices surveyed and according to the most recently issued documents of Dong Nai PPC. Unit costs will be updated through the RCS at the time of RP updating.

Table 33: Total Cost of resettlement for the complete area of the Project

No	Items	Unit	Quantity	Unit price (VND)	Amount (VND)	Remark
I	Compensation for land				20,351,820,000	
1	Compensation for residential land	m2	747	380,000	283,860,000	
2	Compensation for land for annual crop	m2	72,738	210,000	15,274,980,000	
3	Compensation for land for perennial trees	m2	20,194	210,000	4,240,740,000	
4	Compensation for aquaculture land	m2	3,068	180,000	552,240,000	
II	Compensation for house and structure				232,264,210	
1	House	m2	130	750,000	97,500,000	
2	Structure	LS			134,764,210	
2a	Bathroom outside the house	m2	4	400,000	1,600,000	
2b	Toilet outside the house	m2	8	200,000	1,600,000	
2c	Shed for Plow	m2	25	200,000	5,000,000	
2d	Shed for Duck	m2	15	200,000	3,000,000	
2e	Wells-drilling	Wells	2	9,000,000	18,000,000	
2f	Fish pond	m2	201	2,210	444,210	
2g	Excavated pond volume	m3	302	80,000	24,120,000	
2h	Compensation for excavation of ditch	m2	900	90,000	81,000,000	Deep 1.5m
III	Compensation for crops and trees				836,456,000	
1	Compensation for crops	m2	72,608	3,500	254,128,000	
2	Compensation for fruit trees	tree	1,416	313,719	444,226,000	
3	Compensation for timber trees	tree	3,183	43,387	138,102,000	
IV	Allowance and Assistance				10,493,100,000	
1a	Assistance for training, job change and job creation, which is equal to 1.5 times of compensation amount for land of annual crop and perennial trees	m2	92,932	105,000	9,757,860,000	Actually only 11 households are cultivating on their land with total area of 51,773m2. However for safe cost estimate, this assistance is calculated for whole affected agricultural land.
1b	Assistance for training, job change and job creation, which is equal to 1.5 times of compensation amount for aquaculture land	m2	3,068	90,000	276,120,000	
2	Life stabilization assistance					
a	Households who will lose 10% to 70% of total productive land holding (09 Aps of 02 Ahs): 30kg rice/person/Month in 6 months	AP	9	2,160,000	19,440,000	Unit price of rice: 12,000đ/kg Number of months = 09 APs * 6 =54 months
b	Households who will lose 70% and more of total productive land holding (19 Aps of 4 Ahs): 30kg rice/person/Month in 12 months	AP	19	4,320,000	82,080,000	Number of months = 19 APs * 12 = 228 months

c	Households who will lose 10% to 70% of total productive land holding (05 Aps of 02 Ahs) and have to relocate: 30kg rice/person/Month in 12 months	AP	5	4,320,000	21,600,000	Number of months = 5 APs * 12 =60 months
3	House rental allowance	HH	2	15,000,000	30,000,000	3,000,000 per month, in 5 month
4	Transportation assistance	HH	2	6,000,000	12,000,000	6,000,000 per household
5	Tuition fee assistance	AP	-		-	TBD
6	Medical assistance	AP			-	TBD
7	Assistance for vulnerable AHs	AH	-		-	
8	Bonus for land hand over on time	HH			-	It is estimated value only
a	Number of HH with estimated amount of compensation and assistance from 50,000,000 VND to under 100,000,000 VND	HH	1	6,000,000	6,000,000	
b	Number of HH with estimated amount of compensation and assistance from 300,000,000 VND and above	HH	24	12,000,000	288,000,000	
g	Assistance for agricultural land managed by CPC	m2				None
V	Income Restoration Program, Support for livelihood development (apply for the AHs who lost 10% or more of their total productive assets)				108,000,000	
1	Households who will lose 10% to less than 70% of total productive land holding	HH	4	9,000,000	36,000,000	
2	Households who will lose 70% and more of total productive land holding	HH	4	18,000,000	72,000,000	
	TOTAL I+II+III+IV+V+VI				32,021,640,210	
VI	Operation cost for LAR	LS	2% (I+II+III+IV+V+V)		640,432,804	
VII	Cost for RCS Appraiser Consultant, Consultant to support IA to monitor RP implementation	LS	3% (I+II+III+IV+V+V)		960,649,206	
VIII	TOTAL				33,622,722,221	
IX	Contingency (for price escalation, unanticipated impact, etc.)	LS	10%		3,362,272,222	
	GRAND TOTAL (VND)				36,984,994,443	
	GRAND TOTAL (US\$)				1,584,957.98	

CHAPTER 11. INSTITUTIONAL ARRANGEMENTS

150. Implementation of the Resettlement Plan requires the participation of relevant agencies from the Central to province, district, and commune level. The executing agency has the overall responsibility for implementation of the Resettlement Plan.

A. Ministry of Health

151. The Ministry of Health (MOH) will be the Executing Agency (EA) for the Project with direct responsibility for the overall management and coordination of the proposed project and assigned Central Health Project Management Unit (CHPMU) as project lead Implementing Agency (IA). MOH has the following responsibilities:

- Assign a project director and a deputy project director
- Implement the project loan and grant
- Approve annual report, work plan and budget
- Ensure that the project outputs are achieved and implemented within the implementation plan and cost estimate
- Ensure adequacy of counterpart fund for project implementation
- Mobilize, manage and account for project funds
- Ensure compliance with public financial management, procurement, anti-corruption measures and environmental and social safeguards per ADB guidelines

B. Central Health Project Management Unit (CHPMU)

152. CHPMU, a department under MOH, is assigned as project lead Implementing Agency (IA), responsible for (i) coordination and management of the overall project and (ii) implementing the civil works output (output 1) under the loan. Regarding to social safeguard aspect, CHPMU will be responsible for:

- Providing overall planning, coordination, and supervision of the whole project including resettlement implementation;
- Prepare Resettlement Framework as required by Land Law and obtain the approval from Prime Minister;
- Timely allocation of budget for land acquisition and resettlement;
- Prepare the Resettlement Framework as required by Land Law;
- Finalizing RP and obtaining PPC's concurrence and ADB's approval before implementing approved RP;
- Providing resettlement training to the staff of CARB and Task Force Team with the support of PSC;
- Co-ordinate with CARB and Task Force Team to implement resettlement activities in accordance with policy of the approved RP; and to timely and successfully resolve any shortcomings during RP implementation to ensure that the objectives of the RP are met;
- Coordinating with PPC and relevant stakeholders during periods of preparation, planning and implementation of the RP;
- Establishing procedures for internal monitoring, monitor and speed up implementation progress of land acquisition and compensation to meet the construction progress of the project, ensure implementation in compliance with project resettlement policies; establish database of APs for each campus, as well as for the Project as a whole;
- Establishing procedures for monitoring coordination between contractors and local communities and for ensuring prompt identification and compensation for impacts occurring during construction;

- Consolidate the progress reports from CARB and submit periodically (Semi-annual) Monitoring Report on resettlement implementation progress to the ADB.
- Prepare resettlement completion report and submit to ADB prior to commencement of civil works for any component.

C. HCMC UMP

153. Regarding to land acquisition for construction of campus under Output 2, HCMC UMP will:

- Ensure budget for implementation of land acquisition and timely allocate funds in accordance with demand of CARB.
- Assign staff to co-operate with staff of CHPMU in land acquisition implementation.

D. Dong Nai Provincial People's Committee

154. Dong Nai Provincial People's Committee (PPC) is responsible for resettlement activities within its administrative jurisdiction. The main responsibilities of this PPC include:

- Concurrence with final RP;
- Assign Nhon Trach DPC as implementation agency for land acquisition of project
- Issue decisions approving land valuations applied for compensation rates, allowances and other supports to APs, especially vulnerable groups, based on principles of RP;
- Direct and supervise Nhon Trach DPC and provincial relevant departments to implement effectively the RP and update RP later.
- Direct the relevant agencies to settle APs' complaints, grievances related to compensation, assistance and resettlement according to their law-prescribed competence;
- Direct the relevant agencies to examine and handle the violations in the compensation, assistance and resettlement domain.

E. Provincial Departments (DONRE, DOF, DOC, DARD, DOLISA)

- Support Dong Nai PPC to appraise the replacement cost survey and submit to PPC for approval;
- Provide support and guidance to CHPMU and CARB in implementing RP and IRP.

F. Nhon Trach District People's Committee

155. The Nhon Trach DPC assigned by Dong Nai PPC to be involved directly in land acquisition implementation and will conduct following activities:

- Establish the Compensation, Assistance, and Resettlement Board (CARB) and Task Force Team for project to implement LAR as requirements in approved RP;
- Instruct CARB and Task Force Team to conduct project dissemination and public consultation with local community, affecte households as requested in approved RP;
- Assign CARB to coordinate with the CHPMU, to implement and monitor RP and IRP implementation.
- Direct CARB and relevant district departments and communes to prepare, appraise the detailed compensation, assistance and resettlement plans base on provisions and entitlements in approved RP;
- Recruit a qualified price survey/ appraisal company to perform the replacement cost survey. Submit the unit prices to the People's Committees of Dong Nai for appraisal and approval to complete the compensation plan;
- Issue decision for land acquisition in the same time with approved compensation plans;

- Approve adjusting LURC for households and individuals who have land/ house recovered, in accordance with authorized decisions;
- Resolve complaints and grievances of APs.

156. Members of CARB will include vice chairman of Nhon Trach DPC, representatives of relevant divisions such as Vice chairman of Nhon Trach LFDC, Division of Natural Resource and Environment, Division of Finance and Planning, Division of Economic and Infrastructure, Division of DARD, Division of DOLISA, Leaders of CPCs, representatives of mass organizations of project communes (Father Land Front, Women Union...).

157. Member of Task Force Team will be staffs of LFDC, cadastral officers of commune, representatives of villages and affected households.

G. Compensation Assistance and Resettlement Board (CARB)

158. Established for supporting Nhon Trach DPC in implementing land acquisition and compensation, assistance payment, CARB will do the following activities:

- Carry out the dissemination of resettlement information and public consultation with affected people;
- Conduct income restoration program (IRP) and coordinate with the concerned agencies in the implementation of the IRP;
- Provide the information of budget demand for compensation to CHPMU to ensure the fund allocated timely;
- Work directly with CHPMU, CPC in implementation of the resettlement plan: implement the DMS, establish AHS' database, prepare compensation plans, and payment of compensation, assistance and allowances;
- Implement the internal monitoring of the RP implementation and ensure that the resettlement activities are in compliance with the approved RP. Prepare periodic monitoring reports on the RP implementation to CHPMU;

H. Land Fund Development Centre (LFDC)

159. In Dong Nai, the Centre for Land Fund Development (CLFD) was established under the DONRE and has the mandate to implement all resettlement activities. For this Project, Nhon Trach CLFD will assign staff to join in CARB and take the role of Task Force Team to work with CHPMU to prepare and implement the resettlement plan with other relevant institutions.

I. Commune People's Committees

160. Communal People's Committees will be responsible for: (i) assigning commune officials/staffs in CARB to carry out all resettlement activities in its commune; (ii), the dissemination of Project information and facilitating public meetings and consultation with APs; (iii) assisting CARB, LFDC in census surveys, a replacement cost survey, DMS and other resettlement related activities (IRP implementation); (iv) checking and confirming the legal status of affected land, houses, structures and other assets/losses of organizations; (v) ensuring the DP's grievances redress mechanisms are appropriate and properly put in place; (vi) documenting grievances and maintaining records of all grievances, and assisting and advising APs with respect to the speedy redress of grievances.

J. Construction Supervision Consultant for Resettlement

161. An individual national resettlement consultant (2 person months) will be mobilized to update the RP based on the detailed engineering design, to assess the need for capacity building for parties involved in land acquisition and resettlement, and brief the EA and resettlement implementing agencies on project resettlement policy. A second national resettlement consultant (6 person months, intermittent) will be mobilized as part of construction supervision consultants and will be assigned to assist the CHPMU in the implementation of the RP, ensuring that the findings and recommendations related to resettlement implementation are discussed with CHPMU and CARB to take action in time, and prepare semi-annual resettlement monitoring reports, and resettlement completion report(s).

K. Capacity Assessment

162. Nhon Trach DPC and its relevant divisions, LFDC have experience in implementing land acquisition and resettlement, income restoration program in ADB project as they are implementing ADB-funded Ben Luc-Long Thanh project. However, CHPMU, HCMC UMP are very new with ADB safeguard policy. Therefore, it is necessary to enhance capacity of CHPMU, and HCMC UMP on safeguard through training courses of ADB provided to PMUs.

163. In CHPMU and HCMC UMP, it is required to assign a staff to be in charge of safeguard implementation and monitoring as a co-ordinator to follow up all safeguard activities in whole project cycle. On the other hand, in order to support CHPMU and HCMC UMP, HMU in safeguard implementation and monitoring, project will allocate budget for mobilizing safeguard consultants to provide on-job training and daily guidance to staffs of such stakeholders.

164. Before implementing RP and IRP, Resettlement Consultants mobilised under project will conduct training course on project resettlement policy and provide guidance to staffs of CHPMU, HCMC UMP and staffs of Nhon Trach CARB, LFDC and its divisions involved in land acquisition and resettlement to ensure smooth implementation of RP and IRP.

CHAPTER 12. RESETTLEMENT IMPLEMENTATION

165. The implementation schedule must ensure synchronized actions between the implementation of the Resettlement Plan and commencement of civil works. Compensation and assistance payments must be completed and rehabilitation measures should be in place and the site free of any encumbrances prior to the commencement of the civil works for any component of the Project.

166. Process of RP implementation: Compensation and assistance for land acquisition for construction of HCMC UMP Campus 2 – Phase 1 will be implemented according to following steps:

- (i) Establishment of Compensation, Assistance and Resettlement Board in Nhon Trach (CARB) for project;
- (ii) Determining land acquisition boundary: based on detailed design approved by EA, set up landmarks of Civil Works, LFDC immediately to develop cadastral mapping, determine land plots will be affected as well as identify and owners.
- (iii) Declare broadly cut-off date to local community and affected households;
- (iv) Conduct public consultation meeting with affected households, local community and mass organizations to disclose project information and resettlement policy, schedule for implementing land acquisition and resettlement, and consultation with AHs about related issues before DMS;
- (v) Detailed Measurement and Census Survey. Once the project boundaries and detailed design had been completed, DMS will be conducted by CARB and Nhon Trach LFDC. Minutes of DMS will be checked and signed by each affected household. The AHs will not sign on the minute of DMS and on the compensation proposal if they do not agree with and have the grievances until their grievances have been addressed according to project grievances redress mechanism. The DMS survey will serve as a basis for finalizing the land acquisition and resettlement impacts and updating RP. The data will be computerized by the CHPMU;
- (vi) Information disclosure: After the DMS, information on level of impacts (land, trees, crops and on-land assets) of each household and level of compensation and assistance of each household are disclosed within 2 weeks in the People's Committees of communes or in villages (public places) as per the time stipulated in Land Law 2013 and Decree 43/2014/ND-CP.
- (vii) Community consultation: consultations on the level of impacts (results of DMS) and the level of compensation and assistance disbursement (as publicized) as well as implementation of compensation and assistance disbursement plan were conducted with AHs and communities.
- (viii) Updating Compensation Rates. During the detailed design process, the Nhon Trach DPC will engage a consultant firm to conduct replacement cost study to identify the unit rates at replacement cost for all categories of loss; The results of replacement cost survey will be submitted to Dong Nai PPC for appraisal and approval as the basis for calculating compensation plans.
- (ix) Assess the need for income restoration of severely affected households and vulnerable households identified during DMS. Develop IRP activities in details and submit to DPC and IA for approval.
- (x) Pricing and preparing detailed compensation plans to AHs. CARB will be responsible for calculating compensation amount based on the results of the replacement cost study. The draft compensation plans will be disclosed to AHs for comments and feedback;
- (xi) Updated RP will be prepared based on draft compensation plans and submitted to ADB for approval. The final compensation plans will be approved afterward and payment will be made to AHs.
- (xii) Appraise and approve draft compensation plan: Draft compensation plan will be adjusted after receiving the feedbacks of households and will be submitted to Nhon Trach DPC for appraisal and approval. Final compensation plans will be disclosed publically at community hall and CPC office.
- (xiii) Disbursement of compensation and assistance: CARB will pay the compensation and assistance according to the approved compensation plan that was disclosed to the households.
- (xiv) Allocate land plots to relocated households;

- (xv) Hand over the land to project will be taken place after affected households receive entire compensation and assistance package they are entitled and land plots allocated to relocated households;
- (xvi) Implement IRP;
- (xvii) Monitoring compensation, assistance and resettlement implementation: Internal monitoring activities must be implemented in order to ensure that compensation, assistance and resettlement activities have been implemented in accordance with the RP.

167. The site clearance for the Project is expected to be in second quarter 2021 for handing over to the contractors by July 2021.

168. CHPMU shall ensure that civil works contractors are not issued a notice to proceed for civil work commencement in any component until CHPMU has confirmed in writing to ADB (via a resettlement completion report) that: (i) resettlement implementation and compensation and assistance payments satisfactorily completed, in accordance with the approved updated RP; and (ii) ensured that required rehabilitation assistance is in place and the area required for civil works is free of all encumbrances.

Table 32 Schedule of Resettlement Plan Implementation

Activities	Responsibility	Time
Preparing RP		
Conduct IOL, SES, RCS at the site	CHPMU/ADB Consultants	8/2018
Conduct consultations with affected people, local community and CPC	CHPMU/ ADB Consultants /CPC	8/2018
Conduct consultations with relevant stakeholders	CHPMU/ ADB Consultants	8/2018
Prepare the Draft RP	CHPMU/ ADB Consultants	9/2018
Consultation of draft RP with relevant stakeholders	CHPMU/ ADB Consultants	9/2018
Endorse final draft RP	PPC/ADB	9/2018
Disclose the approved RP on ADB website and disclose locally to APs and communes	CHPMU/ ADB Consultants	9/2018
Implementing RP		
Provide training on Project resettlement policy to CHPMU, CARB, Nhon Trach LFDC, CPC	Resettlement Consultant	12/2020
Detailed engineering and demarcation of land to be acquired	CHPMU/Design consultant	3-12/2020
Conduct Public consultation meeting with APs before DMS	CHPMU/CARB/Nhon Trach LFDC/PSC	12/2020
Conduct DMS	CARB/ Nhon Trach LFDC/Affected households	1-2/2021
Conduct RCS	Nhon Trach LFDC/Appraiser Consultant	1-2/2021
Appraise and approve RCS	PPC	3/2021
Prepare draft compensation plans and disclose to APs	CARB/ Nhon Trach LFDC	3/2021
Update the RP based on results of DMS, RCS and consultations	CHPMU/support consultant	3/2021

Approval for Updated RP	ADB/PPC	4/2021
Compensation plan approved and compensation and allowance provided to AHs	Nhon Trach DPC	4-5/2021
Allocate land plots to relocated households	Nhon Trach DPC/LFDC	5-6/2021
Site Clearance and land handed over to contractor	CARB	5-6/2021
Conduct need assessment for income restoration with SAHs and VAHs; Develop IRP in detail and implementation	Economic Infrastructure Division/CHPMU/CARB	2/2021-6/2021
Issue notice for Commencing civil works	CHPMU	7/2021
Monitoring		
Internal monitoring on the implementation LAR and RP	CHPMU/CARB/support consultant	Begin 12/2020
Semi-annual social monitoring report to ADB	CHPMU/CARB/support consultant	6/2021 onwards

CHAPTER 13. MONITORING AND REPORTING

169. Based on the level of impact, overall, project involuntary resettlement impacts are not significant, therefore only internal monitoring is required. CHPMU is directly responsible for internal monitoring of RP implementation. CHPMU will establish a program for internal monitoring and reporting with the following objectives:

- (i) To monitor and report that the RP has been implemented in an accurate and timely manner.
- (ii) To assess whether and to what degree RP objectives have been achieved.
- (iii) To identify problems or potential problems and methods of responding immediately to mitigate the problems.

170. The principal indicators for internal monitoring of resettlement activities include the following:

- (i) Payment of compensation to affected persons in various categories, according to the compensation policy agreed in the RP, with no discrimination against gender, or any other factor.
- (ii) Public information dissemination and consultation procedures;
- (iii) Support to vulnerable groups.
- (iv) Restoration of community facilities, including local roads, irrigation systems.
- (v) Grievances and appeals, the process and the results, including redress measures.
- (vi) Adherence to grievance procedures and identification of outstanding issues that require further attention and resolution.
- (vii) Coordination and completion of resettlement activities, award of civil works contracts and notice of possession of sites.
- (viii) Staffing, training, work schedule and working effectiveness of resettlement offices at all levels.

171. CHPMU will develop an internal monitoring framework to supervise the resettlement activities, and will establish a database for the land recovery and resettlement, and will monitor the whole process of resettlement.

172. During implementation, the CARB will establish relevant section of the database and update them along with the resettlement progress for planning the resettlement work in their own area. CARB will also timely transfer ongoing activity records and report on implementation progress to CHPMU so that a continuous monitoring system can be realized.

173. Under the above internal monitoring system, a set of information tables will be developed so that detailed land recovery and resettlement data could be collected from communes to CARB and CHPMU. Data will be disaggregated by gender for presentation in the social monitoring reports. Template of internal monitoring report is in Annex 6.

174. The resettlement work will be periodically checked and monitored by CHPMU. It will prepare a semi-annual social monitoring report and submit it to ADB for web posting.

ANNEXES

ANNEX 1 - RESULTS OF IOL AND IMPACTS OF LAND ACQUISITION

#	Name	Commune (land affected)	Residential land	Agricultural land acquire				% land loss	Severely Ahs due to lost of 10% and more total productive land holding	Relocation HHs	Number of HHs member
				Land for perennial trees	Paddy	Other annual crop	Aquaculture				
1	Bùi Kim Danh	Xã Long Tân		1719	1334		1210	49.6%	1		7
2	Bùi Thành Hiệp	Xã Long Tân	300	2809	615		559	61.9%	1	1	3
3	Bùi Thị Kiểm	Xã Long Tân	184	8451	3768	130	1696	98.7%	1		4
4	Bùi Văn Mẫn	Xã Long Tân			3049			55.1%	1	1	2
5	Huỳnh Thị Bích Lệ	Xã Long Tân			817			2.0%			4
6	Lê Thị Diễm Thuý	Xã Long Tân			3019			67.7%	1		5
7	Nguyễn Minh Trí	Xã Long Tân			140			1.4%			4
8	Nguyễn Ngọc Ân	Xã Long Tân			3071			17.1%	1		2
9	Nguyễn Thanh Phong	Xã Long Tân	85		7825			33.9%	1		5
10	Nguyễn Thị Sứa	Xã Long Tân		1312	282			12.3%	1		5
11	Nguyễn Tuấn Hoàng	Xã Long Tân			1810			100.0%	1		5
12	Nguyễn Văn Bạc (Nguyễn Thị Bé)	Xã Long Tân			4126			80.7%	1		4
13	Nguyễn Văn Canh	Xã Long Tân			4497			60.0%	1		4
14	Nguyễn Văn Dũng	Xã Long Tân	178					0.0%			5
15	Nguyễn Văn Minh	Xã Long Tân			917			3.6%			6
16	Nguyễn Văn Xinh	Xã Long Tân			1307			28.6%	1		3
17	Phạm Thị Núc	Xã Long Tân			3525			9.96%			4
18	Phạm Thị Thắm	Xã Long Tân			5874			75.9%	1		6
19	Phạm Thị Tư	Xã Long Tân		1780	2595			84.6%	1		5
20	Thái Thị Long	Xã Long Tân			4986			100.0%	1		5
21	Trần Thanh út	Xã Long Tân		2486	6803			100.0%	1		5
22	Võ Hồng Long	Xã Long Tân			5586			9.7%			4
23	Chưa đăng ký	Xã Long Tân		1637				100.0%	1		4
24	Chưa đăng ký	Xã Long Tân			6102			100.0%	1		4
25	Chưa đăng ký	Xã Long Tân			375			100.0%	1		4
		Total	747	20,194	72,423	130	3,465		19	2	109

ANNEX 2 - IOL AND SES FORMS

QUESTIONNAIRE FOR INVENTORY OF LOSSES (IOL)
Project “Second Human Health Resources Development – Phase 2”
Construction of Second Campus of Ho Chi Minh University of Medicine and Pharmacy
 Code: ___/___/___; Date of IOL: ___/___/2018

Name of Interviewee: Phone number:

Relation to the Household’s Head: [] (0= Household head; 1= Spouse (husband/wife); 2= Son/daughter; 3= Son-/daughter in Law; 4= Parent (mother/father); 5= Grand-son/grand-daughter; 6= Relatives; 7=Other, specify.....)

A. INFORMATION ON HOUSEHOLD

1. Name of Household head: Age.....Sex: [] (Male=1; Female=2)
2. Address: Village:Commune:District.....Province: Đồng Nai

B. STATUS OF LAND OWNERSHIP AND LAND OCCUPY OF HOUSEHOLD

1. **Total residential land of household in project commune:**..... m²; In which:
Residential land with LURC of eligible for LURC:m².

2. **Total agricultural land of household in project commune:**.....m²;

In which: Area where household is cultivating:m²

Area which household rents out or does not cultivate on:.....m²

C. INVENTORY OF LOSS:

3. **Land located in project area to be acquired for project:**

TT	Land plot No.	Map No.	Land type (*)	Land plot area (m2)	Affected area (m2)	Status of land ownership (**)	Status of land occupy (***)	Legal status of land plot (****)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
	Total							

Note:

(*) **Land type:** 1= Rural residential land; 2=Paddy land ; 3=Garden land in same plot with residential land ;

4=Aquaculture land; 5=Annual crops land; 6=Perennial land ; 7=Commercial land; 8=River/Strea, ; 9=Other, specify

(**) **Land ownership:** 1=Land Owner; 2=Leaser; 3=Borrower; 4=Encroacher;

(***) **Land occupy:** 1=Used by land owner ; 2=Used by Leasee; 3=Used by Borrower

(****) **Legal status of land plot** 1= Have LURC; 2=Eligible for LURC ; 3= Not Eligible for LURC ; 4=Lease agreement with state; 5=Lease agreement with household/individual

4. Leased Land located in project area to be acquired for project:

Area of leased land (m ²)	Lease fee (VNĐ)	Name/Address of Leaser	Mark here if do not have to pay the rent fee

5. House located in project area to be acquired for project:

House type (*)	Total construction area (m ²)	Legal status (**)	Status of Ownership (***)	Use purpose (****)	Affected area (m ²)	Level of impact (*****)

Note:

(*) **House type:** 1=Villa; 2=Grade 1; 3=Grade 2; 4=Grade 3; 5=Grade 4; 6=Temporary house; 7=Separated shop;

(**) **Legal status:** 1=Included in LURC; 2=Not included in LURC; 3=Built on agriculture land; 4=Built without permit.

(***) **Ownership:** 1= House owner; 2=Renter.

(****) **Use purpose:** 1=For living; 2=Living Combined with shop for business; 3=Don't use or for storing

(*****) **Level of impact:** 1=Partially affected; 2=Main structure affected and have to relocate; 3=Totally affected

6. Information of house outside project area (if any):

Household has house outside project area: [] Area of house (m²):

7. Other structures and amenities affected by project

Note: write clearly ower of structures in Remark column

Other structures/amenities	Characteristics	Unit	Quantity	Remark

1. Kitchen outside main house	1. Tempoprav 2. Equivalent to Grade 4	m ²		
2. Bathroom outside main house	1. Tempoprav 2. Equivalent to Grade 4	m ²		
3. Restroom outside main house	1. Tempoprav 2. Equivalent to Grade 4	m ²		
4. Storage	1. Tempoprav 2. Equivalent to Grade 4	m ²		
5. Chicken/pig/cow cage	1. Tempoprav 2. Equivalent to Grade 4	m ²		
6. Electricity meter		Each		
7. Water meter and estimated water pipe length		Each		
8. Land line telephone				
9. Fence	1. Brick 2. Wood or wire	md		
10. Gate	1. Brick 2. Iron 2. Wood	m ²		
11. Soil grave		Each		
12. Brick grave		Each		
13. Well	1. Drill 2. Excavated	m		
14. Water Tank	1. Brick/concrete 2. Inox 3. Plastic	m ³		
15. Yard (only count for cement concrete and brick yards)	1. Cement concrete 2. Brick/tile	m ²		
16. Fish pond (excavation volumn)		m ³		
17. Others (Specify type and affected quantity)				

8. Affected crops and trees:

Note: Please write clearly owner of crops and trees in Remark (land owners, leasee)

a. ANNUAL CROPS AND TREES

#	Type of crops/trees	Unit	Quantity	Remark
1	Paddy	m ²		

2	Corn	m ²		
3		m ²		
4		m ²		
5		m ²		
6		m ²		
7		m ²		
8	Pappaya	Tree		
9	Banana	Tree		
10	Pine apple	Tree		

b. Area of aquaculture product (m2):

- Pond excavated (m2):
- Natural pond (m2):

c. PERENNIAL TREES

Type of perennial trees (fruit, timber trees)	Characteristics of trees (Diameter/Age/Độ rộng tán cây)	Unit	Quantity	Remark
a) Fruit trees (Main tree)		Tree		
1)				
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
b) Timber tree (Main tree)		Tree		
1)				
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
c) Decoration tree (Main tree)		Tree		

9. Impacts on income:

- a. Current business mode:
- b. Type of business licence?
 - Have business registration license: []
 - Only pay annual tax: []
 - No business license, no pay tax: []
- c. Average month income after tax (VNĐ):

10. Regarding to enterprise/company having facility located on land affected:

- a. Number of employees who are working with labor contract (person):
- b. Average salary of employees (VNĐ):

Surveyor

Interviewee

QUESTIONNAIRE FOR SOCIOECONOMIC SURVEY (SES)
Project “Second Human Health Resources Development – Phase 2”
Construction of Second Campus of Ho Chi Minh University of Medicine and Pharmacy
Code: ___/___/___; Date of IOL: ___/___/2018

Name of Interviewee: Phone number:

Relation to the Household’s Head: [] (0= Household head; 1= Spouse (husband/wife); 2= Son/daughter; 3= Son-/daughter in Law; 4= Parent (mother/father); 5= Grand-son/grand-daughter; 6= Relatives; 7=Other, specify.....)

PART 1: INFORMATION OF HOUSEHOLD HEAD

1. Name of household head:

 - a. Address: Village..... Commune..... District..... Province **Đ**ồng N
 - b. Age:.....Sex: [] (1=Male; 2= Female)
 - c. Ethnicity: [] (1=Kinh; 2=Other, Specify.....)
 - d. Marrital status: []
(1= Single; 2= Married; 3= Divorced/ Separated; 4=Widower/Widow)
 - e. Education of household head: []
(1= Illiterate; 2=Primary; 3= Not graduated secondary; 4=Secondary; 5= Not graduated high school; 6=High school; 7=Vocational school/college; 8=University; 9= Post graduate; 10=Other)
 - f. Main occupation of household head: []
(1=Farmer; 2= Trader; 3=Business owner; 4=State employee; 5=Staff/worker in factory; 6=Skilled freelance labor; 7=Manual labor; 8= Taxi driver; 9=Retired; 10=Unemployment; 11=Housewife; 12=Student; 13=Other)
 - g. Average monthly income of household head:(VNĐ/month)

2. **Vulnerable group:** [] ; (State clearly for social policy households)
(1=Female headed with dependent; 2=EM; 3=Disabled; 4=Poor; 5=Social policy)

PART 2: INFORMATION OF HOUSEHOLD:

3. **Members of household** (only write the information of members who are currently living with household head):

#	Name	Relation with HH head	Sex	Age	Main occupation	Average monthly income (VND)	Educatio n
1							
2							
3							
4							
5							
6							
7							

8							
9							

Refer to code of information in Part 1

4. Average annual income of household: VNĐ/year; In which

Main income sources from:

- 1) Agriculture production Amount _____ VNĐ
- 2) Business/trade Amount _____ VNĐ
- 3) Salary Amount _____ VNĐ
- 4) Other sources (specify, ...) Amount _____ VNĐ

5. Average monthly expenditure of household:..... VNĐ/month; In which:

- 1) Food and drink Amount _____ VNĐ
- 2) Health care Amount _____ VNĐ
- 3) Education Amount _____ VNĐ
- 4) Buy material for production Amount _____ VNĐ
- 5) Entertainment, event, tourism Amount _____ VNĐ

6. Loan and Depts/Savings:

- Household has any loan or dept? Yes []; No []
If yes, for what purpose?:
- Household has savings from monthly income? Yes []; No []
If yes, savings amount: (VNĐ)

7. Housing condition of household:

Main house: []

(1=Multi floor RC frame; 2=One flat RC frame; 3=Brick grade 4 with tile or flat roof; 4=Temporary)

8. Assest and amenities being used:

Type of assets	Quantity	Type of assets	Quantity
Bike	Air condition
Motorbike	Rice cooker
Ti vi, DVD...	Electric fan
Refrigerator	Car
Washing machine	Truck
Telephone	Tractor
Heating machine	Other assets:.....(specify)

9. Water use: Source of water for daily use (mark x in corresponding box)

- 1) Drill Well []
- 2) Public well []
- 3) Pipe water []
- 4) Rainy water []

- 5) River, stream [] 6) Buy water []
 7) Other []

10. Sanitation condition:

Toilet:

- 1) Toiler in main house [] 2) Brick toilet outside main house []
 3) Temporary, septic tank [] 4) Temporary, semi septic tank []
 5) No toilet [] 6) Other []

Bath room:

- 1) In main house [] 2) Built outside main house []
 3) Temporary [] 4) No bathroom []

11. Main energy for lighting? (multi choice is allow).

- 1) Grid electricity [] 2) Generator []
 3) Battery [] 4) Oil []
 5) Biogas [] 6) Other []

12. Main energy used for cooking? (multi choice is allow).

- 1) Electricity [] 2) Biogas []
 3) Generator [] 4) Gas/Oil []
 5) Wood/Coal [] 6) Other []

13. Common diseases in community

1. Flu [] 2. Dysentery []
 3. Respiratory [] 4. Liver imflamation []
 5. Fever [] 6. Other []

14. Access to public service and social facilities:

- 1) School in commune and average distance from house (Km):
 Kindergarten [] Distacne Primary school [] Distance.....
 Secondary school [] distance..... High school [] Distance
- High school located in other commune [] distance
- 2) Health facilities in commune: Health station [] ; General hospital: []
 Average distance from house to health station (km)....., Hospital (km):
- 3) Market/Commercial center: Commercial center [] Market []
 Average distance from house to market (km):Commercial center (km).....

15. Household labor division by Gender

Outside Activities	Both	Male	Female
Farming			
Gardening			
Factory/enterprise			
Husbandry			
Small trading			
Work in city far from house			

Inside Activities	Both	Male	Female
Take care children			
Cleaning house			
Cooking			
Participate in community activities	Both	Male	Female
1. Participate in community meetings			
2. Participate in making decisions			
3. Participate in social organizations			

PART 3: CONSULTATION QUESTIONS:

16. Options for compensation:

If household is affected by agriculture land or other productive land, which option for compensation will be preferred?

- a. Land to land compensation (if land budget is available in commune) with same type, condition and quality []
- b. Cash compensation []
- c. Not decided yet []

17. Will household use compensation amount for which purpose?

- a. Build or repair house []
- b. Buy new land []
- c. Buy new assets [] ; Describe_____
- d. Invest in business []
- e. Saving in Bank []
- f. Pay for children education []
- g. Other purpose [] ; Describe_____

18. Will household have the plan to develop new livelihood activities to replace for the income loss?

1. No: 2. Yes:

If yes, what is the plan:

- a. Buy agriculture land for farming []
- b. Trading []
- c. Open the shop for selling goods []
- d. Handicraft production []
- e. Find new job []
- f. Other [] Describe_____

19. In order to support household to recover the livelihood, what is the measure to be applied for household

- 1- Vocational training
- 2- Support to access credit line with preferred interest rate
- 3- In-kind support for supplying plant variety, breeds
- 4- Provide technical assistance in agriculture production (training, study tour...)

5- Others (Specify).....

20. Any recommendation, request proposed to Project and local authority?

.....

.....

Surveyor

Representative of household

ANNEX 3 - PROJECT INFORMATION BOOKLET

1/ What is the Second Human Health Resources Development Project?

The proposed Second Health Human Resources Development Project (SHHRDP) will assist Viet Nam achieve universal health coverage (UHC) and progress toward meeting health-related sustainable development goals (SDGs) through increased supply of health workforce skilled to provide quality services at the local health care level. The proposed project has three main outputs as follows.

- Output 1: Health education facilities in Hanoi Medicine University (HMU) and Ho Chi Minh City University of Medicine and Pharmacy (HCMC UMP) campuses constructed.
- Output 2: Responsiveness of health professionals to community needs strengthened.
- Output 3: Quality of health graduates and local level health workforce enhanced.

The construction of health facilities as part of the second campus for the HCMC UMP is proposed under Output 1. The proposed site is located in “Lang Dai Hoc” Urban Area in Long Tan commune, Nhon Trach district, Dong Nai Province.

2/- What is the scope of land acquisition and resettlement?

Output 1 will have land acquisition and involuntary resettlement. Based on the preliminary inventory of loss, the project will need approximately 10 ha of land (including residential land, agricultural land, aquaculture and perennial land). It is estimated that around 25 households may be affected by land acquisition. The land acquisition and resettlement impacts of the project will be finalized early during Project implementation as part of updating of the Resettlement Plan.

3/- Affected Person/ Affected Household (AP/AH), Who are they?

The cut-off date is the date on which decision on land recovery is issued by Dong Nai Peoples Committee and published broadly by the City Peoples Committee to local communities and displaced persons. Affected households who have or eligible for obtaining land use right certificate (LURC), who are land occupants, and have assets established on land before cut-off date will be eligible for compensation and assistance under project.

“Affected Person/ Affected Household (AP/AH)” refer 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, water resources or any other moveable or 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 displacement.

4/- When the project building?

If approved, the project may start construction in 2021. Communities will be consulted closely regarding the actual date of implementation of the Project.

5/- What is The Resettlement Plan (RP)?

The Project Resettlement Plan (RP) during feasibility study stage was prepared to identify project land acquisition and resettlement impacts and mitigation measures to improve or at least restore the livelihoods of all affected households and to improve the living standards of severely affected and vulnerable groups. The RP prepared during feasibility study stage will be updated as needed once the project owner has finalized the exact location and design of the campus site.

Local communities will be informed before the conduct of surveys and other activities for updating the RP. The project encourages communities and individuals to participate in all RP activities.

6/- How will your affected land be compensated by The project?

Those who already have LURCs or are eligible for issuance of LURCs but have not been issued, will be compensated for affected land based on the principle of replacement cost. The calculation of full replacement cost covers fair market value and transaction costs (taxes, cost of LURC adjustment, etc.). Affected households without title or any recognizable legal rights to land are eligible for compensation for affected non-land assets at replacement cost

7/- How will affected structures, plants and other non-land assets be compensated?

Structures will be compensated through cash compensation at replacement cost for materials and labor for affected portion with no deduction for depreciation or salvageable materials. If standing crops are ripening and cannot be harvested, AH will receive cash compensation of un-harvested crops at market values based on the average production over past 3 years. For loss of perennial crops, and trees, cash compensation at current market prices given the type, age and productive value of the affected crops and or trees.

8/- Who will be supported and what are the supported?

The project will support severely affected households: (i) losing 10% or more of their total area of productive land; and (ii) displaced households; and (iii) vulnerable households. The level of support will depend on the level of impact on each household.

9/- Who are The Vulnerable People?

Means individuals or distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of land and property recovery or resettlement and specifically includes: (i) female headed households with dependents (ii) households with disabled persons, (iii) households falling under the current MOLISA benchmark poverty line, (iv) children and elderly households who are with no other means of support, (v) landless households, and (vi) non-integrated and vulnerable ethnic minorities.

10/- What purpose and household will gain from consultations and information disclosure?

Consultations and other information disclosure activities are a way for affected households and other community members to learn about the project implementation, and also provide opportunity for households and communities to express their views, concerns, and proposals. Consultations have been conducted during preparation of the resettlement plan at feasibility study stage, and will continue during RP updating and implementation.

11/- If you have questions and comments about land acquisition, compensation, support or other questions about RP, what do you do?

A general grievance redress mechanism is established based on Complaint Law No. 2/2011/QH13 and Decree No.75/2011/ND-CP guiding implementation the complaint law as follows:

- First Stage: Commune Peoples' Committee (CPC) - 30 - 45 days to resolve
- Second Stage: District/Town People's Committee (DPC) - 30 - 70 days to resolve
- Third Stage: Provincial People's Committee (PPC) - 30 - 70 days to resolve
- Final Stage: People's Court - .

If an acceptable solution is not arrived at through the Project Grievance Redress Mechanism, a group of at least two affected persons may lodge a complaint directly to the Southeast Asia

Department via Vietnam Resident Mission Office in Hanoi. In line with the ADB Accountability Mechanism (2012), if the affected persons are still not satisfied with the Southeast Asia Department's response, the affected persons may lodge a complaint to the Office of the Special Project Facilitator through the office of Vietnam Resident Mission in Hanoi.

12/- How do we get updates on the project?

We will continue to announce information on the progress of the project through the public media such as billboards, radio, television, project information brochures, etc. Project documents will be posted at your village/commune office. For more information, you can also reach us through:

- **Project Management Unit of Medical Works Construction:**

Address: No. 138A Giang Vo, Ba Dinh, Hanoi

Phone: 04.37368994

- **Ho Chi Minh City University of Medicine and Pharmacy**

Address :No. 217 Hong Bang, Ward 11, District 5, HCM City.

Phone: 04.3855 8411

- **ADB Southeast Asia Department via Vietnam Resident Mission Office in Hanoi**

Address: 3rd Floor, No.16, Phan Chu Trinh Street, Hoan Kiem District, Ha Noi

Tel: 02439.331.374

The affected household may access ADB's Accountability Mechanism:

<https://www.adb.org/site/accountability-mechanism/main>.

- **Nhon Trach DPC (Nhon Trach Compensation, Assistance and Land acquisition Board for Second Health Human Resource Development Project – Ho Chi Minh University of Medicine and Pharmacy**

- Address: Pham Van Thuan, Phu Hoi, Nhon Trach District, Dong Nai province

- **Tel: 026.13521358**

ANNEX 4 - LIST OF PEOPLE MET AND MINUTES OF PUBLIC CONSULTATION MEETINGS

List of people met in first round of consultation from 29/8 to 31/8/2018

No.	Name	Position	Agency	Time
1	Tran Van Vinh	Vice Chairman	Dong Nai PPC	29/8/2018
2	Nguyen Huu Nguyen	Vice Director	DPI	29/8/2018
3	Nguyen Minh Hoang	Vice Director	DOC	29/8/2018
4	Nguyen Tuan Anh	Vice Director	DONRE	29/8/2018
5	Dang Viet Thang	Manager of Division	DOF	29/8/2018
6	Khuc Ngoc Thong	Manager of Division	DARD	29/8/2018
7	Ho Van Phong	Deputy Manager of Division	DOLISA	29/8/2018
8	Le Manh Dung	Chairman	Nhon Trach DPC	29/8/2018
9	Hoang Van Dung	Chief of Land Administration	DONRE	29/8/2018
10	Luu Thi Mai Huong	Manager	Land Administration Department under DONRE	29/8/2018
11	Truong Cong Thinh	Vice Manager of Planning	DONRE	29/8/2018
12	Mai Nam Hai	Officer	Land Administration Department under DONRE	29/8/2018
13	Le Van Binh	Officer	DONRE	29/8/2018
14	Nguyen Tien Dat	Manager of Land Economy	Land Administration Department under DONRE	29/8/2018
15	Nguyen Ba Hai	Officer of Land Registration Office	DONRE	29/8/2018
16	Le Thanh My	Vice Chairman	Nhon Trach DPC	30/8/2018
17	Tran Thanh Tuan	Deputy Manager	Division of Financial of Nhon Trach District	30/8/2018
18	Duong Hong Phi Quoc	Vice Director	Land Foundation Development Centre of Nhon Trach District	30/8/2018
19	Huynh Nam Trung	Land Management Officer	Long Tan Commune	30/8/2018
20	Le Duc Long	Manager	DOLISA division of Nhon Trach District	30/8/2018
21	Le Hoang Duy Khuong	Officer	DARD division of Nhon Trach District	30/8/2018
22	Do Hoang Kha	Officer	Nhon Trach DPC	30/8/2018
23	Nguyen Quynh Chi	Officer	Urban Division of Nhon Trach District	30/8/2018
24	Truong Quoc Thai	Office Manager	Nhon Trach DPC	30/8/2018
25	Dang Van Dong	Land Management Officer	Phuoc Thien CPC	30/8/2018
26	Nguyen Hong Phuc	Chairman	Long Tan CPC	27/8/2018
27	Huynh Nam Trung	Land Management Officer	Long Tan CPC	27/8/2018
28	Nguyen Van Tanh	Head of Long Hieu Hamlet	Long Tan Commune	27/8/2018
29	Truong Van Quyen	Vice Chairman	Phuoc Thien CPC	28/8/2018
30	Le Van Tien	Land Management Officer	Phuoc Thien CPC	28/8/2018

No.	Name	Position	Agency	Time
31	Bui Van Banh	Staff	Phuoc Thien CPC	29/8/2018
32	Vo Tan Loi	Vice Chairman of Fatherland Front	Phuoc Thien CPC	29/8/2018
33	Dang Van Dong	Land Management Officer	Phuoc Thien CPC	29/8/2018
34	Nguyen Huy Sang	Chairman of Farmer Union	Phuoc Thien CPC	29/8/2018
35	Nguyen Van Minh	Head of Hamlet-Ben San	Phuoc Thien Commune	29/8/2018
36	Nguyen Vu Anh	Vice Chairman	Phu Hoi CPC	31/8/2018
37	Le Van Trong	Land Management Officer	Phu Hoi CPC	31/8/2018
38	Pham Van Phap	Head of Hamlet-Phu Hoi 1	Phu Hoi CPC	31/8/2018
39	Mai Van Hung	Head of Hamlet-Phu Hoi 2	Phu Hoi CPC	31/8/2018
40	Nguyen Chi Thanh	Administration Officer	Phu Hoi CPC	31/8/2018

List of people met in second round of consultation on 5/9/2018

No.	Name	Position	Agency	Time
1	Vo Thanh Binh	Professional Staff	DOC	5/9/2018
2	Khuc Ngoc Thong	Head of Construction Management Division	DARD	5/9/2018
3	Nguyen Van Tac	Deputy head of Land economic unit	DONRE – Sub department of Land Administration	5/9/2018
4	Pham Van Long	Deputy head of Compensation division	Dong Nai LFDC	5/9/2018
5	Ho Van Phong	Deputy head of vocational training Division	DOLISA	5/9/2018
6	Nguyen The Tai	Professional Staff	CHPMU in the South	5/9/2018
7	Hoang Van Dung	Chief of Land Administration	DONRE- Sub department of Land Administration	5/9/2018
8	Nguyen Hong Que	Deputy chief of Land Administration	DONRE- Sub department of Land Administration	5/9/2018
9	Do Van Dung	Vice Director	HCMC UMP	5/9/2018
10	Doan Chinh Linh	Financial staff	HCMC UMP	5/9/2018
11	Nguyen Thanh Tieng	Deputy director	Land Registration Office	5/9/2018
12	Nguyen Thi Nhat	Deputy chief	Division of Finance and Planning	5/9/2018
13	Dang Kim Hoan	Chief of division	Urban Management Division	5/9/2018
14	Do Hong Khe	Staff	DPC administration office	5/9/2018
15	Tran Do Tam	Deputy chief	Division of Labor, Invalid and Social Affair	5/9/2018
16	Pham Van Nhut	Chairman	Phu Hoi CPC	5/9/2018
17	Dang Van Dong		Phuoc Thien CPC	5/9/2018
18	Truong Van Quyen	Vice chairman	Phuoc Thien CPC	5/9/2018
19	Nguyen Hong Phuc	Chairman	Long Tan CPC	5/9/2018

List of people met in second round of consultation on 24/9/2018

No.	Name	Position	Agency	Time
1	Nguyen Hong Phuc	Chairman	Long Tan CPC	24/9/2018
2	Truong Van Quyen	Vice chairman	Phuoc Thien CPC	24/9/2018
3	Ho Thi Khanh Tiet	Vice chairman	Fatherland Front of Long Tan CPC	24/9/2018
4	Vo Tan Hanh	Head of Division	Compensation Division of Nhon Trach district	24/9/2018
5	Vo Hong Long	Affected people	Phu My 1, Phu Hoi commune	24/9/2018
6	Luu Van Tien	Affected people	Phu My 1, Phu Hoi commune	24/9/2018
7	Le Thi Nga	Affected people	Phu My 1, Phu Hoi commune	24/9/2018
8	Pham Thi Tham	Affected people	Phu My 1, Phu Hoi commune	24/9/2018
9	Bui Kim Danh	Affected people	Ben Sang, Phuoc Thien commune	24/9/2018
10	Nguyen Van Canh	Affected people	Ap Tau, Phuoc Thien commune	24/9/2018
11	Duong Thi Dung	Affected people	Binh Phu, Long Tan commune	24/9/2018
12	Huynh Nam Trung	Cadastral officer	Long Tan commune	24/9/2018
13	Nguyen Huynh Vu Long	Deputy of Agricultural extension center		24/9/2018
14	Pham Ngoc Phuoc	Chairman	Veteran union of Long Tan commune	24/9/2018
15	Nguyen The Tai	Professional Staff	CHPMU in the South	24/9/2018
16	Do Van Dung	Vice Director	HCMC UMP	24/9/2018
17	Doan Chinh Linh	Financial staff	HCMC UMP	24/9/2018

Minutes of public consultation meetings

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

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Đồng Nai....., Ngày 29 tháng 08 năm 2018.

**BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ CÁC CHÍNH SÁCH
TÁI ĐỊNH CƯ
DỰ ÁN PHÁT TRIỂN NGUỒN NHÂN LỰC Y TẾ GIAI ĐOẠN 2**

I. Thành phần tham dự

1. Đại diện BQLDA công trình Bộ Y tế, UBND tỉnh, Sở ban ngành, trường ĐHY Dược TP HCM và cơ quan liên quan:

- Ông/Bà... Trần Văn Việt..... Chức vụ... P.CT UBND Tỉnh.....
- Ông/Bà... Ngô Minh Hoàng..... Chức vụ... P.CT P. xã Xây Dựng.....
- Ông/Bà... Ngô Việt Hùng..... Chức vụ... TP. An Khánh.....
- Ông/Bà... Nguyễn Văn Anh..... Chức vụ... P.CT xã TN & MĐ.....
- Ông/Bà... Khuê Ngọc Hồng..... Chức vụ... TP. QL XD CT.....
- Ông/Bà... Lê Hải Đăng..... Chức vụ... TP. dạy nghề.....
- Ông/Bà... Lê Mạnh Hùng..... Chức vụ... UBND P. huyện Mỏn Bạc.....
- Ông/Bà... Nguyễn Hữu Nguyễn..... Chức vụ... P.G.D. xã KHL - DT.....
- Ông/Bà..... Chức vụ.....
- Ông/Bà..... Chức vụ.....
- Ông/Bà..... Chức vụ.....
- Ông/Bà..... Chức vụ.....

(chi tiết xem danh sách đính kèm)

II. Nội dung tham vấn

Tư vấn chuẩn bị dự án giới thiệu dự án, trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ Việt Nam và chính sách của UBND tỉnh Đồng Nai, chính sách TĐC của ADB trong vấn đề bồi thường, hỗ trợ cho các hộ bị ảnh hưởng bởi dự án do thu hồi đất đai và các tài sản trên đất.

Thảo luận với Sở ban ngành, cơ quan liên quan về các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh do thu hồi đất khi thực hiện dự án, các khó khăn vướng mắc khi thực hiện các dự án trên địa bàn, ý kiến đóng góp của Sở ban ngành, cơ quan liên quan, chính quyền địa phương trong việc đề xuất chính sách khôi phục các ảnh hưởng cho hộ bị ảnh hưởng, các khó khăn, vướng mắc thực hiện các dự án trên địa bàn.

III. Ý kiến thảo luận

1. Dự kiến đề xuất các hợp thảo với các 5/9/2018
..... UBND tỉnh sẽ tiếp nhận biên chế đề xuất các hợp thảo với
các ngày 6/5/2019
..... Về kiến đề xuất của các địa phương khác đề xuất hiện nay cần phải
kết nối với chính sách tương đồng với các địa phương khác để không bị
chồng chéo chồng chéo luật hiện
..... Năm trước các địa phương đã đạt ĐHM chỉ yêu cầu đạt loại
đ. khá c. nên không cần phải đi đến nhiều và các c. này của
đầu. khác sát của Đại học Y dược và bị vướng trên địa phương
trung tâm các địa phương các địa phương (K.1. UBND tỉnh...)
2. Dự kiến sẽ TN & MT... các c. và các địa phương
sẽ sát các địa phương đạt ĐHM... các c. các địa phương
đưa tham vấn (Ủy. Khoa. Ngọc. Hùng... và TN & MT...)
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thời. gian. giữa. các. nhân. sự. ngoài. khác. trước. khi. công. bố. trong
quá. trình. tham. vấn. → tài. liệu. chủ. sách.



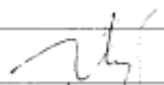
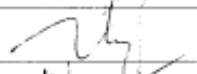

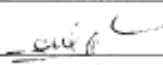
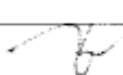

IV. Kết luận

Đại diện trường ĐH Y Dược TP. HCM Đại diện UBND tỉnh Đại diện BQLDA các công trình Bộ Y tế Đại diện Sở TNMT tỉnh Đồng Nai

DANH SÁCH ĐẠI BIỂU THAM DỰ CUỘC HỌP

(Tham vấn cộng đồng lần thứ nhất về phổ biến thông tin)

(Danh sách đính kèm biên bản cuộc họp ngày 29 tháng 08 Năm 2018, tại UBND xã Bình Mỹ)

STT (No.)	Họ tên (Name)	Chức vụ (Position)	Cơ quan/Đơn vị (Agency)	Chữ ký (Signature)
1	Nguyễn Minh Hoàng	PGĐ	Sở Xây dựng	
2	Nguyễn Tuấn Châu	PGĐ	Sở TX & MT	
3	Đông Việt Hoàng	Tư vấn pháp	Sở Tài chính	
4	Khúc Ngọc Thống	Đ. AN & D. CT	Sở NN & PTNT	
5	Hà Văn Phong	PP. Day night	Sở LĐ - TB & XH	
6	Lê Mạnh Dũng	Chủ tịch	UBND H. Ninh Hải	
7	Nguyễn Thái Nguyên	PGĐ	Sở KH - DT	
8	Trần Văn Vĩnh	PGĐ	UBND xã Bình Mỹ	
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Nhà Tr. Tr. Tr., Ngày... 5 tháng... 9 năm 2018

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ DỰ THẢO KẾ HOẠCH TĐC

DỰ ÁN PHÁT TRIỂN NGUỒN NHÂN LỰC Y TẾ GIAI ĐOẠN 2

Xã....., huyện....., tỉnh

I. Thành phần tham dự

1. Đại diện BQLDA công trình Bộ Y tế, trường ĐHY Dược TP HCM

- Ông/Bà Nguyễn Thị Tài..... Chức vụ CV BQLDA CT BS Y tế pho Nam
- Ông/Bà Hồ Văn Dũng..... Chức vụ Phó Hiệu trưởng ĐHY Dược TP HCM
- Ông/Bà Trần Chí Linh..... Chức vụ CV ĐHY Dược TP HCM

2. Đại diện UBND huyện, xã, ấp

- Ông/Bà Nguyễn Thanh Tiến..... Chức vụ PGD VP ĐHY Kỹ thuật
- Ông/Bà Nguyễn Thị Thảo..... Chức vụ PPP Phyt. TC KKH
- Ông/Bà Nguyễn Văn Dũng..... Chức vụ CB DL Ban UBND xã Phú Mỹ
- Ông/Bà Phan Văn Nhật..... Chức vụ CT XE Phú Mỹ
- Ông/Bà Nguyễn Kim Hoàn TP..... Chức vụ BDT
- Ông/Bà Nguyễn Thế Tu VP Phó Ban..... Chức vụ Ban QLDA
- Ông/Bà..... Chức vụ.....

(chi tiết xem danh sách đính kèm)

II. Nội dung tham vấn

Tư vấn chuẩn bị dự án giới thiệu dự thảo kế hoạch TĐC, thảo luận các nội dung của dự thảo.

Ý kiến đóng góp của chính quyền địa phương.

III. Ý kiến thảo luận

Các phụ ban của huyện không có ý kiến thêm gì về việc bổ sung hồ sơ dự án xin cho dự án để miễn phí dự án này. Các chi phí dự án này sẽ được quy định theo các quy định của UBND huyện. Về giá, bổ sung hồ sơ miễn phí là 200.000/m² và dự án này sẽ được xây dựng tại 3. Hiện nay hệ thống là xã loại 1 dự án này thì lại phụ thuộc là dự án này tại 3 là dự án như dự án Di Sản

Dù vậy, nếu tham khảo giá từ thị trường hiện tại này, Trung
phục vụ quý khách hàng và cung cấp tài liệu đi kèm tham khảo
báo như các hình ảnh và tài liệu gửi kèm kèm theo 2021. Mọi
thông tin chi tiết xin vui lòng liên hệ.
Về các quy định hoạt động và quy hoạch, từ khu vực phía Nam
Đang đến 2035 chi phí khu vực xã trước khi này hiện đã có
đi xuống và báo cáo từ chi phí chi phí chi phí chi phí chi phí
bổ trợ một loạt các chi phí chi phí chi phí chi phí chi phí.

IV. Kết luận

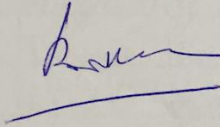
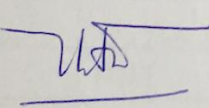
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Đại diện trường ĐH
Y Dược TP. HCM

Đại Diện BQLDA
công trình y tế

Đại diện UBND huyện

Đại diện UBND xã


Đã ký chữ Đầy

DANH SÁCH ĐẠI BIỂU THAM DỰ CUỘC HỌP

(Tham vấn cộng đồng lần 1 dự thảo kế hoạch TĐC)

(Danh sách đính kèm biên bản cuộc họp ngày ... tháng ... Năm 201... tại... UBND huyện Nhơn Trạch)

STT (No.)	Họ tên (Name)	Chức vụ (Position)	Cơ quan/Đơn vị (Agency)	Chữ ký (Signature)
1	Nguyễn Thanh Tiệp	P.G.Đ	Văn phòng ĐKDD	
2	Nguyễn Thị Thanh	Phó TP	Phòng Tài chính - HTH	
3	Đặng Kim Hoàn	QUẢN	Quản lý đô thị	
4	Đặng Văn Dũng	UBND	UBND Huyện	
5	Đỗ Hùng Minh	W	V.P UBND huyện	
6	Phạm Văn Nhật	CT.Đ	Xã phú HSI	
7	Trần Đỗ Tân	ITP	Phòng Lao động TBXH	
8	Cà Hoàng Duy Quý	CV	phòng DM	
9	Nhân Văn Hòa	phó hiệu trưởng	phòng DM	
10	Thiền Văn Quyền	PET	Đoàn T.Đ	
11	Nguyễn Hồng Mạnh	CT. XH	Luyện Tân	
12	Nguyễn Thị Tài	V.P. Phó M.	Ban QLDA	
13	Đỗ Văn Đăng	PHT	ĐHYD	
14	Đoàn Chính Anh	chuyên viên	ĐHYD	
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Nhơn Trach, Ngày 24 tháng 9 năm 2018

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ DỰ THẢO KẾ HOẠCH TĐC

DỰ ÁN PHÁT TRIỂN NGUỒN NHÂN LỰC Y TẾ GIAI ĐOẠN 2

Xã Long Tân, huyện Nhơn Trạch, tỉnh Đồng Nai

I. Thành phần tham dự

1. Đại diện BQLDA công trình Bộ Y tế, trường ĐHY Dược TP HCM

- Ông/Bà... ~~Nguyễn Văn Bình~~..... Chức vụ Phó Hiệu trưởng ĐHYD.
- Ông/Bà... Nguyễn Thị Tài..... Chức vụ CB BQLDA, Bộ Y tế
- Ông/Bà... Trần Chinh Linh..... Chức vụ Cán bộ trường.....

2. Đại diện UBND huyện, xã, ấp

- Ông/Bà... Nguyễn Hồng Phúc..... Chức vụ Chủ tịch X. Long Tân
- Ông/Bà... Võ Tấn Mạnh..... Chức vụ Trưởng phòng Bả vệ thực vật
- Ông/Bà... Trương Văn Quyền..... Chức vụ Phó Chủ tịch X. Phó Trưởng
- Ông/Bà... Huỳnh Nam Trung..... Chức vụ Cán bộ địa chính X. LTân
- Ông/Bà..... Chức vụ
- Ông/Bà..... Chức vụ

3. Đại diện người dân và người bị ảnh hưởng:người

(chi tiết xem danh sách đính kèm)

II. Nội dung tham vấn

Tư vấn chuẩn bị dự án giới thiệu dự thảo kế hoạch TĐC, thảo luận các nội dung của dự thảo.

Ý kiến đóng góp của chính quyền địa phương, người dân.

III. Ý kiến thảo luận

Chính quyền địa phương và các hộ thảo luận
đồng ý chủ trương thực hiện dự án xây
dựng cấp 2 Đ.Học Y Dược HCM.
Các hộ mong muốn được bồi thường
hỗ trợ tiền đất để các hộ có thể
phục hồi lại sinh kế và thu nhập

- do ảnh hưởng mặt đất.
- Mọi công trình xây dựng cần lưu ý vấn đề môi trường trong khi thực hiện.
 - Họ cần Nga lưu ý vấn đề liên quan tới xác định nguồn gốc đất, trong khi thực hiện cần xác định đất đai hộ hay do xã quản lý.
 - Các chỉ GI, K, N và các nhiệm vụ của Dự án và nhà tài trợ đã được phê duyệt từ các hồ sơ.
 - Đại diện Tư vấn 2 chịu quyền địa phương phân bổ cho các hộ, hướng dẫn các hộ tới UBND xã để xác định diện tích đất và chủ đất một cách rõ ràng & liên hệ UBND địa phương để giải thích.
 - Thông tin dự án sẽ được chuyển tới các hộ rằng mặt trong cuộc họp ngày hôm nay.



IV. Kết luận

Chính quyền địa phương và các hộ về cơ bản ủng hộ chủ trương đầu tư dự án và các hộ mong muốn được bồi trợ và hỗ trợ một cách toàn diện.

Đại diện trường ĐH
Y Dược TP. HCM

Đại diện UBND xã

Đại diện Ấp

Đại diện hộ BAH





 Nguyễn Hồng Phúc 2

DANH SÁCH ĐẠI BIỂU THAM DỰ CUỘC HỌP

(Tham vấn cộng đồng lần 1 dự thảo kế hoạch TĐC)

(Danh sách đính kèm biên bản cuộc họp ngày 24 tháng 9 Năm 2018. tại... Nhà Trại

Xã... Long Tân....., huyện... Nhơn Trạch....., tỉnh... Đồng Nai

STT	Họ và tên	Giới tính	Địa chỉ	Ký tên
1	Võ Hồng Long	Nam	Ấp Phú Mỹ 1, X. Phú Hòa	
2	Lim Tấn Kiên	Nam	Ấp Phú Mỹ 1, Phú Hòa	
3	Lê Thị Nga	Nữ	Ấp Phú Mỹ 1, Phú Hòa	
4	Phạm Thị Thắm	Nữ	" " "	
5	Bùi Kim Danh	Nữ	Ấp Bến Sỏi, X. Phước Thiện	
6	Nguyễn Văn Cảnh	Nam	Ấp Tân, X. Phước Thiện	
7	Nguyễn Hồng Phúc	"	Chủ tịch xã Long Tân	
8	Trương Văn Quyền	"	PCT UBND xã Phước Thiện	
9	Võ Tấn Khanh	"	Trợ phòng ST Huyện	
10	Nguyễn Nam Trung	"	CB Địa Chứ X. LTân	
11	Dương Thị Dung	Nữ	Ấp Bến Phú, X. LTân	
12	Hồ Thị Khánh Tiết	Nữ	PCT. MTTW Xã Long Tân	
13	Nguyễn Huỳnh Vũ Long	Nam	PGĐ. TỈNH	
14	Phạm Ngọc Phước	Nam	CT. Hội Cựu xã	
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Some pictures of meeting with stakeholders and site visit



First round of public consultation meeting with Departments of Dong Nai PPC



First round of public consultation meeting with Divisions of Nhon Trach DPC



Site surveyed of the social team



House of Mr. Bui Thanh Hiep in Long Hieu Hamlet, Long Tan Commune affected by Project



Finsh pond and cocunut affected by Project



Surveyors interviewing affected household



Fruit tree and timber trees affected by project



Surveyor interviewing affected household in Phuoc Thien Commune



Site surveyed of the social team



Access road to Phuoc Thien resettlement site



Infrastructure in Phuoc Thien resettlement site (phase 1)



Relocated household building on land plot allocated (5m wide x 20m length=100m2)

ANNEX 5 - RESULTS OF RAPID REPLACEMENT COST SURVEY

1. Objective

The objective of the Replacement Cost Survey (RCS) is to identify the rate that is applicable for compensating for land, annual crops, perennial trees, structures, works and non-land assets for generating income that are affected by the project in order to estimate the resettlement budget as required in Involuntary Resettlement of ADB. During RP implementation, further replacement cost survey will be carried out for different kinds of assets then the results will be submitted to PPC for appraisal and approval. Approved prices will be applied in calculating compensation plans for households.

2. Principle of Replacement Cost

Replacement price - replacement cost refers to a amount that AH needs to replace his/her affected assets without any deductions of taxes and/or transaction costs. The replacement cost of each type of assets is defined as below:

- (i) Replacement cost of production land (agricultural land, aquaculture land, garden land, and forest land) is based on the current market price that is reflected in recent transactions that have been taken place in place or in other place with similar conditions, or if no similar transaction exists, the replacement cost of reproduction plan will be determined based on its profit capacity;
- (ii) Replacement cost of resident land is based on the current market price that is reflected in recent transactions on real estate, based on the selling and buying prices in transactions that have been taken place with similar conditions;
- (iii) Replacement cost for houses, structures, works is based on the current market prices and labor cost without deducting any depreciation cost or deducting salvaged materials;
- (iv) Replacement prices for annual crops are equal to normal market prices at the time of compensation;
- (v) Replacement prices for perennial crops are in cash equal to the prevailing market prices, subject to the type of trees, age and profit value (profit to be generated in future) at the time of compensation.
- (vi) Replacement prices for timber trees are in cash, subject to the type of tree, diameter of tree body, equal to the prevailing market prices.

3. Methodology

Consultant team used different methods and conducted following activities to survey the market prices for different types of assets, make comparison with unit prices stipulated by Dong Nai PPC:

- i. Desk study legal documents, procedures and principles of compensation when the State acquire the land for public purpose, security and public work and economic development such as Land law 2013; Decree 47/2014/ND-CP; Decree 43/2014/ND-CP; Circular 36/2014/TT-BTNMT dated 30/6/2014 of MONRE regulated in details methods for land valuation, for land frame adjustment, determine specific price, and regulations on compensation, assistance and resettlement of Dong Nai PPC.
- ii. Consult with relevant departments of Dong Nai province (DOF, DONRE, DOC, DARD, DOLISA) on the legal framework, principle, method and procedure that are being applied for valuating the unit prices of assets (land and non-land assets). Survey team also conducted in-depth interview key staffs of district about the current cost for compensation to affected households who are acquired the land in district area.

iii. Interview local staffs (province, district and commune) and local people about the market prices of various types of land that are being transacted in project area. Collect information of daily salary of local labor, prices of construction materials.

iv. As land buyer to contact with real estate agent and land intermediates to find out the land price and land transaction in project area.

v. Propose compensation rates to fix assets (land, house and structures), perennial land, annual crops that will be affected by project.

4. Methods of determining replacement costs

a. For Land: Consultant team used method of interviewing key informants such as key staffs of DONRE, LFDC, DOC, DARD, LFDC branch and Divisions in Nhon Trach district the appropriateness of land prices regulated by PPC in period 2016-2020 to compensation for land. Compensation rates applied for land plots in same type and similar condition in project communes are also referred for project.

b. For houses and structures: Consultant team used method of interviewing key informants (contractors, communal officers, local people, material shops) about the unit prices for new construction of house and structure with same standard without deduct of material salvage, labor costs, material prices and then comparison with prices regulated by PPC.

c. For crops and trees:

For rice and other food crops, the team calculated the price of food crop losses, market prices for those over the past three years. The team also collected information from interviews with key informants from DARD, affected and unaffected people who have the same local crops in order to find out the current market price of the crop, the plant varieties on the recovered land, their opinions on the current compensation rates for crops stipulated by PPC.

For perennial trees: the group has met with affected households to find out their type of trees, yield and income from fruit trees in the last 3 years. In order to know the market price, the group also met with the non-affected households in the area, the owners of the trees to find out what they were willing to sell or buy, their opinions on the current compensation rates for perennial trees stipulated by PPC.

5. Results of Rapid Replacement cost survey

Results of replacement cost survey are compared with compensation rates stipulated by Dong Nai PPC and summarized in below tables.

Table 1: Opinions of officers of relevant provincial departments and district divisions on the land frame issued by Dong Nai PPC period 2016-2020 vs market price

Type of assets	Equal to market price	Higher market price	Lower than market price
Rural residential land			x
Agricultural land			x
Non-agricultural land			x
House and structures			x
Crops and trees			x

Table 2: Opinions of local people interviewed in project communes in Nhon Trach district on the land frame issued by Dong Nai PPC period 2016-2020 vs market price

Type of assets	Equal to market price	Higher market price	Lower than market price
Rural residential land			x

Agricultural land			X
Non-agricultural land			X
House and structures			X
Crops and trees			X

Table 3: Results of replacement cost survey in project communes, Nhon Trach district

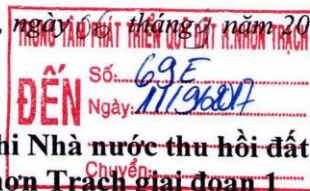
No.	Item	Unit	Price regulated by PPC	Market price	Difference	Remark
I	Long Tan, Nhon Trach district					
1	Land	Decision No. 78/2016/QĐ-UBND, dated 28/12/2016 of Dong Nai PPC				
1.1	Residential land					
	Rural residential land	VND/m2	250,000	380,000	1.52	
1.2	Agricultural land					
a	Annual crops land	VND/m2	70,000	210,000	3.00	
b	Perennial land	VND/m2	70,000	210,000	3.00	
c	Aquaculture land	VND/m2	60,000	180,000	3.00	
2	House	Decision No. 08/2018/QĐ-UBND, dated 22/02/2018 of Dong Nai PPC				
2.1	Temporary house not lower than grade 4	VND/m2	660,000	750,000	1.14	
3	Other structures	Decision No. 08/2018/QĐ-UBND, dated 22/02/2018 of Dong Nai PPC				
3.1	Water well D= 0,8-1,0m (depth 40m)	VND/lm	4,900,000	9,000,000	1.84	
3.2	Temporary toilet outside main house made by wood and leaves	VND/m2	180,000	200,000	1.11	
3.3	Duck cage made by wood and leaves	VND/m2	180,000	200,000	1.11	
3.4	Temporary house made by wood and leaves	VND/m2	180,000	200,000	1.11	
4	Daily labour cost					
4.1	Manual labor	Day work	-	300,000		
4.2	Rice	Kg	12,000	12,000	1.00	
5	Crops, trees	Decision No. 08/2018/QĐ-UBND, dated 22/02/2018 of Dong Nai PPC				
5.1	Coconut	VND/Tree	315,000	320,000	1.02	
5.2	Mango	VND/Tree	644,000	650,000	1.01	
5.3	Sweetsop	VND/Tree	286,000	300,000	1.05	
5.4	Cattle lifter	VND/Tree	156,000	160,000	1.03	
5.5	Banana	VND/Tree	30,000	30,000	1.00	
5.6	Pine apple	VND/m2	3,500	3,500	1.00	
5.7	Paddy	VND/m2	3,500	3,500	1.00	
5.8	Melaleuca	VND/Tree	43,500	45,000	1.03	
5.9	Flute	VND/Tree	2,000	2,000	1.00	
5.10	Eucalyptus	VND/Tree	20,000	20,000	1.00	
II	Phuoc Thien commune, Nhon Trach district					
1	Land	Decision No. 78/2016/QĐ-UBND, dated 28/12/2016 of Dong Nai PPC				
1.1	Agricultural land					
a	Annual crops land	VND/m2	70,000	210,000	3.00	
b	Perennial land	VND/m2	70,000	210,000	3.00	
c	Aquaculture land	VND/m2	60,000	180,000	3.00	
III	Phu Hoi commune, Nhon Trach district					
1	Land	Decision No. 78/2016/QĐ-UBND, dated 28/12/2016 of Dong Nai PPC				
1.1	Agricultural land					
a	Annual crops land	VND/m2	70,000	210,000	3.00	
b	Perennial land	VND/m2	70,000	210,000	3.00	
c	Aquaculture land	VND/m2	60,000	180,000	3.00	

ỦY BAN NHÂN DÂN
TỈNH ĐỒNG NAI

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Số: 3126 /QĐ-UBND

Đồng Nai, ngày 06 tháng 7 năm 2017



QUYẾT ĐỊNH

Về việc phê duyệt giá đất để tính tiền bồi thường khi Nhà nước thu hồi đất thuộc dự án đầu tư xây dựng đoạn Tân Vạn - Nhơn Trạch giai đoạn 1 thuộc đường vành đai 3 thành phố Hồ Chí Minh đoạn qua xã Long Tân và xã Phú Thạnh, huyện Nhơn Trạch

ỦY BAN NHÂN DÂN TỈNH ĐỒNG NAI

Căn cứ Luật Đất đai số 45/2013/QH13 ngày 29/11/2013;

Căn cứ Luật Tổ chức chính quyền địa phương số 77/2015/QH13 ngày 19/06/2015;

Căn cứ Nghị định số 44/2014/NĐ-CP ngày 15/05/2014 của Chính phủ về việc quy định giá đất.

Căn cứ Nghị định 47/2014/NĐ-CP ngày 15/5/2014 của Chính Phủ quy định về bồi thường, hỗ trợ, tái định cư khi nhà nước thu hồi đất.

Căn cứ Thông tư số 36/2014/TT-BTNMT ngày 30/06/2014 của Bộ Tài nguyên và Môi trường quy định chi tiết phương pháp định giá đất; xây dựng, điều chỉnh bảng giá đất; định giá đất cụ thể và tư vấn xác định giá đất.

Căn cứ Thông tư số 37/2014/TT-BTNMT ngày 30/6/2014 của Bộ Tài nguyên và Môi trường quy định chi tiết về bồi thường, hỗ trợ, tái định cư khi nhà nước thu hồi đất.

Theo đề nghị của Sở Tài nguyên và Môi trường tại Tờ trình số 1094/TT-STNMT ngày 17/8/2017,

QUYẾT ĐỊNH:

Điều 1. Phê duyệt giá đất để tính tiền bồi thường khi Nhà nước thu hồi đất thuộc dự án đầu tư xây dựng đoạn Tân Vạn - Nhơn Trạch giai đoạn 1 thuộc đường Vành đai 3 thành phố Hồ Chí Minh đoạn qua xã Long Tân và xã Phú Thạnh, huyện Nhơn Trạch, với các nội dung sau:

1. Mục đích định giá đất và các thông tin về khu đất định giá:

a) Mục đích định giá đất: Để làm căn cứ tính tiền bồi thường khi Nhà nước thu hồi đất.

b) Các thông tin về khu đất định giá.

- Diện tích đất định giá: Khoảng 472.894,0 m² tại xã Long Tân và xã Phú Thạnh, huyện Nhơn Trạch.

- Mục đích sử dụng: Đất trồng cây hàng năm, đất trồng cây lâu năm, đất rừng sản xuất, đất nuôi trồng thủy sản, đất nghĩa trang, nghĩa địa và đất ở nông thôn.

- Vị trí, ranh giới khu đất: Được xác định theo 07 tờ Trích lục và đo chỉnh lý khu đất bản đồ địa chính số 2346/BĐĐC tỷ lệ 1/1000 do Trung tâm Kỹ thuật Địa chính - Nhà đất chi nhánh Nhơn Trạch thực hiện ngày 08/12/2016, Văn phòng Đăng ký Đất đai xác nhận ngày 09/12/2016.

2. Phê duyệt kết quả định giá đất như sau:

Giá đất cụ thể để tính tiền bồi thường khi Nhà nước thu hồi đất thuộc dự án đầu tư xây dựng đoạn Tân Vạn - Nhơn Trạch giai đoạn 1 thuộc đường Vành đai 3 thành phố Hồ Chí Minh đoạn qua xã Long Tân và xã Phú Thạnh, huyện Nhơn Trạch, như sau:

Diễn giải	Đường giao thông	Vị trí	Giá đất định giá (đồng/m ²)
Tại xã Long Tân			
Đất ở nông thôn	Đường Lý Tự Trọng (đường Đôn cũ thuộc xã Long Tân)	Vị trí 1	2.115.000
		Vị trí 2 (đường đất)	1.416.000
		Vị trí 3 (đường đất)	1.122.000
		Vị trí 4 (đường đất)	801.000
	Đường vào Cù Lao Ông Còn	Vị trí 3 (đường đất)	886.000
		Vị trí 4 (đường đất)	801.000
Đất trồng cây hàng năm, đất trồng cây lâu năm		Vị trí 2	236.000
Đất nông nghiệp trồng cây hàng năm, đất trồng cây lâu năm nằm phía sau vị trí 2 trong phạm vi 500m từ lộ giới của Lý Tự Trọng hoặc trong phạm vi 300m từ lộ giới giao thông của đường nhóm 2		Vị trí 3	175.000
Đất nông nghiệp trồng cây hàng năm, đất trồng cây lâu năm tiếp giáp hẻm rộng 5m hoặc đường giao thông chính (không thuộc đường nhóm 1, 2) trong phạm vi 200m tính từ lộ giới		Vị trí 3	190.000
Đất trồng cây hàng năm, đất trồng cây lâu năm		Vị trí 4	120.000
Đất nuôi trồng thủy sản		Vị trí 2	236.000
		Vị trí 3	175.000
		Vị trí 4	120.000

Diễn giải	Đường giao thông	Vị trí	Giá đất định giá (đồng/m ²)
Đất rừng trồng sản xuất		Vị trí 2	236.000
		Vị trí 3	175.000
		Vị trí 4	120.000
Tại xã Phú Thạnh			
Đất ở nông thôn	Đường Lý Thái Tổ (đoạn từ nhà máy nước Formosa đến đường Quách Thị Trang (ngã 3 Bến Cát cũ)	Vị trí 1	3.832.000
		Vị trí 2 (đường đất)	2.038.000
		Vị trí 3 (đường đất)	1.528.000
		Vị trí 4 (đường đất)	1.057.000
Đất nghĩa địa		Vị trí 4 (đường đất)	550.000
Đất nông nghiệp trồng cây hàng năm và đất nông nghiệp trồng cây lâu năm		Vị trí 1	514.000
		Vị trí 2	269.000
		Vị trí 3	210.000
		Vị trí 4	134.000
Đất nuôi trồng thủy sản		Vị trí 2	269.000
		Vị trí 3	210.000
		Vị trí 4	134.000

Điều 2. Căn cứ các nội dung được phê duyệt, UBND huyện Nhơn Trạch phối hợp Trung tâm Phát triển quỹ đất tỉnh - Chi nhánh Nhơn Trạch tính toán lập phương án bồi thường, hỗ trợ theo quy định.

Điều 3. Quyết định này có hiệu lực kể từ ngày ký.

Điều 4. Chánh Văn phòng UBND tỉnh, Giám đốc Sở Tài nguyên và Môi trường, Giám đốc Sở Tài chính, Chủ tịch UBND huyện Nhơn Trạch, Giám đốc Trung tâm Phát triển quỹ đất tỉnh - Chi nhánh Nhơn Trạch, Chủ tịch UBND xã Long Tân và Phú Thạnh, các tổ chức cá nhân có liên quan chịu trách nhiệm thi hành Quyết định này./.

Nơi nhận:

- Như Điều 4;
 - Chủ tịch, các Phó Chủ tịch UBND tỉnh;
 - Chánh, Phó văn phòng;
 - Lưu: VT, ĐT.
- nxduc

TM. ỦY BAN NHÂN DÂN
KT. CHỦ TỊCH
PHÓ CHỦ TỊCH



Nguyễn Quốc Hùng

ANNEX 6 - TEMPLATE OF INTERNAL MONITORING REPORT

1. The objectives of internal monitoring and evaluation is to assess:
 - i. Compliance with the agreed Resettlement;
 - ii. The availability of resources and the efficient, effective use of these resources to implement land acquisition and resettlement activities;
 - iii. That resettlement institutions are well-functioning during the course of project implementation;
 - iv. Resettlement activities are undertaken in accordance with the implementation schedule described in the RP;
 - v. To identify problems, if any, and remedial actions.
2. The primary responsibility for internal monitoring lies with the CPMU as the representative of the Project.
3. Executing Agency. The CPMU will establish procedures for ongoing internal monitoring and review of project level progress reports and for tracking compliance to project policies. The DCARB/LFDC will submit monthly progress reports to the CPMU. The CPMU will consolidate all provincial reports into the project performance monitoring system, which will be used to prepare regular progress reports to submit to ADB. All data will be gender disaggregated.
4. The CPMU will develop an internal monitoring schedule, indicators, procedures and reporting requirements for all subprojects. Internal monitoring indicators will include but not limited to:
 - i. Payment compensation to APs in accordance with the agreed Resettlement Policy Framework and RP;
 - ii. Coordination completion of land acquisition, compensation and, as required resettlement activities commencement of civil works;
 - iii. Adherence to public information dissemination consultation procedures, and report on activities; and,
 - iv. Adherence to grievance redress procedures, and report of activities. Sample indicators to be monitored regularly.
5. The internal monitoring report should be delivered quarterly and entail at least, but not limited to:

1) Introduction

- 1.1 - Project background
- 1.2 - RP implementation status
- 1.3 – Institutional Arrangements
- 1.4 – RP Budget
- 1.5 – Monitoring Arrangements and Requirements

2) Internal Monitoring Implementation

- 2.1 – Objective and Scope
- 2.2 – Monitoring Indicators
- 2.3 – Monitoring Methodology
- 2.4 – Period

3) – Monitoring results

- 3.1 – Project Progress
- 3.2 – Affected Persons Status
- 3.2 – Permanent Land Acquisition Progress
- 3.3 - Compensation Disbursements (Payment of Land, Crops, Affected Structures, Trees, others)
- 3.4 – Allowances and Rehabilitation / Livelihood Restoration (Programmes)
- 4) – Consultation, Participation and Information Disclosure**
 - 4.1 – Community Consultation methodology, date, place, people involved, others (Gender Disaggregated)
 - 4.2 – Grievance Redress Mechanism and Complaints handling
- 5) – Main Identified Issues and Actions Required**
 - 5.1 – Related to Project Progress
 - 5.2 – From involved stakeholders
 - 5.3 – Issues / Concerns about Resettlement Discussed during Consultation Meetings
 - 5.4 – Gender Issues regarding the RP implementation (Decision making, Women mobility and Livelihood restoration, others)
 - 5.5 - Others
- 6) – Future Work Plan**
- 7) – Summary and Conclusions**
- 8) - Annexes**

Annex 7. Guidance on Detailed Measurement Survey (DMS)

Note: Based on the MANUAL FOR UPDATING AND IMPLEMENTING RESETTLEMENT PLAN (December 2012), published under ADB TA7245 VIE: Transport Connections in Northern Mountainous Provinces Project
Dissemination of information on the schedule of the DMS

- The schedule of the DMS should be specific (date/month/year), and so should the places where the DMS will be carried out (villages).
- The schedule of the DMS should also include the schedule for disclosing the DMS results in each hamlet and village, in addition to the schedule for re-enumeration in each hamlet and village to resolve any questions or doubts that AHs may have on the veracity of the results of the DMS.
- The schedule of the DMS should include the names of the group of enumerators and the contact number of the head of the group.
- The schedule of the DMS should be agreed by the CPC, village leaders, representatives of mass organizations and the AHs during the meeting-consultation held prior to the conduct of the DMS. The agreed schedule of activities in connection with the DMS should be disseminated widely and announced over the village public address system. Women are encouraged to participate in the DMS process, such as during the enumeration of affected assets; in community meeting when the results of the DMS will be disclosed and the entitlements of those losing assets will be discussed and agreed on; etc.
- Below is a sample of a schedule of DMS:

Name of village / commune	Date of DMS	Date of disclosing DMS results at village	Date for re-enumeration at village	Name of the head of group of enumerators and contact number
.....
.....

Carrying out the detailed measurement survey

a. Principles governing DMS

- The DMS should precisely enumerate the various types of affected assets and the severity of loss or impact to the affected assets in order to allow for an accurate calculation of compensation for replacing the same.
- It should be able to provide information on whether or not the loss of assets will severely impact the standards of living of the AHs.
- It should be conducted transparently and with the active participation of the AHs and local organizations other than the DCARB.
- The process should allow for the resolution of any questions and complaints that AHs may have on the veracity of the DMS results.

b. Steps in doing DMS

The enumerators group of the CARB and Task Force Team will go to the villages to conduct the DMS on the date agreed with the community and AHs.

- For each of the AHs, carry out the DMS strictly following the **DMS form** prescribed at the end of this section. The conduct of the DMS should have the active participation (e.g., by assisting in the identification of affected assets, measuring of affected lands, and/or affixing their signatures to the accomplished DMS form as witnesses, etc.) of the AH heads, women members of the AHs,

- representatives of women's union in the villages, village leaders, cadastral officers, and representatives of the CPC.
- (ii) The enumerators group and the AH head or representative will discuss and agree on the enumerated affected assets, including the level of impacts for each type of affected assets. Once a consensus is reached, the accomplished DMS form is signed by the enumerators group members, the AH head and spouse, if married, and representatives of mass organizations, and the CPC.
 - (iii) Three (3) copies of the DMS form will be accomplished and signed. One copy will be kept by the AH for its own record and reference, while the enumerators group will keep 2 copies – one for posting at designated public places, and one to be used when collating the DMS results for all AHs and for the record of the CARB.
 - (iv) The enumerators group will collate the DMS results into the **Summary of DMS results of affected households** (refer to form at the end of this annex).
 - (v) The DMS results of the AHs (including the accomplished DMS Form and Summary of DMS Results of affected households) will be clearly and visibly posted in designated public places in the community and in the house of village leaders.
 - (vi) After the DMS results have been posted in the community, the enumerators group will return to the villages on the date agreed with the AHs during the meeting-consultation prior to the DMS. During their return to the villages, the enumerators groups will conduct verification or re-enumeration of affected assets for AHs that have questions on the results of their DMS.
 - (vii) The enumerators group will clearly and visibly post in designated public places in the community the results of any re-enumerations conducted.
 - (viii) The enumerators group will endeavor to explain and resolve any complaints and questions related to the DMS results.

c. Scope of the DMS:

- (i) Affected assets that need to be enumerated:
 - ✓ Land (residential land, productive land, ponds, etc.)
 - ✓ Trees and crops
 - ✓ Houses and other fixed structures
 - ✓ Public/community structures
 - ✓ Sources of income and livelihood
- (ii) Nature of impact on the affected assets needs to be defined as either:
 - ✓ Temporary (areas out of project boundary that are used for stockpile or access roads, etc.)
 - ✓ Permanent
- (iii) Total land area vis-à-vis affected area to determine severity of impact:
 - ✓ For residential land – measure the entire area of the residential land and compare this with the area of the affected portion of the residential land to determine whether or not the remaining unaffected area of the residential land is sufficient for the AH to rebuild its house.
 - ✓ For productive land – Find out (through cadastral records) the aggregate area of all productive landholdings of the AH within and outside the Project site boundary and find out what is the proportion of the area of the productive land being acquired vis-à-vis the area of the total productive landholdings of the AH. If the AH still is still directly cultivating on the land (and thus derives income from the land), and the area of the recovered productive land is equivalent to 10% or more of the aggregate productive landholdings of the AH, then the AH is considered as severely affected.
- (iv) For AHs that have businesses or stalls affected, the following information should be collected:
 - ✓ Business activities: type of business

- ✓ Number of people who are gainfully employed in the affected business
 - ✓ Monthly income from the business
 - ✓ Plan to restore the business activities of the household after being affected.
- (v) Assets located adjacent to the land to be recovered but access to which or the use of it becomes restricted or impossible as a consequence of land recovery should be enumerated, such as:
- ✓ The remaining unaffected portion of the residential land if determined by competent authorities as too small for the AH to rebuild its house.
 - ✓ The remaining unaffected portion of the productive land if determined by competent authorities as too small and not economically viable for the AH to continue to cultivate.
 - ✓ The unaffected portion of a building (e.g., house, warehouse, stand-alone kitchen and toilet, farmhouse, etc.) whose continued use is no longer viable because of such reason as (i) it is too small for continued use; (ii) it cannot be rebuilt due to limited space available for reconstructing; (iii) the AH has to relocate.
- (vi) Vulnerable AHs need to be enumerated which include:
- ✓ Poor AH (with Poor Household Certificate at the time of DMS)
 - ✓ Ethnic minority AH
 - ✓ Female-headed AH
 - ✓ Elderly/ children/ disabled headed AH
 - ✓ Landless AH
- (vii) Total number of people living in each AH should be listed.
- (viii) AHs that need to relocate should be enumerated:
- ✓ AH losing entire house but the unaffected portion of its residential land is sufficient to rebuild the house.
 - ✓ AH losing entire house and the unaffected portion of its residential land is not sufficient to rebuild, or the entire residential land is recovered.
 - ✓ AHs whose residential land and houses are not affected by land recovery, however these are located precariously on up-slopes and down-slopes of the road bench that will be cut or widened in the upgrading of the Project road.

Settle questions/complaints on the DMS results in the community

- (i) The results of the DMS for each household will have to be discussed and agreed by the enumerators groups and the AH, and the accomplished DMS form will need to be signed by all concerned. Following completion of the DMS in a village, the DMS results of all the households (i.e., accomplished DMS Form of each AH and the Summary of DMS results of affected households) will be clearly and visibly posted in designated public place(s) in the village and in the house of the village leader for at least 7 days.
- (ii) During the 7 days that the results of the DMS are displayed in the village center, AHs and any interested parties may review these to see if everything is in order.
- (iii) AHs or other interested parties that have questions on the results of the DMS need to inform the village leader about these. The village leader will take note of all the questions of the AHs and interested parties for on-site verification by the enumerators group when it returns to the hamlet/village on the date agreed during the meeting-consultation prior to the DMS.
- (iv) On-site verification (re-enumeration, if needed) on the date agreed during the meeting-consultation prior to the DMS will be conducted by the enumerators group to address and resolve any questions on the results of the DMS.
- (v) The results of the on-site DMS verification or re-enumeration should be clearly and visibly posted at designated places in the community.
- (vi) If any AH still has queries or complaints on the DMS results, the enumerators group will invite representatives of the CPC, cadastral officers, representatives of

commune mass organizations, village leaders and representative of village mass organizations to discuss and resolve with the AH its remaining queries/complaints.

- (vii) After all questions and complaints on the results of the DMS in the hamlets/villages have been satisfactorily resolved, the DMS results can officially be ratified by the CARB as final and the preparation of the detailed compensation plan (which includes calculation of compensation, among others) and updating of the resettlement plan (RP) can now proceed.

Form for DMS for CARB

Province:.....

...District.....Commune.....Village.....

1. Information on the affected household (AH)

1.1 Full name of AH head:.....ID number:.....

1.2 Sex of AH head: Male Female

1.3 Age of AH head (or year of birth):.....

1.4 Main occupation of AH head (brings most of the income):.....

1.5 Main source of income of the AH (from which most of the AH income comes):.....

1.6 Average monthly household income:.....

1.7 Education level of AH head (specify the grade/year):

Is AH head literate in reading Yes No

Is AH head literate in writing Yes No

1.8 Ethnicity of AH head:.....

1.9 Communication skill of AH head in the national language: Fluent In fluent

1.10 Total members of the AH:....., of which: Male:.....Female:.....

1.11 Number of people in the AH of working age:.....

1.12 Socioeconomic characteristics of the AH:

- | | | |
|---------------------------------------|------------------------------|-----------------------------|
| - Poor household (with certification) | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| - Woman-headed household | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| - Landless household | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| - Elderly/Children-headed household | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| - Ethnic minority household | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

2. Affected residential land

2.1 Total area of the residential land.....m². Plot number (if any).....

2.2 Since what year has this land been used as residential land?.....

2.3 Current legal status on the use of the affected residential land (with LURC or not? Or any document?).....

2.4 Is the land owned or rented by its present occupant?:

2.5 Affected area of the land as indicated by the demarcation:.....m²

2.6 Actual use of the affected area of the land: (specify).....

2.7 The remaining unaffected area of the residential land:.....m²

3. Affected Garden land

3.1 Total area of the garden land:.....m². Plot number (if any).....

3.2 Since what year has this plot of land been used as garden land?.....

3.3 Current legal status on the use of the affected garden land (with LURC or not?).....

3.4 Is the land owned or rented by its present occupant?.....

3.5 Affected area of the land as indicated by the demarcation:.....m²

3.6 Actual use of the affected area of the garden land? (For example: what kind of trees are planted).....

3.7 Average annual income from the affected land:

3.8 The remaining unaffected area of the land:.....m²

Note: if two or more plots of garden land are affected, the information above will be filled up for each of the plots

4. Affected agricultural land

4.1 Total area of the agricultural of land:.....m². Plot number (if any).....

- 4.2 Since what year has this land been used as agricultural land?.....
- 4.3 Current legal status on the use of the affected land (with LURC or not?).....
- 4.4 Is the land owned or rented by its present occupant?.....
- 4.5 Affected area of the land as indicated by the demarcation:.....m²
- 4.6 Category of the recovered agricultural land: (if not applicable, specify how many harvests per year).....
- 4.7 Crops grown on the affected land?.....
- 4.8 Average annual income from the affected agricultural land:
- 4.9 Remaining unaffected area of the agricultural land, including other plots of agricultural lands that the household owns:.....m²

Note:

1. *If two or more plots of agricultural land are affected, the information above will be filled up for each of the plots*
2. *If the local government regulates that “**production land**” includes both **agricultural land** and **forest land**, this Item 4 (agricultural land) will be changed to “Production land” and the Item “Forest land” below will be deleted.*

5. Affected Forest land

- 5.1 Total area of the forest land:.....m². Plot number (if any).....
- 5.2 Since what year has this land been used as forest land?.....
- 5.3 Current legal status on the use of the affected land (with LURC or not?).....
- 5.4 Is the land owned, rented, or allocated to its present occupant?.....
- 5.5 Category of the recovered forest land (specify if production forest land or protective forest land or others)
- 5.6 Affected area of the forest land as indicated by the demarcation:..... m².
- 5.7 Actual use of the affected forest land? (specify, for example: what kind of trees are grown).....
- 5.8 Average annual income from the affected forest land:
- 5.9 The remaining unaffected area of the forest land:..... m²

Note: if two or more plots of forest land are affected, the information above will be filled up for each of the plots

6. Affected aquaculture land (pond)

- 6.1 Total area of the aquaculture of land.....m². Plot number (if any).....
- 6.2 Since what year has this land been used as aquaculture land?.....
- 6.3 Current legal status on the use of the affected land (with LURC or not or other documents?).....
- 6.4 Is the land owned or rented by its present occupant?.....
- 6.5 Affected area of the aquaculture land as indicated by the demarcation:..... m²
- 6.6 Actual use of the aquaculture land?
- 6.7 Average annual income from the affected aquaculture land:
- 6.8 The remaining unaffected area of the aquaculture land?..... m²

Note: if two or more plots of aquaculture land are affected, the information above will be filled up for each of the plots

7. Houses and structures on the recovered land

7.1 Main structures

Specify the primary use of the affected main structure (for residence, combination of residence and business, or purely for business):

(Note: other affected structures will be included in the category of secondary structures)

No	7.1.1 Primary use of the structure	7.1.2 Units	7.1.3 Detailed descriptions (built in which year and by what kind of materials, etc.)	7.1.4 Affected area (m ²)	7.1.5 Amounts of materials affected (specified)	Notes: if the main house is affected, is the remaining unaffected area viable for continued use?
1						
2						
3						

7.2 Secondary structures

Specify the type of secondary structures (kitchen, toilet, yard, wall, outdoor altar, door, etc

No	7.2.1 Type of structure	7.2.1 Units	7.2.3 Detailed descriptions (built in which year and by what kind of materials, etc.)	7.2.4 Affected area (m2)	7.2.5 Amounts of materials affected	Note:
1						
2						
3						

8. Crops

Enumerate the affected crops (rice, potato, cassava, vegetables, fish, prawn, etc.)

No	8.1 Type of crop	8.2 Unit of measure	8.3 Count/Volume	Note
1				
2				
3				
4				
5				
6				
7				

9. Trees

No	9.1 Kind of tree	9.2 Unit (number of trees)	9.3. Diameter	9.4 Volume/ quantity	Note
1					
2					
3					
4					
5					
6					

10. Other losses

Enumerate other losses of the AH due to the road upgrading. Related information (if any) should be put in the Note column

No	Types of loss	Reasons for loss	Note
1			
2			
3			
4			

Date.....month.....year

Composition of enumerators:

- | | |
|-----------------|----------------|
| 1. Mr/ Ms:..... | Position:..... |
| 2. Mr/ Ms:..... | Position:..... |
| 3. Mr/ Ms:..... | Position:..... |
| 4. Mr/ Ms:..... | Position:..... |
| 5. Mr/ Ms:..... | Position:..... |
| 6. Mr/ Ms:..... | Position:..... |

Conclusion of the District Resettlement Committee:

The District Resettlement Committee concurs with the detailed enumerations above.
The differences between this DMS form and the self-enumeration form are as follows:

.....

The opinions of the AH:

- The household totally agrees with the foregoing detailed enumerations by the group of enumerators and does not have any contrary opinions (specify: Agree or Disagree)
- The household does not agree with the detailed enumeration above because:

.....

.....
.....

Owner (Signature and full name)

Wife/husband (Signature and full name)

Representative of CPC

Representative of mass-organization

Representative of District Resettlement Committee

Representative of PPMU

Appendix 3: Form for Summarizing of DMS Results by Households
RESULTS OF DMS (Lands)

Village: Commune..... District.....
 Province.....

	Name of AH Head	Plot number	Total area of the plot (m ²)	Area to be recovered from the plot (m ²)	Remaining unaffected area of the plot (m ²)	Total landholdings of the AH (m ²) ²	Area of recovered land (m ²)	Percentage of loss (%)	Legal Status	Notes
Production Land										
1										
2										
3										
4										
4										
Residential land										
1										
2										

² For this column, sum up all the land plots that the household has (e.g., Production land: sum up all the production land plots that the household has)

RESULT OF DMS (Structures)

Village: Commune..... District.....
 Province.....

	Name of AH Head	Affected structures	Type of affected structures	Affected areas	Notes
1					
2					
3					
4					
5					
6					

RESULT OF DMS (Crops and Trees)

Village: Commune..... District.....
 Province.....

A. Crops

	Name of AH Head	Type of affected crops	Unit	Quantity	Note
1					
2					
3					
4					
5					
6					

B. Trees

No	Name of AH Head	Kind of trees	Unit	Diameter	Quantity	Note
1						
2						
3						
4						
5						
4						
5						
6						
7						