

Draft Resettlement Plan

June 2015

500 kV My Tho- Duc Hoa Transmission Line Long An Province Segment

Multi-tranche Financing Facility
Socialist Republic of Viet Nam: Power Transmission
Investment Program

Prepared by the Southern Vietnam Power Project Management Board for Asian Development Bank.

ACRONYMS AND ABBREVIATIONS

ADB	-	Asian Development Bank
AHs	-	affected households
APs	-	affected persons
CPC	-	Commune People's Committee
DCARB	-	District Compensation, Assistance and Resettlement Board
DMS	-	detailed measurement survey
DPC	-	District Peoples Committee
DPs	-	displaced persons
EA	-	executing agency
EMA	-	external monitoring agency
GOV	-	Government of Viet Nam
HHs	-	households
IA	-	implementing agency
IOL	-	inventory of losses
km	-	kilometer
kV	-	kilovolt
LURC	-	land use right certificate
MOC	-	Ministry of Construction
MOLISA	-	Ministry of Labor, Invalid and Social Affairs
MONRE	-	Ministry of Natural Resources and Environment
m ²	-	square meter
MFF	-	multi-tranche financing facility
NPT	-	National Power Transmission Corporation
PECC3	-	Power Engineering Consulting Joint Stock Company 3
PIB	-	Public Information Booklet
PICs	-	Project Implementation Consultants
PMU	-	project management unit
PPC	-	Provincial People's Committee
RCS	-	replacement cost study
ROW	-	right-of-way
RP	-	resettlement plan
SPPMB	-	Southern Vietnam Power Project Management Board
SES	-	socioeconomic survey
SPS	-	Safeguard Policy Statements
SR2	-	Safeguard Requirements 2 (in SPS)
TA	-	technical assistance
TL	-	transmission line
VND	-	Vietnam Dong (Vietnamese Currency)

ELECTRICAL TERMINOLOGY

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

REMARKS

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

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DEFINITION OF TERMS

- Affected household (AH) - Means any household, person, firm, private or public institution that, on account of changes resulting from the Subproject, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (including residential, commercial, agricultural, forest, salt mining and/or grazing 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. In the case of a household, the term DP includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a subproject or any of its components.
- Broad community support - Expressed consent or support of affected ethnic minority community or indigenous people (EM or IP) to the project activities where EM/IP groups are deemed to be particularly vulnerable.
- Consent of affected ethnic minority (EM) or indigenous people (IP) community - This refers to a collective expression by the affected EM Peoples communities, through individuals and/or their recognized representatives, of broad community support for the project activities. Such broad community support may exist even if some individuals or groups object to the project activities. The consent from the affected EM communities will include the formal agreements reached with EM Peoples communities and/or EM Peoples' organizations.
- Cut-off date - Coincides with the date of the start of the detailed measurement survey (DMS) of affected assets. The AHs will be informed of the cut-off date for each subproject component, and any people who settle in the subproject area after the cut-off date will not be entitled to compensation and assistance under the subproject.
- 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 DPs earlier done during RP or REMDP preparation. The final cost of resettlement can be determined following completion of the DMS.
- Displaced persons (DPs) - In the context of involuntary resettlement, 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.

Entitlement	- Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income substitution, relocation support, etc. which are due to the DPs, depending on the type and severity of their losses, to restore their economic and social base.
Eligibility	- Means any person who has settled in the subproject area before the cut-off date that suffers from (i) loss of shelter, (ii) loss of assets or ability to access such assets, permanently or temporarily, or (iii) loss of income sources or livelihood, regardless of relocation ... will be entitled to compensation and/or assistance.
Ethnic minority (EM)/ indigenous people (IP)	- The term ethnic minority or indigenous people is used generic sense to refer to a distinct, vulnerable, social and cultural group possessing the following characteristics in varying degrees (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region. In the case of Viet Nam, there is a high degree of consistency between the Vietnamese definition of ethnic minorities and ADB's definition of Indigenous People. The main point of divergence is that, in the case of ADB's policy, a group that has lost collective attachment to geographically distinct habitats or ancestral territories in the project area because of forced severance remains eligible for coverage. National legislation, customary law, and any international conventions to which Viet Nam is a party are taken into account for application of the ADB policy.
Income restoration	- This is the re-establishment of sources of income and livelihood of the affected households.
Income restoration program	- A program designed with various activities that aim to support affected persons to recover their income / livelihood to pre-subproject levels. The program is designed to address the specific needs of the affected persons based on the socio-economic survey and consultations.
Inventory of losses	- This 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 subproject 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 DPs will be determined.
Land acquisition	- Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.
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 DPs; (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 DPs and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues
Rehabilitation	- This refers to additional support provided to AHs/DPs losing productive assets, incomes, employment or sources of living, to supplement payment of compensation for acquired assets, in order to achieve, at a minimum, full restoration of pre-project living standards and quality of life.
Relocation	- This is the physical relocation of an AH/DP from its pre-project place of residence and/or business.
Replacement cost	- The term used to determine the value enough to replace affected assets and/or cover transaction costs necessary to replace the affected assets without depreciation for such assets as well as material advantage, taxes and/or travel expenses.
Replacement cost study	- This refers to the process involved in determining replacement costs of affected assets based on empirical data.
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. This includes all measures taken to mitigate any and all adverse impacts of a subproject on DP property and/or livelihoods, including compensation, relocation (where relevant), and rehabilitation as needed.
Resettlement plan (RP)	- This is a time-bound action plan with budget setting out compensation and resettlement strategies, objectives, entitlements, actions, responsibilities, monitoring and evaluation.
Severely affected household	- This refers to affected households who will (i) lose 10% or more of their total productive land and/or assets, (ii) have to relocate; and/or (iii) lose 10% or more of their total income

sources due to the subproject.

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 generally accepted indicator for poverty, (iv) children and the elderly households who are landless and with no other means of support, (v) landless households, and (vi) indigenous people or ethnic minorities.

I. EXECUTIVE SUMMARY

1.1. Background

1. The Asian Development Bank (ADB) on 16 December 2011 approved a multi-tranche financing facility (MFF) in the amount of \$730 million for the Power Transmission Investment Program (PTIP). The Vietnam Electricity National Power Transmission Corporation (NPT) is the executing agency (EA), while the Southern Power Project Management Board (SPPMB) is the implementing agency (IA). ADB approved Tranche 1 in December 2011 and Tranche 2 in November 2012. Preparations for Tranche 3 are being carried out under Project Preparation Technical Assistance (PPTA) No. 7742-VIE. Nine subprojects are proposed for inclusion in Tranche 3, namely, the installation of a second transformer bank each for the (i) 220 kV Duc Hoa Substation (SS), (ii) 500 kV Cau Bong SS, (iii) 220 kV Tra Vinh SS, (iv) 220 kV Uyen Hung SS, and (v) 220 kV Vung Tau SS; construction of new transmission lines that include the 220 kV Binh Long – Tay Ninh Transmission Line (TL) and the 500 kV My Tho – Duc Hoa TL; and construction of new substations that include the 500 kV Chon Thanh SS and the 500 kV Duc Hoa SS and Connections.

2. With the exception of the 220 kV Vung Tau SS¹, the installation of a second transformer bank in each of the 4 other substations (i.e., 220 kV Duc Hoa SS, 500 kV Cau Bong SS, 220 kV Tra Vinh SS, and 220 kV Uyen Hung SS) will not involve land acquisition; the second transformer banks will be installed inside the compound of these existing substations. Notwithstanding that no land acquisition will be involved in the installation of second transformer banks in the 4 existing substations, a due diligence review (DDR) of each of the 4 existing substations was carried out in March 2015. Per ADB safeguards policy, each existing substation is an “associated facility”² of the proposed subproject installation of a “Second Transformer Bank” thereat. The objectives of the DDR were to (i) look into how government carried out land acquisition when the substations were constructed, and (ii) prepare a corrective action plan (CAP), as needed, that outlines the remedial actions that government would undertake to make land acquisition carried earlier consistent with the resettlement policy of PTIP.³ (See Chapter VII for a detailed discussion of the PTIP resettlement policy).

3. Land acquisition will be involved in the construction of the 220 kV Binh Long – Tay Ninh TL and the 500 kV My Tho – Duc Hoa TL, and in the construction of the 500 kV Chon Thanh SS and the 500 kV Duc Hoa SS and Connections. Therefore, an RP is required each for the 500 kV My Tho – Duc Hoa TL, the 500 kV Chon Thanh SS, and the 500 kV Duc Hoa SS and Connections. A resettlement and ethnic minority development plan (REMDP) is required for the

¹ Government has to prepare a resettlement plan (RP) for the 220 kV Vung Tau SS even if the proposed subproject only involves the installation of a second transformer bank in said substation because land acquisition for the site of the substation has not yet been completed and the construction of the substation has not yet started. The proposed installation of a second transformer bank (as a subproject of PTIP Tranche 3) in the 220 kV Vung Tau SS that NPT has yet to construct using government funds depends on the satisfactory implementation of the RP to be agreed by NPT and ADB. Relatedly, a DDR has been prepared for the existing 220 kV Ba Ria – Vung Tau TL because this 14 km transmission line was primarily constructed (in 2009-2014) for the purpose of connecting the yet to be built 220 kV Vung Tau SS to the Ba Ria Gas-Power-Fertilizer Plant located in Ba Ria City. In other words, the existing 220 kV Ba Ria – Vung Tau TL is an associated facility of the subproject Second Transformer Bank for 220 kV Vung Tau Substation.

² The existing substations are regarded as an associated facility of the installation of a second transformer unit (i.e., the subproject under Tranche 3) thereat because the viability and existence of the existing substations depend largely on their upgrading with the installation of said second transformer units.

³ Resettlement and Ethnic Minority Development Framework (REMDF), November 2011.

220 kV Binh Long – Tay Ninh TL because ethnic minority households are affected by this subproject.

4. This Resettlement Plan (RP) has been prepared for the Long An Province segment of the 500 kV My Tho- Duc Hoa TL. In Long An Province, the TL has a total length of 44.56 km that will traverse 6 communes in 4 districts. It will start from angle tower 3A (G3A) at Tan Tay Commune, Thanh Hoa District and will terminate at the proposed 500 kV Duc Hoa substation at Binh Loi Hamlet, Hoa Khanh Dong Commune, Duc Hoa District.

1.2. Scope of Resettlement Impacts

5. The inventory of losses (IOL) carried out in March-April 2015 identified 246 households and 1 institution that will be adversely affected by the subproject in Long An Province. The subproject in Long An Province will impact a total of 1,086,369 m² of landholdings, of which 34,759 m² will be acquired permanently for the foundation of suspension and tension towers. Of the 72 affected households (AHs) that will lose land permanently for the tower foundations, 4 are severely affected by the loss of 10% to 20% of their total productive landholdings. Each of these 4 severely affected AHs will receive life stabilization cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 3 months. At a unit cost of VND 11,000 per kg and an average household size of 4.7 persons, the life stabilization allowance due to each AH for 3 months is VND 22,770,000.

6. The remaining 1,051,574 m² of landholdings will not be acquired, but since they are in the 32 m wide right-of-way (ROW) of the transmission line, their continued use will be regulated for safety reasons. A total of 24,535 m² of agricultural land with standing crops, such as rice and pineapple, in addition to 13,845 cajuput and fruit trees, were found during the IOL. The trees will have to be cut but farmers may continue planting annual crops in the ROW. Moreover, 24 houses, in addition to a number of secondary structures, such as kitchens; latrines/bathrooms; animal shelters; wells, and water tanks, under the 500 kV My Tho-Duc Hoa TL will have to be relocated outside of the ROW for safety reasons. Notwithstanding, no relocation site is envisaged because AHs affected by the total loss of their houses and secondary structures under the TL have sufficient unaffected landholdings on which to rebuild.

1.3. Socioeconomic Information on the AHs

7. A socioeconomic survey (SES) of 94 (38.2%) of the 246 AHs was carried out in March and April 2015 in parallel with the IOL. Among those surveyed, 74 AHs (78.7%) were headed by men while 20 AHs (21.3%) were headed by women. The 94 surveyed AHs were made up of 446 persons, equivalent to an average household size of 4.7 persons. Household members in the age group 15 – 30 years old made up 28.9% of the surveyed population. Thirty-two (43.2%) of the male AH heads, and 8 (40.0%) of the women AH heads, finished primary education. Although nearly 80% of the AH heads were engaged agriculture activities, they were also involved in other lines of work, such as running small business and working as seasonal hired labor.

8. There are no poor AHs based on the poverty line established by the Ministry of Labors, Invalids, and Social Affairs (MOLISA)⁴. Two AHs were found to be in the category of pro-poor,

⁴ MOLISA set the poverty line for the period 2011-2015 as follows: (i) poor households in rural areas are those with an average income below VND 400,000 per capita per month or VND 4,800,000 per capita per year (roughly USD \$19 per capita per month); and (ii) pro-poor households in rural areas are those with an average income from VND 401,000 to VND 520,000 per capita per month (roughly US \$19 to US \$25 per capita per month).

however. No ethnic minority household is adversely affected by the subproject. Twelve AHs of martyrs and wounded soldiers were among those surveyed.

1.4. Information Disclosure, Consultation, and Participation

9. AHs and local officials were met and interviewed in March 2015 in connection with the preparation of this RP, particularly during the IOL. The meetings and consultations, all held in CPC offices, were attended by 188 local officials and residents that consisted of 128 males and 60 females. Their concerns and suggestions were incorporated in this RP. A summary of the draft and agreed RP in Vietnamese will be posted in district and commune offices, in addition to the distribution of a project information brochure (PIB) to each AH to coincide with the endorsement by NPT of the RP to ADB for concurrence. A complete version of the draft and agreed RP will be posted on the ADB website.

1.5. Grievance Redress Mechanism

10. A grievance mechanism will be set up to help ensure that the complaints of AHs are resolved in a timely and satisfactory manner. Through the holding of consultations during RP preparation and implementation, including the distribution of PIBs, the AHs will be made fully aware of their rights to file a complaint, as needed. The resolution of a complaint will pass through 3 stages, beginning with the commune, then the district, then the provincial level of the People's Committee before it is elevated to a court of law as a last resort. The NPT will shoulder all administrative costs and legal fees incurred in the resolution of grievances.

1.6. Legal Framework

11. The project resettlement policy and entitlements have been developed from the laws of the Government of the Socialist Republic of Viet Nam, principally the Constitution (2013); 2013 Land Law No. 45/2013/QH13, dated 29 November 2013, providing Viet Nam with a comprehensive land administration law; Decree No. 43/2014/ND-CP, dated 15 May 2014, guiding the implementation of some articles of the 2013 Land Law; Decree No. 47/2014/ND-CP, dated 15 May 2014 on compensation, rehabilitation and resettlement in the event of land recovery by the State; Decree No 44/2014/ND-CP, dated 15 May 2014 on land prices; and ADB's 2009 Safeguard Policy Statement (SPS), guided by Operations Manual on Involuntary Resettlement (OM Section F1/OP, dated 3 March 2010). Provisions and principles adopted in PTIP will supplement the provisions of relevant decrees currently in force in Viet Nam wherever a gap exists, consistent with 2013 Land Law and Decree No. 38/2013/ND-CP which provides that in case of "discrepancy between any provision in an international treaty on Official Development Assistance (ODA), to which the Socialist Republic of Viet Nam is a signatory, and the Vietnamese Law, the provision in the international treaty on ODA shall take precedence" (Article 46, Item 1, Article 38/2013/ND-CP).

1.7. Entitlements, Assistance, and Benefits

12. The project entitlements are based on the 2009 SPS that have been harmonized with existing GOV laws. One key policy objective governing land acquisition in PTIP is to replace or compensate for lost assets based on the principle of replacement cost. Compensation and various types of cash allowances, including income restoration assistance for AHs affected by the loss of productive lands and the vulnerable AHs, will be provided prior to displacement of AHs from their houses, land, and other assets, to help ensure that they will be at least as well off as they would have been in the absence of the subproject, and that vulnerable AHs are

assisted in improving their socioeconomic status. The cut-off date for eligibility to subproject entitlements will be based on the start of the detailed measurement survey (DMS) of affected assets during RP updating.

1.8. Relocation of Housing and Settlement

13. Relocation site is not needed for the 24 AHs whose houses and other structures will have to be removed from under the TL. These AHs have enough remaining unaffected landholdings outside of the 32 m wide TL ROW on which to rebuild. For relocating AHs that plan to rebuild their houses within the TL earth grounding zones⁵, it is necessary to comply with Decree No. 14/2014/ND-CP that requires fire and lightning prevention measures for structures. The cost for installing fire and lightning prevention and electro-magnetic field protection materials will be paid by the subproject.

1.9. Income Restoration

14. In order to assist affected persons restore livelihoods and income levels, PTIP will provide income restoration assistance in the form of allowance to AHs affected by the loss of productive lands and the vulnerable AHs. The various types of allowances outlined in the entitlement matrix include: (i) cash allowance for job changing and job creation for AHs affected by the permanent loss of agricultural land; (ii) cash allowance for life stabilization for AHs losing 10% or more of their productive landholdings; (iii) cash allowance for vulnerable affected households; and (iv) cash assistance for income loss (i.e., affected business and employment).

1.10. Resettlement Budget and Financing Plan

15. The estimated cost of resettlement for the Long An Province segment of the 500 kV My Tho – Duc Hoa TL subproject is VND 198,774,522,606 (approximately US\$ 9,118,097), including administrative cost (at 15% of the cost of land acquisition and allowances) and contingency (at 15% of the cost of land acquisition and allowances), and the cost of external monitoring (at 2% of the cost of land acquisition and allowances). The NPT/SPPMB is responsible for ensuring that funds for resettlement are sufficient and are available on a timely manner.

1.11. Institutional Arrangement

16. NPT, as the executing agency, will be overall responsible for the PTIP. The SPPMB, as implementing agency, will carry out the updating and implementation of the RP in close collaboration with the PPC and member agencies of the District Compensation, Assistance and Resettlement Board (DCARB).

1.12. Implementation Schedule

17. A preliminary schedule of RP preparation and implementation is presented in table below. Contracts of civil works contractors will not be awarded until the RP, per approved final detailed engineering design, has been updated and agreed between NPT and ADB. Moreover,

⁵ This is a 53 m wide easement corridor that starts from the edge of the ROW on each side of the transmission line (i.e., 16 m either way from the centerline of the TL). In this easement area, the vertical distance of the top of any object (e.g., house or tree) from any point of the TL cable must not be less than 2.0 m. Houses can be established in the zone provided that they are equipped with lightning arrestors and are fireproofed. Landholdings in this easement area will remain part of the properties of the landowners.

the civil works contractor will not be issued notice to proceed to commence construction works for the Long An Province segment of the 500 kV My Tho – Duc Hoa TL until the RP has been implemented satisfactorily.

Preliminary Resettlement Schedule

Activities	Time frame
NPT to endorse the RP to ADB for concurrence	June 2015
Distribution of PIB to AHs and posting of RP in relevant government offices and on ADB website	June 2015
ADB no-objection to RP and approval of subproject	July 2015
Conduct of DMS, replacement cost study (RCS) and RP updating	September 2015
NPT to submit the draft updated RP to PPC for approval	October 2015
NPT to endorse the updated RP to ADB for concurrence	November 2015
Internal monitoring (requires submission of quarterly reports)	Start in Sept 2015
Start of external monitoring (requires bi-annual monitoring reports)	October 2015
ADB no-objection to updated RP and posting of updated RP	November 2015
Start of RP implementation	December 2015
Post-resettlement implementation evaluation (6 months after completion of RP implementation)	2016

1.13. Monitoring and Reporting

18. SPPMB is PTIP3 internal monitoring body. With assistance of the Project Implementation Consultant (PIC), SPPMB will prepare quarterly monitoring reports to be submitted to NPT and ADB starting from the commencement of the updating of the RP. In addition, NPT will hire and mobilize an external monitoring agency (EMA) 1 month following the start of RP updating. The EMA will submit bi-annual reports to the NPT and ADB. The EMA will likewise carry out a post-subproject assessment survey within 6 to 12 months after completion of compensation and resettlement activities.

II. INTRODUCTION

2.1. Project Background

19. Recognizing the need to overcome current constraints in the power sector to ensure that the rapidly growing electricity demand could be met in an economically and environmentally sustainable manner, the Government of Viet Nam (GOV) approved in 2011 the National Power Sector Development Master Plan VII (PDMP VII). Under PDMP VII, the government approved multiple power generation and transmission projects to be implemented during 2011-2020.

20. The Asian Development Bank (ADB) on 16 December 2011 approved a multi-tranche financing facility (MFF) in the amount of \$730 million for the Power Transmission Investment Program (PTIP). The Executing Agency (EA) is the National Power Transmission Corporation (NPT), Vietnam's state-owned electricity transmission company that is responsible for the planning and nationwide distribution of electricity. The Southern Power Project Management Board (SPPMB), responsible for the operation of the power system in central Vietnam, is the Implementing Agency (IA). PTIP is consistent with PDMP VII's objective of addressing the growing electricity demand of industrial, commercial, and residential consumers throughout Viet Nam, in addition to improving the operational effectiveness and efficiency of NPT. One component of the investment program is to expand Viet Nam's power transmission network by financing the construction of 500 kV and 220 kV transmission lines and associated substations. PTIP is anticipated to consist of four financing tranches. ADB approved Tranche 1 in December 2011 and Tranche 2 in November 2012. Tranche 3 is currently being prepared under Project Preparation Technical Assistance (PPTA) No. 7742-VIE.

21. The construction of the new 500 kV My Tho - Duc Hoa TL is one of 9 subprojects proposed for inclusion in PTIP Tranche 3. The construction of the new TL requires land acquisition, thus this resettlement plan (RP). This RP is for the Long An Province segment of the new 500 kV My Tho - Duc Hoa TL. The RP is based on the results of the inventory of losses (IOL) and socioeconomic survey (SES) of affected households (AHs), including consultations with the AHs, consistent with applicable laws of the Government of Viet Nam (GOV) and with the 2009 ADB Safeguard Policy Statement (SPS).

2.2. Description of the Subproject 500 kV My Tho – Duc Hoa TL

22. The 500 kV My Tho- Duc Hoa TL has a total length of 54.83 km. It starts from the 500 kV bus bar of the 500 kV My Tho Substation⁶ (SS) in Thoi Hamlet, Diem Hy Commune, Chau Thanh District, Tien Giang Province, and ends at the 500 kV bus bar of the new 500 kV Duc Hoa SS⁷ in Binh Loi Hamlet, Hoa Khanh Dong Commune, Duc Hoa District, Long An Province. This subproject is dependent on the completion of the 500 kV My Tho SS and the construction of the new 500 kV Duc Hoa SS. The TL will traverse 12 communes in six districts of Long An Province and Tien Giang Province. The Long An Province segment of the subproject TL is 44.56 km long, while the Tien Giang Province segment of the subproject TL is 10.27 km long.

⁶ My Tho 500/220 kV substation is located in a rural area approximately 55 km south west of Ho Chi Minh City. It is currently under construction with a target commissioning date of December 2015. The new 500 kV switchyard will require two additional bays to accommodate the My Tho- Duc Hoa 500 kV circuits.

⁷ The 500 kV Duc Hoa Substation and Connections Project is also proposed for inclusion in PTIP Tranche 3.

23. The Long An Province segment of the 500 kV My Tho- Duc Hoa TL starts from angle tower 4 (G4) in Tan Tay Commune, Thanh Hoa District and ends at the proposed 500 kV Duc Hoa SS. In all, the Long An segment crosses 6 communes in 4 districts. Table below summarizes the salient features of the TL segment in Long An Province.

Table 1: Length of Sections of the 500 kV My Tho- Duc Hoa TL in Long An Province

No.	Starting point-Ending point	District	Commune	Length (m)	Remarks
1	G4-G5	Thanh Hoa	Tan Tay	4,953	
2	G5-G6	Thu Thua	Long Thuan	4,110	Cross National Road 62 and Vam Co Tay River (141 m)
3	G6-G6A	Thu Thua	Long Thuan	2,003	
4	G6A-G6A1	Thu Thua	Long Thuan	5,042	
5	G6A1-G6B	Ben Luc	Thanh Loi	4,151	
		Thu Thua	Long Thuan		
			Tan Lap		
6	G6B-G6E	Ben Luc	Thanh Loi	321	Cross N2 national road
7	G6E-G6F	Ben Luc	Thanh Loi	5,004	
8	G6F-G9D	Ben Luc	Thanh Loi	2,551	
9	G9D-G10A	Duc Hoa	Huu Thanh	1,798	Cross Vam Co Dong River (226 m)
10	G10A-G11A	Duc Hoa	Huu Thanh	1,661	
11	G11A-G12A	Duc Hoa	Huu Thanh	1,610	
12	G12A-DC	Duc Hoa	Hoa Khanh Dong	560	

Source: Feasibility Study, PECC2, 2014.

24. A total of 55 suspension towers and 15 tension towers will be constructed for the Long An Province segment of the subproject TL. Suspension towers are basically for holding the power cables above the ground. On the other hand, the role of angle/suspension towers includes serving as anchor when the TL alignment makes a turn, and to maintain tautness of the power cable between towers. The average height of a suspension tower is 64.91 m (i.e., from ground level to the top of the tower), and the area of its foundation is 482.82 m². On the other hand, the average height of a tension/angle towers is 51.36 m, and the area of its foundation is 585.73 m².

Table 2: Features of Long An Province Segment of the Subproject TL

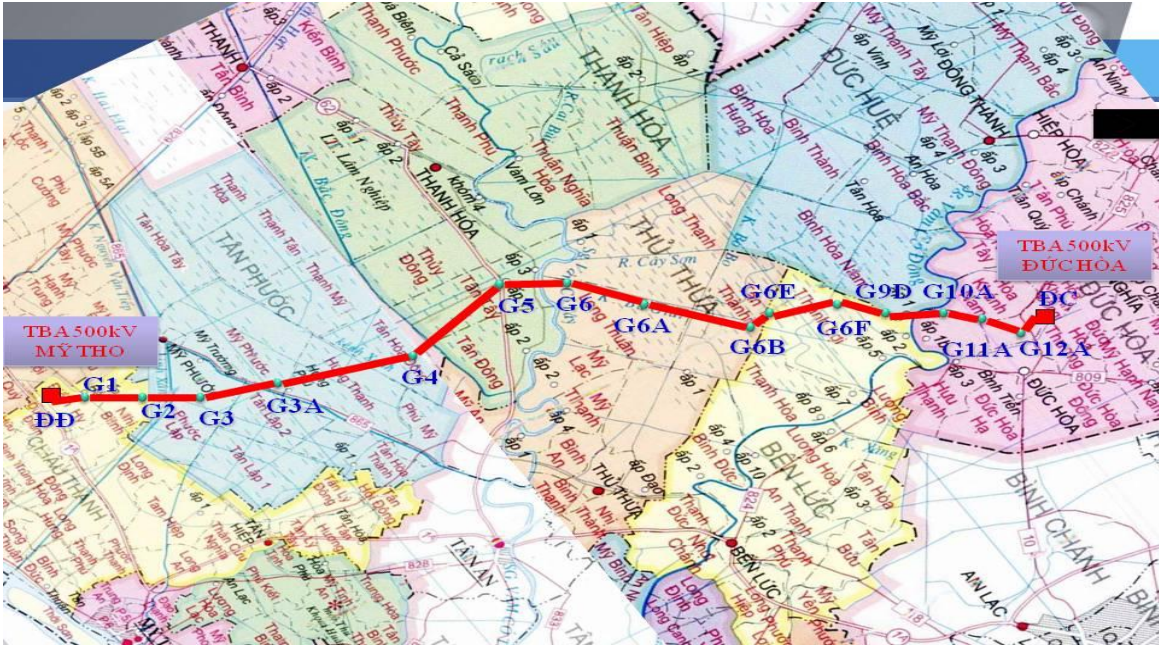
Components	Technical Specifications
Length of transmission line (in km)	44.56
- Starting point	G4 in Tan Tay Commune, Thanh Hoa District
- Ending point	500kV Duc Hoa Substation
Width of Right-of-way (ROW)	16 m either way from TL centerline
Width of Earth Grounding Zone	53 m from edge of the ROW
Voltage level	500 kV
Number of circuits	2
Conductor	ACSR330/43
Earth wire	OPGW-120 & Phlox 116.2
Number of Optical	24 fibres
Number of Suspension Towers	55
- Height of Suspension Towers	64.91 m (average) but highest is 79 m
- Area required/suspension tower	m ²
Number of Tension Towers	15
- Height of Tension Towers	51.36 m (average) but highest is 58 m

- Area required/tension tower	585.73 m ²
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25. **Impacts on land.** Lands will be impacted (i.e., by way of permanent acquisition or restricted use thereof) for the following: (i) foundations of suspension and angle/tension towers (permanent acquisition), and (ii) right-of-way (ROW) and earth grounding zone (restrictions on continued use of land thereat). The ROW of the 500 kV TL is 16 m either way from the TL centerline. While lands under the ROW will not be acquired, the activities of landowners thereon will be restricted to prevent injuries due to electro-magnetic shocks that emanate from high-tension wires. The sag (i.e., lowest point) of the TL cable in rural residential areas and industrial parks should not be less than 16 m, while the sag over rice fields and farmlands should not be less than 12 m. Structures and trees are not allowed inside the 32 m ROW of the 500 kV TL because the vertical safety clearance between the top of an object and any point of the TL cable should not be less than 6 m. Cash crops (e.g., rice, vegetable, sugarcane) may still be grown in the ROW of the 500 kV TL. However, because each steel lattice tower uses its foundations as grounding mechanism, no agricultural activity is allowed within 0.5 m of the tower foundations. (Decree No. 14/2014/ND-CP, dated 26 February 2014).

26. Decree No. 14/2014/ND-CP also prescribes an “earth grounding zone” which is an easement area of 53 m from the edge of either side of the TL ROW. Lands in this zone will not be acquired but activities are restricted for safety reasons. In this area, a safety clearance of 2 m between the highest point of an object (e.g., structure or tree) and any part of the power cable must be maintained. Houses can be built in the zone provided they are made of fireproof materials and have lightning arrestors. The earth grounding zones will remain as properties of the owners.

Figure 1: Route of 500 kV My Tho- Duc Hoa TL

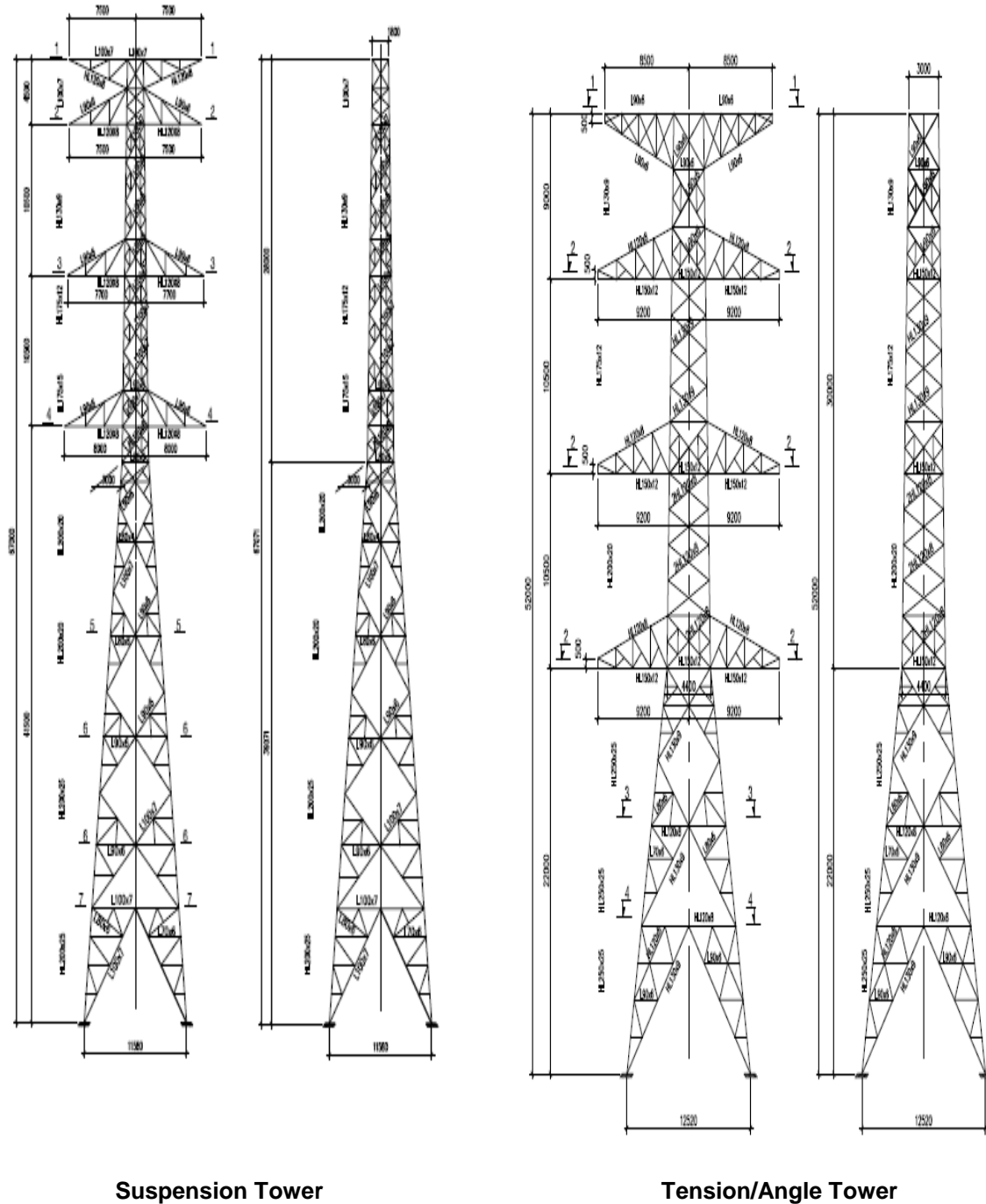


2.3. Measures Undertaken to Minimize Subproject Impacts

27. SPPMB and the design consultants held public meeting to consult with local authorities and local people regarding the alignment of the transmission line for the purpose of identifying

options with the least adverse social and environmental impacts. Also, prior to the holding of the inventory of losses, the proposed route of the TL was presented to the AHs and feedbacks and suggestions from them were gathered. Feedbacks gathered from local authorities and the affected people were taken into consideration in the design of the subproject.

Figure 2: Models of suspension and tension towers of the Project



III. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

28. An inventory of losses (IOL), that included a census of all affected persons (APs), was conducted in March – April 2015. A team of local enumerators from the Power Engineering Consulting Joint Stock Company 3 (PECC3), consulting firm hired by SPPMB, and with assistance from local cadastral offices, carried out the IOL. (See **Appendix 1** for the IOL and socioeconomic survey questionnaire used)

3.1. Impacts on Lands

3.1.1. Permanently acquired land for tower foundations

29. Of the 1,086,369 m² total landholdings adversely affected by the 500 kV My Tho- Duc Hoa TL in Long An Province, 34,795 m² (3.2%) will be acquired permanently for the foundations of 55 suspension towers and 15 tension/angle tower. Adversely affected by permanent land acquisition are 72 households and one business organization. Of the 34,795 m² permanently acquired landholdings, 21,225 m² belong to 55 affected households (AHs) and are planted to rice; 3,670 m² belong to 6 AHs and are planted to other annual crops; 9,221 m² belong to 11 AHs and 1 business organization⁸ and are planted to perennial trees; and 679 m² of residential lots that belong to 2 AHs. Of the 72 AHs affected by permanent land acquisitions 69 have land use rights certificates (LURCs) for their affected landholdings, while three AHs (in Tan Tay, Huu Thanh, and Hoa Khanh Dong Communes) have no LURCs but are eligible to apply for one.

30. Four AHs are severely affected by the loss of 10% to 20% of their total productive landholdings. These 4 severely affected AHs are located in Long Thuan Commune (1 AH), Thanh Loi Commune (2 AHs), and Huu Thanh Commune (1 AH).

Table 3: Use of Permanently Acquired Land for Tower Foundations

District/ Commune	For growing rice		Annual crops land		Perennial crops land		Residential land		Total	
	No. of AHs	Area to be Acquired (m ²)	No. of AHs	Area to be Acquired (m ²)	No. of AHs	Area to be Acquired (m ²)	No. of AHs	Area to be Acquired (m ²)	No. of AHs	Area to be Acquired (m ²)
Thanh Hoa District	10	4,041	-	-	4	1,995	-	-	14	6,036
Tan Tay	10	4,041	-	-	4	1,995	-	-	14	6,036
Thu Thua District	24	9,307	-	-	1	3,611	-	-	24	12,918
Long Thuan	24	9,307	-	-	-	-	-	-	24	9,307
Tan Lap	-	-	-	-	1	3,611	-	-	-	3,611
Ben Luc District	6	3,280	5	3,271	7	3,615	2	679	19	10,845
Thanh Loi	6	3,280	5	3,271	7	3,615	2	679	19	10,845
Duc Hoa District	14	4,597	1	399	-	-	-	-	15	4,996
Huu Thanh	13	4,216	1	399	-	-	-	-	14	4,615
Hoa Khanh Dong	1	381	-	-	-	-	-	-	1	381
TOTAL	54	21,225	6	3,670	12	9,221	2	679	72	34,795

⁸ Vietnam Waste Solutions (VWS) is managing a large tract of land that government leased to it on a long-term basis. About 124,299 m² of the leased land are adversely affected by the subproject, of which 3,611 m² will be acquired for tower foundations.

3.1.2. Affected land in the TL ROW

31. A total of 1,051,574 m² of landholdings of 246 AH, in addition to 1 business organization (i.e., VWS), are within the 32 m ROW of the subproject TL. While these landholdings will not be acquired by the subproject, their continued use following the construction of the TL will be restricted for safety reasons as mandated by Decree No. 14/2014/ND-CP, dated 26 February 2014. Affected lands for growing rice and other kinds of annual crops account for 59.5% (626,144 m²) of landholdings in the TL ROW. Lands planted to perennial trees (cajuput) account for 30.13% (316,874 m²) of ROW land; residential lands, 4.2% (44,237 m²); and public lands⁹, 6.1% (64,319 m²). Two hundred thirty-nine AHs have LURCs for their affected landholdings in the ROW, while 7 AHs have not but are eligible to apply for one. Among these 7 AHs with no LURCs are 2 AHs of Tan Tay Commune, 3 AHs of Long Thuan Commune, and 1 AH each of Huu Thanh Commune and Hoa Khanh Dong Commune.

Table 4: Area (m²) of Affected Lands in TL ROW by Use

District/ Commune	Area (m ²) of Affected Land According to Use					Total
	For growing rice	For growing other annual crops	For growing perennial crops	Residential land	Public land	
Thanh Hoa District	134,403	-	74,901	8,494	10,406	228,204
Tan Tay	134,403	-	74,901	8,494	10,406	228,204
Thu Thua District	243,960	-	124,591	15,565	20,565	404,681
Long Thuan	243,960	-	3,903	15,565	16,865	280,293
Tan Lap	-	-	120,688	-	3,700	124,388
Ben Luc District	27,196	139,929	87,673	6,255	23,719	284,772
Thanh Loi	27,196	139,929	87,673	6,255	23,719	284,772
Duc Hoa District	78,532	2,124	29,709	13,923	9,629	133,917
Huu Thanh	73,187	2,124	25,892	13,923	8,484	123,610
Hoa Khanh Dong	5,345	-	3,817	-	1,145	10,307
TOTAL	484,091	142,053	316,874	44,237	64,319	1,051,574

32. One consequence of having one's residential lands and those presently planted to perennials and trees within the 32 m ROW of the 500 kV TL is the mandatory change in the use of the same. As mandated by Decree No. 14/2014/ND-CP, dated 26 February 2014, structures and trees are not allowed inside the 32 m ROW of the 500 kV TL because the vertical safety clearance between the top of an object and any point of the TL cable should not be less than 6 m.

3.2. Affected structures

3.2.1 Main structures

33. Twenty-four AHs are affected by the total loss of their houses in the TL ROW. Eleven of the affected houses, with an aggregate floor area of 1,043 m², are classified as Grade IV structures (i.e., made of brick wall and tile roofs). The other 13 affected houses, with an aggregate floor area of 680 m², are classified as temporary structures (i.e., bamboo materials and thatched roof).

Table 5: Number and Area of Affected Houses

District/ Commune	Grade IV	Temporary Materials	Total
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⁹ Public lands belong to the State, and they include roadway, bridges, parks, locations of hospitals and schools, etc. Recovery of public lands for government projects is not subject to compensation.

	No. of houses	Affected area (m ²)	No. of houses	Affected area (m ²)	No. of houses	Affected area (m ²)
Thanh Hoa District	2	221	1	24	3	245
Tan Tay	2	221	1	24	3	245
Thu Thua District	3	272	5	207	8	479
Long Thuan	3	272	5	207	8	479
Tan Lap	-	-	-	-	-	-
Ben Luc District	2	119	4	262	6	381
Thanh Loi	2	119	4	262	6	381
Duc Hoa District	4	431	3	187	7	618
Huu Thanh	4	431	3	187	7	618
Hoa Khanh Dong	-	-	-	-	-	-
TOTAL	11	1,043	13	680	24	1,723

Source: IOL data, March-April, 2015.

3.2.2 Other structures

34. A total of 229 secondary structures were identified during the IOL, including kitchens, latrines and bathrooms, dug wells, water tanks, pavements, fences, gates and animal shelters. Among the affected secondary structures are kitchens with a combined floor area of 33 m² (including 9 m² of grade IV kitchen and 24 m² of temporary kitchen), six dug wells and an aggregate of 30 m³ of water tanks, an aggregate of 83 m² of animal shelters, 22 m² of concrete pavement, 64 m² of brick pavement, and latrines/bathrooms with an aggregate floor area of 11 m². (See **Table 6** for details)

3.3. Crops and Trees

3.3.1. Affected trees

35. A total of 13,831 timber trees (acacia) and 14 fruit trees were found on plots that would be acquired permanently for tower foundations. In addition, 413,509 acacia trees and 3,432 fruit trees were within the 32 m ROW of the 500 kV TL. These fruit trees in the ROW included lime trees (2,682 pieces), banana trees (325 pieces), and papaya trees (425 pieces). They have to be removed from the ROW, consistent with Article 12 of Decree No. 14/2014/ND-CP that mandates a safety clearance of not less than 6 m from the top of an object (such as a tree) and the lowest point of a TL cable.¹⁰

3.3.2. Affected crops

36. Plots of land planted to seasonal crops and with an aggregate area of 24,535 m² will be acquired permanently for the tower foundations. Plots identified during the IOL included 21,225 m² of rice (86.5%), 2,616 m² of pineapple (10.7%), and 694 m² of lemon grass (2.8%). A total of 626,144 m² of land in the TL ROW were planted to seasonal crops. Lands planted to seasonal crops may experience temporary adverse impacts during the construction and stringing of the TL towers. Seasonal crops in the TL ROW during the IOL included, among others, rice (484,091 m²); sugarcane (98,124 m²); and pineapple (27,930 m²).

¹⁰ During the detailed measurement survey (DMS), additional trees in the “earth grounding zone” (an per Decree No. 14/2014/ND-CP that requires a safety clearance of 2 m between any structure and any part of the TL cable.

Table 6: Affected Other Structures

No.	District/ Commune	Affected structures														
		Kitchens (m ²)		Animal shelters (m ²)		Fence (m)		Gate (m)			Latrines/ Bathrooms (m ²)		Pavement (m ²)		Electric meters (piece)	Water meters (piece)
		Grade IV	Temporary materials	Grade IV	Temporary materials	Concrete	Barbwire	Cement	Iron/ steel	Wood/ bamboo	Cement	Bamboo/ thatched	Cement	Brick		
I	Thanh Hoa District	-	-	-	-	36	16	6	-	4	-	-	-	-	3	3
1	Tan Tay	-	-	-	-	36	16	6	-	4	-	-	-	-	3	3
II	Thu Thua District	-	8	20	20	25	-	-	3	-	-	3	22	-	8	8
2	Long Thuan	-	8	20	20	25	-	-	3	-	-	3	22	-	8	8
3	Tan Lap	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
III	Ben Luc District	9	8	-	-	-	24	-	4	6	2	-	-	42	6	6
4	Thanh Loi	9	8	-	-	-	24	-	4	6	2	-	-	42	6	6
IV	Duc Hoa District	-	8	19	24	42	12	5	8	-	4	2	-	22	7	7
5	Huu Thanh	-	8	19	24	42	12	5	8	-	4	2	-	22	7	7
6	Hoa Khanh Dong	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	9	24	39	44	103	52	11	15	10	6	5	22	64	24	24

Source: IOL data, March-April, 2015.

Table 7: Summary of impacts on trees and crops in Long An

District/ Commune	Permanent acquisition for tower foundations			Impacts under ROW		
	Seasonal crops (m ²)	Industrial trees	Fruit trees	Seasonal crops (m ²)	Industrial trees	Fruit trees
Thanh Hoa District	4,041	2,994	-	134,403	112,356	147
Tan Tay	4,041	2,994	-	134,403	112,356	147
Thu Thua District	9,307	5,417	-	243,960	186,888	285
Long Thuan	9,307	-	-	243,960	5,855	285
Tan Lap	-	5,417	-	-	181,033	-
Ben Luc District	6,551	5,420	14	167,126	106,665	1,247
Thanh Loi	6,551	5,420	14	167,126	106,665	1,247
Duc Hoa District	4,996	-	-	80,656	7,600	1,753
Huu Thanh	4,615	-	-	75,311	6,875	1,535
Hoa Khanh Dong	381	-	-	5,345	725	218
TOTAL	24,535	13,831	14	626,145	413,509	3,432

Source: IOL data, March-April, 2015.

3.4. Affected Shops

37. There are no shops affected by the subproject.

3.5. Severely Affected Households

38. As mentioned above, 4 AHs are severely affected by the loss of 10% to 20% of their productive landholdings. In addition, 24 households are severely affected by the total loss of their houses. None of these severely affected AHs belong to a vulnerable group.

3.6. Vulnerable AHs

39. Twelve AHs are considered as vulnerable, being beneficiaries of the government social policies (i.e., families of war martyrs and wounded soldiers). Three of these AHs reside in Tan Tay Commune, 4 in Long Thuan, 4 in Huu Thanh Commune, and 1 in Hoa Khanh Dong Commune.

3.7. Temporary Impacts

40. This type of impacts occurs during subproject implementation due to the requirement for temporary access of vehicles that will deliver pre-fabricated steels, equipment, cables, utilities, etc. during the construction and stringing of the towers. The project implementation consultant (PIC) and the civil works contractor will identify the sites for the access roads and for temporary workstations. The civil works contractor will pay for any damaged crops or income loss arising from the inability of AHs to plant their crops during the temporary use of their lands, in addition to restoring those temporarily affected lands to their original condition before the same are returned to the land owners. NPT will ensure that this condition is stipulated in the contract of the civil works contractors.

3.8. Summary of Impacts

41. The subproject will cause land acquisition and land use restriction in 6 communes of 4 districts of Long An Province, namely Tan Tay Commune (Thanh Hoa District), Long Thuan and Tan Lap (Thu Thua District), Thanh Loi (Ben Luc District), Huu Thanh and Hoa Khanh Dong

(Duc Hoa District). A total of 246 AHs and 1 business organization are adversely affected, of which 72 AHs and 1 business organization will lose landholdings permanently for tower foundations. Of the total 1,086,369 m² of landholdings adversely affected, 34,795 m² will be acquired for the tower foundations, while the continued use of the remaining 1,051,574 m² landholdings in the TL ROW will be regulated for safety reasons. Twenty-four houses will have to be removed from the TL ROW. (See **Appendix 2** for the master list of AHs).

IV. SOCIOECONOMIC PROFILE

42. A socioeconomic survey (SES) of 94 AHs (38.2%) out of the total 246 AHs was conducted in March - April 2015. Basic socioeconomic information on the subproject area was obtained from government sources.

4.1. General Socioeconomic Information of the subproject Area

4.1.1. Location, political subdivision and population count

43. Long An Province is located in the Mekong Delta region of Viet Nam. The province is bordered on the North by Tay Ninh Province and Cambodia, on the East by Ho Chi Minh City, on the West by Dong Thap Province, and on the South by Tien Giang Province. It occupies a total area of 4,491.87 km², accounting for 1.4% of the total land area of the country. Long An comprises 15 administrative divisions, namely Tan An City, Kien Tuong district-level Town, and 13 districts including Ben Luc, Can Giuoc, Chau Thanh, Duc Hoa, Duc Hue, Moc Hoa, Tan Hung, Tan Thanh, Tan Tru, Thanh Hoa, Thu Thua, and Vinh Hung. The population of the province in 2013 was 1,542,606, of which Duc Hoa District accounted for 9.9 (152,794); Ben Luc District, 14.0% (215,716); Thu Thua District, 5.8% (89,235); and Thanh Hoa District , 3.5% (53,597).

Table 8: Area and population of Long An and its districts in the project area, 2013

Province/ District	Communal level administrative divisions	Area (km ²)	Population (person)	Population density (person/km ²)
Long An Province	192	4,491.9	1,542,606	343
Thanh Hoa District	11	468.26	53,597	114
Thu Thua District	13	299.01	89,235	298
Ben Luc District	16	421.69	215,716	511
Duc Hoa District	20	288.744	152,794	529

Source: Long An Portal, <https://www.longan.gov.vn/Pages/Default.aspx>.

44. The subproject will affect 6 out of 60 communes/towns of Thanh Hoa, Thu Thua, Duc Hoa and Ben Luc Districts. In 2014, the total population of the six subproject communes was 42,194 persons, accounting for 2.7% of the provincial total. The number of people in the working age was 66.7% of the total population of the subproject commune. The subproject communes had 10,405 households in 2014, or the equivalent of 4.1 persons per household.¹¹

Table 9: Population Structure of Subproject Communes

District/ Commune	Population			Population in the working age			No. of HHs	HH size
	M	F	Total	M	F	Total		
Thanh Hoa District	2,496	2,528	5,024	1,537	1,478	3,015	1,106	4.5
Tan Tay	2,496	2,528	5,024	1,537	1,478	3,015	1,106	4.5
Thu Thua District	3,609	3,340	6,949	2,360	1,415	3,775	1,491	4.7
Long Thuan	3,064	2,903	5,967	1,987	1,121	3,108	1,291	4.6
Tan Lap	545	437	982	373	294	667	200	4.9
Ben Luc District	3,968	4,050	8,018	4,347	1,666	6,013	2,240	3.6
Thanh Loi	3,968	4,050	8,018	4,347	1,666	6,013	2,240	3.6
Duc Hoa District	11,366	10,847	22,203	7,152	8,191	15,343	5,568	4.0
Huu Thanh	5,685	5,043	10,728	2,867	2,952	5,819	2,757	3.9

¹¹ Commune-level socioeconomic information was obtained from the Commune People's Committee Offices. Thus, there are more up to date (i.e., 2014).

Hoa Khanh Dong	5,681	5,804	11,475	4,285	5,239	9,524	2,811	4.1
TOTAL	21,439	20,765	42,194	15,396	12,750	28,146	10,405	4.1

4.1.2. Income sources and poverty incidence

45. Residents of the subproject communes are mainly engaged in farming. While the main occupation of 48.4% of the households in the subproject communes involved in cultivation and livestock farming, many households augment their incomes by engaging in small business, and working as seasonal laborers and workers, particularly in surrounding industrial zones. In 2014, the average monthly income of the households in the subproject communes was VND 2,168,333.

46. The poverty incidence in the project area was 5.8% in 2014, although the poverty rates across the 6 communes varied significantly. Thanh Loi Commune had a high poverty rate of 20% of the total households, distantly followed by Tan Lap Commune with a poverty rate of 8%. In contrast, the poverty rates in the remaining communes were much lower, ranging from 1% to 3%.

Table 10: Poverty Incidence in the Subproject Communes

District/ Commune	Total households	No. of poor HHs	Poverty rate (%)
Thanh Hoa District	1,106	30	2.7
Tan Tay	1,106	30	2.7
Thu Thua District	1,491	55	3.7
Long Thuan	1,291	39	3.0
Tan Lap	200	16	8.0
Ben Luc District	2,240	448	20.0
Thanh Loi	2,240	448	20.0
Duc Hoa District	5,568	72	1.3
Huu Thanh	2,757	45	1.6
Hoa Khanh Dong	2,811	27	1.0
TOTAL	10,405	605	5.8

4.1.3. Access to social services

47. There were 17 schools, including 7 kindergartens, 8 primary schools, and 2 secondary schools in four subproject districts. None of the subproject communes had high school, however. On average, each subproject commune had 1 kindergarten and 1 primary school. In terms of healthcare, all of the subproject communes have their own community health centers.

48. Most (97.7%) of the households in the subproject communes had electricity connections. About 40.4% of the households in the subproject communes had access to piped water, while 43.9% drew water from deep wells, and 15.7% from dug wells.

4.2. Socio-economic Information on the AHs

4.2.1. Gender and age of AH heads and members of the AHs

49. Among the 94 AHs households surveyed in the socioeconomic survey (SES), 74 (78.7%) were headed by males, while 20 (21.3%) were headed by women. The 94 surveyed AHs were made up of 446 persons, of which 227 (50.9%) were male and 219 (49.1%) females. The average size of the AHs is 4.7 persons.

Table 11: Surveyed AHs by Commune

District/ Commune	No. of AHs	No. of surveyed	Members of the surveyed AHs
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		AHs	Male	Female
Thanh Hoa District	54	20	51	54
Tan Tay	54	20	51	54
Thu Thua District	72	26	75	64
Long Thuan	72	26	75	64
Tan Lap	-	-	-	-
Ben Luc District	69	25	49	46
Thanh Loi	69	25	49	46
Duc Hoa District	51	23	52	55
Huu Thanh	43	15	32	44
Hoa Khanh Dong	8	8	20	11
TOTAL	246	94	227	219

4.2.2. Age profile of members of the AHs

50. Among the 446 members of the 94 surveyed AHs, 323 (72.4%) were in the working age (15-60). The non-working age members of the surveyed AHs were 123 people, of which 85 were less than 15 years old and 15 were more than 60 years old.

Table 12: Population structure by Age Group

Age group	Male	Female	Total
< 15	53	32	85
15-30	61	68	129
31-45	57	66	123
46-60	38	33	71
>60	18	20	38
Total	227	219	446

4.2.3. Educational attainment of AH heads

51. Thirty two (43.2%) of the male AH heads and 8 (40.0%) of the women AH heads attended primary school. Twenty five (33.8%) of the male AH heads and 6 (30.0%) of the women AH heads attended secondary school. Eight (10.8%) of the male AH heads household heads and 5 (25.0%) of the women AH heads did not attend school. Only 8 (8.5%) of the male AH heads, and none of the women AH heads, went to high school. Moreover, 1 woman AH head had vocational training while 1 male AH head went to college.

Table 13: Level of education of the surveyed household heads

Level of education	Male	Female	Total
Illiterate	8	5	13
Primary school	32	8	40
Secondary school	25	6	31
High school	8	0	8
Vocational training	0	1	1
University	1	0	1
Total	74	20	94

4.2.4. Main occupation of AH heads

52. Seventy-four (78.7%) of the AH heads were engaged in farming as their primary occupation. Seven AHs heads worked as hired labor, Four AH heads were engaged in small business, mainly selling groceries and beverages.

Table 14: Main occupations of the surveyed household heads by commune

Main occupations	Tan Tay	Long Thuan	Tan Lap	Thanh Loi	Huu Thanh	Hoa Khanh Dong	Total
Farming	17	22	0	19	8	8	74
Livestock raising	0	0	0	0	1	0	1
Small business	1	1	0	2	0	0	4
Government staff	2	0	0	0	0	0	2
Private employee	0	1	0	0	0	0	1
Retired	0	0	0	0	2	0	2
Seasonal hired labor	0	2	0	4	1	0	7
Social policy beneficiary	0	0	0	0	3	0	3
Others*	20	26	0	25	15	8	94
Total	17	22	0	19	8	8	74

* **Note:** Other occupations include housewife, driver, etc.

4.2.5. Monthly incomes

53. None of the surveyed AHs had a monthly income below the poverty threshold established by the Ministry of Labors, Invalids, and Social Affairs.¹² Two AHs in Long Thuan Commune were classified as pro-poor, with an average monthly income of VND 401,000 to VND 520,000 per capita per month.

Table 15: Average Monthly Incomes of Surveyed AHs

District/ Commune	No. of households					
	Surveyed PAHs			Surveyed female-headed HHs		
	Poor (< VND 400,000/ person/ month)	Pro-poor (VND 401,000- VND 520,000/ person/ month)	Average (> VND 520,000/ person/ month)	Poor (< VND 400,000/ person/ month)	Pro-poor (VND 401,000- VND 520,000/ person/ month)	Average (> VND 520,000/ person/ month)
Thanh Hoa District	0	0	20	0	0	5
Tan Tay	0	0	20	0	0	5
Thu Thua District	0	2	24	0	0	6
Long Thuan	0	2	24	0	0	6
Tan Lap	0	0	0	0	0	0
Ben Luc District	0	0	25	0	0	4
Thanh Loi	0	0	25	0	0	4
Duc Hoa District	0	0	23	0	0	5
Huu Thanh	0	0	15	0	0	3
Hoa Khanh Dong	0	0	8	0	0	2
TOTAL	0	2	92	0	0	20

4.2.6. Water and sanitation

54. Among the 94 surveyed AHs, 46 (48.9%) got their water from dug wells, while 40 (42.6%) had piped water connections. Eight AHs (8.5%) got their water from village wells. Most

¹² MOLISA set the poverty line for the period 2011-2015 as follows: (i) poor households in rural areas are those with an average income below VND 400,000 per capita per month or VND 4,800,000 per capita per year (roughly USD \$19 per capita per month); and (ii) pro-poor households in rural areas are those with an average income from VND 401,000 to VND 520,000 per capita per month (roughly US \$19 to US \$25 per capita per month).

common ailments that afflicted members of the surveyed AHs were respiratory tract infections, cold, and flu. The surveyed AHs sought the services of community health centers for the treatment of non-serious ailments. The AHs sought medical treatment in hospitals for serious ailments.

4.2.7. Energy for lighting and cooking

55. Ninety-one (96.8%) of the surveyed AHs used electricity for lighting and operating appliances. Two AHs (2.1%) used rechargeable batteries, and 1 (1.1%) use electric generator, for lighting.

56. For cooking, 64 (68.1%) of the surveyed AHs used liquefied petroleum gas for cooking. Twenty-two (23.4%) AHs used electricity, while 8 (8.5%) used firewood, for cooking.

V. CONSULTATION, PARTICIPATION AND DISCLOSURE

57. In compliance with the 2013 Land Law (Article 48, Article 67, and Article 69) and the PTIP resettlement policy (embodied in the Resettlement and Ethnic Minority Development Framework, November 2011), the views and suggestions of AHs and local authorities have been incorporated in this RP. In March 2014, PECC2 and SPPMB personnel held initial public meetings with relevant provincial, district, and commune officials, in addition to local residents, for the purposes of (i) introducing the Power Transmission Investment Program (PTIP) and the proposed subproject, (ii) soliciting their views and suggestions regarding the location of the route of the transmission line, and (iii) explaining the activities of SPPMB and PECC2, such as the IOL/SES and replacement cost study (RCS), in connection with the preparation of the RP as a requirement for the processing of PTIP Tranche 3. A total of 25 persons (21 men and 4 women) participated in those meeting-consultations held in the 6 subproject communes. Key points raised and suggestions put forward by the participants in those meetings concerned the need for the executing agency to (a) cooperate closely with local authorities during site clearance and activities related to the payment of compensation; (b) ensure that compensation to the affected people were adequate and are according to the laws and regulations; (c) provide sufficient allowances the affected people to ensure that the people were not worse off; and (d) ensure that the health of the local people were not put at risk due to electromagnetic radiation coming from the power transmission lines. Representatives of SPPMB explained during the consultations that the concerns raised by the participants were adequately addressed by the PTIP resettlement policy, in addition to existing safety regulations prescribed by Decree No. 14/2014/ND-CP, dated 26 February 2014. (See **Appendix 3** for the highlights and list of participants in the pre-IOL meetings-consultations.

Table 16: Dates of Public Meetings and Consultations before IOL/SES

No.	Date of consultations	Communes	No. of Participants		
			Total	Male	Female
I	Thanh Hoa District		4	4	0
1.1	March 2014	Tan Tay Commune	4	4	0
II	Thu Thua District		10	7	3
2.1	March 2014	Long Thuan Commune	5	3	2
2.2	March 2014	Tan Lap Commune	5	4	1
III	Ben Luc District		5	4	1
3.1	March 2014	Thanh Loi Commune	5	4	1
IV	Duc Hoa District		6	6	0
4.1	March 2014	Hoa Khanh Dong Commune	4	4	0
4.2	March 2014	Huu Thanh Commune	2	2	0
Total			25	21	4

58. Following the conduct of the IOL, SES, and RCS, a second round of public meeting-consultations with the AHs was carried out for the purposes of (i) presenting the results of the surveys and the RCS; (ii) discussing PTIP resettlement policy, particularly its objectives, principles, entitlements, and the policy on cut-off date for eligibility to project entitlements; and (iii) soliciting their views and suggestions regarding the PTIP resettlement policy, especially with regard to compensation, cash assistance, income restoration measures, and relocation preference. A total of 188 persons (128 men and 60 women) participated in those meetings and consultations held in 6 Commune. Key points raised and suggestions put forward by the participants in those meetings concerned the need for the executing agency to (a) inform the

local people in advance about construction schedule so that they could also plan in advance to prevent and minimize impacts on their production activities and daily life; (b) put in place environmental safeguard measures during the project preparation, construction and operation to ensure the safety and health of local communities in the project area; (c) explain if lands in the ROW would be compensated; (d) pay the affected people sufficient compensation for all damages and losses caused by the project prior to the start of civil works; (e) explain if the local people could still build houses and other structure in areas adjacent to the ROW; and (f) explain if people that have to relocate their houses from the ROW could rebuild on their unaffected farm lands. Representatives of SPPMB responded to the aforementioned concerns by (a) explaining relevant provisions of the PTIP resettlement policy, particularly on compensation and the need to minimize adverse social impacts by exploring all viable project design options; (b) explaining the environmental management plan of the project; and (c) pointing out that the project is committed to help households affected by safety restrictions imposed on the continued use of land in the ROW of the TL. (See **Appendix 4** for the highlights and list of participants in the post-IOL meetings-consultations).

Table 17: Dates of Public Meetings and Consultations after the IOL/SES

No.	Date of consultations	Communes	No. of Participants		
			Total	Male	Female
I	Thanh Hoa District		33	22	11
1.1	20 March 2015	Tan Tay Commune	33	22	11
II	Thu Thua District		83	54	29
2.1	20 March 2015	Long Thuan Commune	75	49	26
2.2	24 March 2015	Tan Lap Commune	8	5	3
III	Ben Luc District		45	30	15
3.1	23 March 2015	Thanh Loi Commune	45	30	15
IV	Duc Hoa District		27	22	5
4.1	25 March 2015	Hoa Khanh Dong Commune	10	10	-
4.2	25 March 2015	Huu Thanh Commune	17	12	5
Total			188	128	60

59. Consultations and discussions will continue to be carried out with the AHs during RP updating and implementation. Table below lists the activities that have been carried out and those that have yet to be done to ensure that APs/AHs are always updated about the project and that their opinions and suggestions are taken into consideration.

Table 18: Roles of Key Stakeholders in RP Preparation and Implementation

Project Process Stage	Participatory Activities and Participants	Responsible Institution	Date/Additional Notes
Preparation <i>During subproject processing</i>	Consultation with government stakeholders (PPC, DPC, CPC, LFDC) and local population about PTIP and the subproject, preliminary design of the transmission line alignment, and the activities (surveys and consultations) to be carried out in connection with the preparation of the RP as a requirement of subproject processing	SPPMB, with PECC2	March 2014
	Conduct of surveys (IOL/SES) and RCS	PECC2 with assistance from cadastral offices	March-April 2015
	Consultation with AHs to discuss the results of the surveys and RCS, including project	SPPMB, with PECC2 and local officials	March 2015

Project Process Stage	Participatory Activities and Participants	Responsible Institution	Date/Additional Notes
	<p>resettlement policy and suggestions of AHs regarding compensation; cash assistance; relocation options; and measures to mitigate adverse impacts of safety restrictions imposed on the continued use of land inside the TL ROW</p> <p>Drafting of RP and project information brochure (PIB) for preliminary review of ADB resettlement specialist</p> <p>Review by ADB resettlement specialist of the draft RP</p> <p>Revision of draft RP and submission to NPT</p> <p>Endorsement of RP to ADB for concurrence</p> <p>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>	<p>TA consultants</p> <p>ADB</p> <p>TA consultants</p> <p>NPT</p> <p>SPPMB and NPT</p>	<p>May-June 2015</p> <p>June 2015</p> <p>June 2015</p> <p>June 2015</p> <p>June 2015</p>
<p>Updating and Implementation</p> <p><u>Updating of RP</u></p> <p><u>RP implementation</u></p>	<p>Demarcation of the alignment of the TL</p> <p>Holding of public consultation before commencement of detailed measurement survey (DMS)</p> <p>Mobilization of the District Compensation, Assistance and Resettlement Board and the Land Fund Development Center in each district</p> <p>Conduct of DMS</p> <p>Updating of the RP and submission to PPC for approval</p> <p>Endorsement of the updated RP to ADB for concurrence</p> <p>Posting of the summary updated RP at District and Commune PC offices, posting of final updated RP on ADB website</p> <p>Implementation of the RP (i.e., payment of compensation, handing-over of acquired properties, etc.)</p>	<p>SPPMB, assisted by Project Implementation Consultants (PIC)</p> <p>SPPMB, with assistance from PIC</p> <p>DPC, with assistance by SPPMB and PIC</p> <p>LFDC and DMS Task Force, with the participation of the APs</p> <p>NPT and SPPMB</p> <p>NPT</p> <p>NPT</p> <p>DCARB with LFDC</p>	<p>August 2015</p> <p>August 2015</p> <p>September 2015</p> <p>September 2015</p> <p>October 2015</p> <p>November 2015</p> <p>November 2015</p> <p>December 2015</p>

Project Process Stage	Participatory Activities and Participants	Responsible Institution	Date/Additional Notes
<u>Monitoring and evaluation</u>	Receipt and resolution of grievances of APs/AHs Monitoring of the implementation of land acquisition	CPC, DPC, PPC, with assistance by SPPMB and PIC SPPMB and external monitoring agency	December 2015-until completion of subproject Starting in September 2015

60. Copies of the draft RP in Vietnamese language endorsed by NPT to ADB will be made available at District PC and Commune PC offices. The draft RP will be uploaded on the ADB website. Likewise, copies of the project information brochure (PIB), also in Vietnamese language, will be distributed to the APs/AHs following NPT 's submission of the draft RP to ADB in June 2015. NPT and SPPMB will ensure that the PIBs are distributed to the APs/AHs. The PIB will include the following information: (i) description of the subproject; (ii) adverse social impacts of the subproject; (iii) measures to avoid impacts, including entitlements of APs/AHs; (iii) consultation and grievance redress procedures; (iv) schedule of land acquisition and clearing of the ROW; and (v) names officials to contact for any queries (see **Appendix 5** for a copy of the PIB).

61. Copies of the updated RP in Vietnamese language will be made available at District PC and Commune PC offices. The updated RP will be uploaded on the ADB website. Social monitoring reports on RP implementation will also be made available at the Commune PC offices and will be uploaded on the ADB website.

VI. GRIEVANCE REDRESS MECHANISM

62. In order to ensure that all grievances and complaints of APs/AHs 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/AHs to air their grievances, this grievance redress mechanism applies to the subproject. All APs/AHs can send any questions to NPT and/or SPPMB about their rights in relation to entitlements, compensation policy, rates, land acquisition and grievance redress. APs/AHs are not required to pay any fee during any of the procedures associated with seeking grievance redress, including if resolution requires legal action to be undertaken in a court of law. Complaints will pass through 3 stages described below. The complainant can, if necessary, take the matter to a court of law. It is noted that the this grievance redress mechanism does not impede access to the country's legal system, meaning that an aggrieved person is free to access a court of law even at the initial stage of his/her grievances. NPT will shoulder all administrative and legal fees that might be incurred in the resolution of grievances and complaints.

63. Moreover, an aggrieved AP may also bring his/her complaint directly to the ADB's Energy Division, Southeast Asia Department, through the Viet Nam Resident Mission. If the AP is not satisfied with the response of the Resident Mission, he/she can directly contact the ADB Office of the Special Project Facilitator.

64. The grievance redress procedure will be implemented as follows:

- a. **First Stage: Commune Peoples' Committee (CPC)** - An aggrieved AP may lodge his/her complaint before any member of the CPC through the Village Chief or directly to the CPC, in written or verbal form. It is incumbent upon the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved AP and will have 15 days to resolve the complaint. The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.
- b. **Second Stage: District/Town People's Committee (DPC)** - If after 15 days the aggrieved AP does not hear from the CPC, or if the AP is not satisfied with the decision taken on his/her complaint, the AP may bring the case, either written or verbal, to any member of DPC. DPC has 15 days to resolve the case. The DPC is responsible for documenting and keeping files of all complaints that it handles.
- c. **Third Stage: Provincial People's Committee (PPC)** - If 15 days the aggrieved AP does not hear from the DPC, or if the AP is not satisfied with the decision taken on his/her complaint, the AP may bring the case, either in writing or verbal, to any member of the PPC. The PPC has 15 days within which to resolve the complaint to the satisfaction of all concerned. The PPC secretariat is responsible for documenting and keeping file of all complaints that it handles.
- d. **Final Stage: People's Court** - If after 15 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 case may be brought to the people's court.

65. The above grievance redress mechanism will be disclosed and discussed again with the APs prior to loan appraisal by ADB and during the updating of this RP to ensure their understanding of the process. SPPMB and the DCARBs are responsible for following-up the grievance process of the APs.

VII. LEGAL AND POLICY FRAMEWORK

66. The legal and policy framework for addressing the adverse social impacts of the 500 kV My Tho - Duc Hoa TL is provided by relevant policies and laws of Viet Nam and of the ADB.

7.1. ADB Policies

67. The new ADB Safeguard Policy Statement (SPS) of 2009 consolidates three existing safeguard policies: involuntary resettlement (IR), indigenous peoples (IP), and environment.¹³ The objectives of the IR policy are to (i) avoid involuntary resettlement, (ii) explore alternatives to avoid, (iii) restore livelihoods 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.

68. 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 new 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).

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

69. The Constitution of the Socialist Republic of Vietnam (2013) confirms that ownership and protection of ownership of citizens of their houses. Besides, the Government has issued a number of law, decrees, and regulations to form the legal framework for land acquisition, assistance, compensation, and resettlement. Primary documents include:

a. Law

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

b. 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 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.

¹³ The policy on environment is discussed in a separate environment report.

- 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. 38/2013/ND-CP, dated April 23, 2013 on the management and use of Official Development Assistance (ODA) and concessional loans of donors.
- Decree No. 14/2014/ND-CP, dated February 26, 2014 by the Government detailing the implementation of the Electricity Law regarding electricity safety.

c. Decisions

- 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. 52/2012/QD-TTg, dated November 16, 2012 on employment and vocational training support for laborers affected by agricultural land recovery.

d. 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 in the event of land recovery by the State.

e. Long An PPC's Decisions

- Decision No. 56/2014/QD-UBND, dated November 13, 2014 by Long An PPC on compensation, assistance, and resettlement upon land recovery by the state in the territory of Long An Province.
- Decision No. 60/2014/QD-UBND, dated December 19, 2014 by Long An PPC on land price list for the 2015-2019 period.

- Decision No. 22/2011/QĐ-UBND, dated July 20, 2011 by Long An PPC issuing unit prices of trees, livestock, and remaining investment cost on land, utilities and graves in the territory of Long An Province.
- Decision No. 27/2014/QĐ-UBND, dated July 7, 2014 issuing unit prices of construction of new housing, structures and graves in the territory of Long An Province.

7.3. Gaps Analysis and Project Principles

70. Since 1 July 2014, the Land Law of 2013 and its implementing decrees and circulars provide the overall framework for involuntary resettlement in Viet Nam.¹⁴ There are several aspects of the 2013 Land Law that are similar to the policy objectives and principles of the ADB safeguard policy on involuntary resettlement as provided by the 2009 Safeguard Policy Statement (SPS). There is basic congruence between Viet Nam's laws and the SPS especially with regard to the entitlement of persons with legal rights/titles. Existing legislation provides guidance for the following: (i) determining market/replacement rates and payment of compensation, assistance for various types of affected assets; (ii) options for land-for-land and cash compensation assistance; (iii) provision of relocation assistance and support to displaced households during the transition period; (iv) provision of resettlement land and housing with secure tenure; (v) additional assistance for severely affected and vulnerable households; (vi) assistance for livelihood restoration and training; and (vii) notification/disclosure, consultation, and grievance mechanisms. However, the following differences remain:

- a. SPS requires that displaced persons without titles (legal rights) to land be provided with resettlement assistance and compensated for loss of non-land assets (constructed before the cut-off date). On the other hand, the Land Law does not allow compensation of land-attached assets that are illegally established¹⁵ (Article 92, LL). Moreover, structures (land-attached assets) are not compensated based on the value of a new structure, except for structures used for residential purposes (Article 89.2, LL).
- b. SPS requires exploring additional revenues and services through benefit sharing schemes where possible. This is not required under the Land Law.
- c. SPS requires conducting social impact assessment to identify poor and other vulnerable groups who may be disadvantaged and disproportionately affected by land acquisition for the purpose of implementing measures to assist them. The Land Law does not clearly require projects to identify displaced poor and other vulnerable groups that are impacted by a development project and to implement measures to assist them. However, in case the amount of compensation and support is not enough to buy the minimum plot in a resettlement site, the State will shoulder the balance.
- d. The level of detail and information required for resettlement planning under SPS differs from what is required by the Land Law. The Land Law does not require the preparation of a resettlement plan or general compensation plan prior to the conduct of DMS.

¹⁴ The Land Law of 2013 replaces the Land Law of 2003. Decrees 43, 44 and 47 supersede previously issued decrees related to land acquisition including Decrees 181/2004, 188/2004, 197/2004, 17/2006, 84/2007, 123/2007, 69/2009, 88/2009, 59/2011, and 189/2013.

¹⁵ There are 3 types of illegally established land-attached assets: (i) those constructed on illegal land, (ii) illegally constructed structures (not based on the approved land use purpose) on legal land, and (iii) structures constructed after land acquisition announcement.

- e. SPS requires payment of compensation and other applicable entitlements to affected persons before displacement. This requirement is not explicitly stated as a condition under the Land Law. The Land Law does require payment of compensation within 30 days since the effective date of a land acquisition decision and to subsequently adjust amount in case of delay in payment (Article 93, LL).
- f. SPS requires compensation to include interest accrued. However, under the Land Law the amount is kept in an escrow account in State Treasury without interest in case the AP refuses the proffered compensation.
- g. SPS requires the conduct and disclosure of monitoring and evaluation of resettlement activities. For projects with significant involuntary resettlement impacts, the project is required to hire an independent external monitoring agency. In the Land Law, monitoring and evaluation is required in a more general term and includes all aspects of the implementation of the Land Law (Article 200, LL). There is also no requirement for independent monitoring for projects with significant involuntary resettlement impacts.

Table 19: Gap Analysis: 2013 Land Law and Decree 47/2014/ND-CP and ADB 2009 SPS

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
Objectives			
<i>To avoid involuntary resettlement whenever possible; to minimize involuntary resettlement by exploring project and design alternatives</i>	Land Law requires the project owner to arrange the project reasonably to save the land and the Government issued Decree 42/2012/ND-CP on the protection of paddy land;	While there is no explicit policy, land recovery in Viet Nam in practice avoids or minimize involuntary resettlement	Since the Project shall be financed by ADB loan, it will adopt the objectives of the Bank's 2009 SPS ¹⁶ .
<i>To enhance, or at least restore, the livelihoods of <u>all displaced persons</u>¹⁷ in <u>real terms</u> relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups¹⁸.</i>	Compensates land users that fulfill the conditions for compensation as prescribed by Article 75, legitimate owners of land-attached assets (Article 88.1), persons/entities that plant/grow forests funded by state budget (Article 90.1.d). - All land users (defined in Article 5) whose land is recovered (including affected workers) are considered for receiving State support (Article 83.1 Land Law 2013 and Article 19 Decree 47/2014/ND-CP). State support is defined as assistance to those whose land is recovered in order to stabilize their livelihoods, production and development.	The 2013 Land Law does not provides compensation to land users who violate land legislation (Article 64), and owners of illegally established land-attached assets (Article 92.2), and unregistered land users of agricultural land after 1 July 2004 (Article 77.2). There is also no regulation to compensate unregistered business for income losses due to business disruption and support in re-establishing their business elsewhere.	
	(For displaced poor and other vulnerable groups) -In case the amount of compensation/support is not enough for resettled people to buy the minimum	Not conflict with SPS 2009 although there is small gap in identifying vulnerable group.	

¹⁶ In line with Item 2, Article 87, 2013 Land Law, which stipulates “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”.

¹⁷ Displaced persons include persons who lost the land they occupy in its entirety or in part who (i) have formal legal rights to the land lost, (ii) have claims to such lands that are recognized or recognizable under national laws, or (iii) have neither formal legal rights nor recognized or recognizable claims to such land

¹⁸ Vulnerable groups are those who may be differentially or disproportionately affected by the project because of their disadvantaged or vulnerable status.

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
	<p>resettlement plot, requires the State to support the balance (Article 86.4 Land Law 2013 and Article 27 Decree 47)</p> <p>-Requires to compensate, support, and resettle to stabilize livelihoods of people whose recovered land is located in areas that pose risk to human life (Article 87.3 of Land Law 2013 and Articles 19, 20, and 21 Decree 47).</p>		
Scope and Triggers			
<p><i>Physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary.</i></p>	<p>The policy principles are not limited to the DPs but:</p> <ul style="list-style-type: none"> - Have policies to create favorable conditions for people who are directly engaged in agricultural production, forestry, aquaculture, and salt-making and do not have productive land due to the restructuring of land use and economic restructuring (Article 26.4). These households/ individuals will be granted with LURCs, ownership of housing and other assets attached to land and do not have to pay land use fee (Article 101.1). - Covers both physical and economic displacement due to land recovery (involuntary acquisition of land) -Considers impacts from change of land use structure and economic structures (Article 26.4) -Covers both temporary and permanent land recovery -Covers remaining investment costs on land (Article 76). -Covers compensation for the damage caused by limited land use (Articles 94 	<p>Although there is no similar principles as in the SPS 2009, this provision is consistent with the overall objective of the Bank on poverty reduction.</p> <p>The 2013 Land Law is short in matching the coverage of 2009 SPS since Article 94 and Article 157 only provide compensation for legally recognized land users.</p>	<p>Applying the objectives of the 2009 ADB SPS.</p>

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
	and 157).		
Policy Principles			
<p>1. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks.</p> <p><i>The involuntary resettlement impacts of a subproject funded by ADB is considered as significant if 200 people or more are greatly affected, defined as (i) relocating houses or (ii) losing 10% or more of their productive assets (income-generating).</i></p>	<p>-Requires that in the preparation of the district annual land use plan, the area and location of the land to be recovered to implement socioeconomic development projects should be assessed (Article 40.4.c). As for severely affected households when the DPs lose at least 30% of their agricultural landholdings.</p>	<p>-The Land Law does not require for screening of projects in terms of significance of involuntary resettlement impacts, with corresponding requirements for degree of preparation, implementation and monitoring. -Land Law 2013 (Article 87.3) and Decree No. 47/2014/ND-CP require that depending on the degree impacts, separating compensation, assistance, and resettlement activities into a stand-alone project will be decided.</p>	<p>All subprojects shall be screened and categorized according to the degree of their involuntary resettlement impacts, physical and social.</p>
<p>2. Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. <u>Inform all displaced persons</u> of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Establish a grievance redress mechanism¹⁹ to receive and facilitate resolution of the affected persons' concerns.</p>	<p>- Starts the conduct of public consultation (including affected land users) with the preparation of the district-level land use plan (Article 43). - Between 90-180 days before issuing decision on land recovery, State agencies are required to notify the affected land users about the land recovery (including recovery plan, investigation, survey, measurement and inventory) (Article 67). - Requires that once the plan for compensation has been approved, each</p>	<p>Most of the provisions on consultation in the Land Law are consistent with 2009 SPS. What is missing is the provisions are the consultation with host communities and support for social and cultural institutions.</p>	<p>Participatory consultations will include non-government organizations, host communities and civic organizations will be provided with project information booklets or brochures written in language largely understand by affected persons.</p>

¹⁹ The grievance redress mechanism should address affected persons concerns and complaints promptly using an understandable and transparent process that is gender responsive, culturally appropriate and readily accessible to the affected persons at no cost and without retribution. The mechanism should not impede access to the country's judicial or administrative remedies. It should also pay particular attention to the impacts on vulnerable groups.

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
<i>Support the social and cultural institutions of displaced persons and their host population.</i>	person whose land is recovered (<u>and meets the conditions for compensation</u>) should be notified of the decision on compensation. Requires the decision to clearly show the level of compensation and support, arrangement of the resettlement land or house (if any), time and place of payment for compensation or support, time to arrange resettlement land or house and time of hand over, and site clearance. The organization in charge of compensation/resettlement conducts consultations with affected land users and record opinions/comments raised during the consultations. In case of disagreement, the Fatherland Association will attempt to persuade those who disagree (Article 69).		
3. <i>Improve, or at least restore, the livelihoods of <u>all displaced persons</u> through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at <u>replacement value</u> for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at <u>full replacement cost for assets</u>²⁰</i>	-Requires that compensation be made by allocating new land with the same land use purpose with the recovered land. If there is no land available for compensation, the land users will receive cash compensation calculated on the specific land price. Requires that compensation must be democratic, objective, equal, public, timely and legally compliant. (Article 74.2) -Requires that specific price of the affected plot should be determined and	There are inconsistencies noted on these provisions in Land Law that do not meet this Bank policy. It does not prescribe for consulting land users on land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information where market conditions are absent or in a	Livelihoods and socio cultural systems of all displaced persons shall be restored, improved and culturally appropriate from pre-Project level. Affected livelihoods based on land shall be restored through: (i) land-based resettlement strategies, or cash compensation at replacement value for land

²⁰ The calculation of full replacement cost will be based on the following elements: (i) fair market value, (ii) transaction costs, (iii) interest accrued, (iv) transitional and restoration costs, and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information. Baseline data on housing, house types, and

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
<i>that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.</i>	independent/licensed valuers should be engaged in establishing cash compensation rates (Articles 114.4, 115, and 116 of Land Law 2013 and Decree 44/2014/ND-CP). However, the requirement of engaging independent/licensed valuers is still vague: article 114, provision 3 says that the province-level land administration agency is entitled to (instead of “must”) hire organizations having consultancy functions for advising on the determination of specific land prices). -Includes the cost for moving due to land recovery in the compensation (Article 91). -Requires the payment of additional compensation in case of late payment (after 30 days from decision on the land recovery) (Article 93).	formative stage in determining replacement value of affected assets.	when the loss of land does not undermine their livelihoods; (ii) prompt replacement of assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, (iv) employment in construction works; and (v) restoration of social networks of displaced persons.
4. Provide physically and economically displaced persons with needed assistance, including the following: (i) secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community	-Entitles affected land users to also receive State support, including support for stabilizing livelihoods and production, support for training and career change and facilitating search for jobs, support for resettlement and other support (Article 83). -Requires resettlement sites to have uniformly developed infrastructure, ensuring construction standards, codes in accordance with the conditions, customs, practices of the specific regions, areas (Article 85.2).	The Land Law does not include compensation of unregistered owners of commercial structures/businesses for (i) the cost of re-establishing their business/commercial activities elsewhere; (ii) net income loss during the transition period, and (iii) cost of transferring and reinstalling plant, machinery, or other equipment.	Physically and/or economically displaced persons shall be provided with: (i) land use right certificates in relocation land, better housing at resettlement sites with comparable access to employment, forest resources, and/or production opportunities; (ii) transportation for transfer to resettlement sites and food subsidies to APs during

construction materials should be collected. Qualified and experienced experts will undertake the valuation of acquired assets. In applying this method of valuation, depreciation of structures and assets should not be taken into account (ADB SPS 2009, Appendix 2).

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
<i>services, as required.</i>			transition and development assistance, such as land development, training, or employment opportunities; and (iii) access to social infrastructure and community services, as required.
<i>5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.</i>	<p>-In case the amount of compensation/support is not enough to buy the minimum resettlement plot (as normally the case for poor households), requires the State to support the balance (Article 86.4)</p> <p>-Entitles people whose recovered land is located in areas that pose risk to human life (defined in Article 65.1) to receive compensation, support, resettlement to stabilize livelihoods (Article 87.3)</p> <p>-State guarantees to develop policies to facilitate those who are directly involved in agricultural, forestry, aquaculture, salt production and who are lacking the land for production due to change of land use structure and economic structure (Article 26.4). Such households/ individuals shall be granted certificate of land use right, houses and other land-attached assets without having to pay land use fee (Article 101.1).</p>	While the 2009 SPS considered them as such, women, households headed by a woman with young dependents, people with disabilities, the poor, and ethnic minority people are not automatically considered as vulnerable under the Land Law. Moreover, the Land Law has no explicit requirement to identify the poor and other vulnerable groups and to propose and implement targeted measures to assist them in the cases of land recovery.	Ward PC/ CPC shall issue certificates confirming their poor social status. Other vulnerable groups as defined by ADB will be provided with assistance according to the regulations of the project.
<i>6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to</i>	-Article 73 of the Land Law covers negotiated settlement for land transfer for projects, facilities for project and business purposes – not in the event of	Land Law 2013 and Decrees 43/2014/ND-CP, 44/2014/ND-CP and 47/2014/ND-CP have neither a provision for procedure nor	Per 2009 SPS ²¹ , the borrower/client will ensure that any negotiations with displaced persons openly

²¹ Appendix 2, Paragraph 25

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
<i>ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.</i>	land recovery by the state.	regulation on negotiated settlement.	address the risks of asymmetry of information and bargaining power of the parties involved in such transactions. The borrower/client will agree with ADB on consultation processes, policies, and laws applicable to such transactions; third-party validation; mechanisms for calculating the replacement costs of land and other assets affected; and record-keeping requirements.
7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for full resettlement assistance and compensation for loss of non-land assets at 100% (as long as they settled in the project area before the cut-off date)	-For relocating households who are not eligible for compensation with residential land, but have no other place to live, the State sells, leases, provides rent-to-own houses or allocates land with land use fee (Article 79.2). -Not compensating for the assets which are (i) illegally created; (ii) created after the notice of land recovery; and (iii) social infrastructure and other construction facilities which are no longer in use (Article 92) of the Land Law.	The Land Law is inadequate in meeting this 2009 SPS policy. Articles 88 and 92 do not provide compensation to non-legitimate owners of land-attached assets for non-land assets.	The absence of legal rights of affected persons on the acquired land is not a hindrance to receiving compensation for other assets and for rehabilitation assistance.
8. Prepare a <u>resettlement plan</u> ²² elaborating on displaced persons' entitlements, the income and livelihood restoration strategy,	The Land Law requires for a compensation plan that shows the level of compensation and support, arrangement of the resettlement land or	At the level required under the 2009 SPS, there is no requirement for preparing a resettlement plan or Ethnic	Resettlement plan shall be prepared in case of land acquisition, complete with necessary information.

²² SPS (2009) requires that a resettlement plan should basically include the following (i) project description, (ii) scope of land acquisition and resettlement, (iii) socioeconomic information and profile, (iv) information disclosure, consultation and participation, (v) grievance redress mechanisms, (vi) legal framework, (vii) entitlements, assistance and benefits, (viii) relocation of housing and settlements, (ix) income restoration and rehabilitation, (x) resettlement budget and financing plan, (xi) institutional arrangements, (xii) implementation schedule and (xiii) monitoring and reporting

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
<p><i>institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.</i></p> <p><i>Incorporating into the plan all of the resettlement costs when presenting the cost and benefits of the project.</i></p>	<p>house (if any), time and place of payment for compensation or support, time to arrange resettlement land or house (if any) and time to hand over the recovered land to the organization in charge of compensation.</p> <p>As for the projects that have significant impacts on involuntary resettlement, it is necessary to consider the implementation of the involuntary resettlement component of the project as a stand-alone project;</p> <p>Resettlement cost is included in the total investment.</p>	<p>Minority Development Plan.</p> <p>Compensation plan is prepared only after the detailed measurement survey (DMS), and there is no requirement for preparing a draft resettlement/compensation plan.</p>	
<p><i>9. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.</i></p>	<p>-Requires that the compensation plan is disclosed to the affected land user and the community where land recovery will be made.</p>	<p>This provision in the Land Law is somewhat similar with 2009 SPS. However, the contents of compensation plan may not be comparable with the level of detail in 2009 SPS since the Land Law provides the general guidelines on land recovery for projects assisted by multilateral development institutions and/or projects financed by the government.</p>	<p>Disclose a draft RP including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final RP and its updates to affected persons, and other stakeholders.</p>
<p><i>10. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation</i></p>	<p>-Requires that land recovery be conducted only after the construction of houses or infrastructure in the resettlement area is completed (Article 85).</p> <p>-Requires affected land users to handover the land within 30 days <u>after agreeing</u> to the compensation/allowances offered.</p> <p>Agencies making the compensation are</p>	<p>Matched against the 2009 SPS, the Land Law has no explicit condition that the affected land user should have received the compensation/allowance before handing over the affected land/asset.</p>	<p>RP shall be prepared as part of the Project or it may be a stand-alone document for implementation, showing the full cost of execution if the impacts shall displace persons. Compensation/allowances shall be received by the APs, before the handing</p>

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
	required to pay compensation within 30 days. In case of delay, additional compensation for delayed payment should be made.		over of their land or removal of their affected assets.
11. <i>Grievance redress mechanism</i>	<p>- Citizens have the right to supervise land management including land recovery, compensation, assistance and resettlement. The competent state agencies upon receiving opinions from citizens have to examine, settle and respond to the opinions of the reporting organizations or individuals (Article 199).</p> <p>- Allowing the DPs whose land is acquired to send petition according to the mechanism and procedures of the Law on Complaints and Denunciations. For violations committed by civil servants or public employees working at a land administration agency (including land acquisition), the petition shall be sent to the competent agencies depending on the nature of the petition and concerned civil servants or public employees (Article 209).</p>	SPS 2009 defines a grievance redress mechanism in accordance with the National Law and easily accessed by the DPs.	A four-step grievance redress mechanism in compliant with the Complaint Law will be established and disseminated to the stakeholders. Complaint fees are the responsibilities of the project owner.
12. <i>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. Monitoring indicators are defined for internal monitoring and external monitoring; Disclosing monitoring reports.</i>	<p>-Empowers citizens to supervise and report on breaches in land management and land use including land recovery, compensation, support and resettlement (Article 199).</p> <p>-Mandates the government to develop a system for monitoring and evaluation on land management and land use including land pricing, land recovery, settlement of disputes, etc. to be sent periodically to the government and the National Assembly (Article 200).</p>	Article 199 of the Land Law is consistent with the requirement of 2009 SPS. However, Article 200 does not require for the monitoring and evaluation of the resettlement outcomes and the impacts on standards of living on displaced persons. Likewise, it has requirement to engage an external expert to monitor for projects with significant involuntary resettlement/land	Mechanism for resettlement monitoring and evaluation shall be established. An internal monitoring mechanism and/or an external monitoring agency/expert will be recruited to implement monitoring activities of the project (if necessary).

ADB SPS 2009 Involuntary resettlement safeguard	Vietnam 2013 Land Law & guidance decrees	Policy gaps from ADB SPS 2009	Reconciled policy for the Project
	Monitoring indicators are not specified.	recovery impacts.	

7.4. Resettlement Policy and Principles of the Subproject

71. The 2011 Resettlement and Ethnic Minority Development Framework spells out the resettlement policy and principles that will guide land acquisition and resettlement in subprojects of the Power Transmission Investment Program (PTIP). Provisions and principles adopted in PTIP will supplement the provisions of relevant decrees currently in force in Viet Nam wherever a gap exists, consistent with Decree N°38/20B/ND-CP which provides that in case of “*discrepancy between any provision in an international treaty on ODA, to which the Socialist Republic of Viet Nam is a signatory, and the Vietnamese Law, the provision in the international treaty on ODA shall take precedence*” (Article 46, Item 1). These resettlement policy and principles have been designed to address the discrepancies between ADB SPS and relevant GOV regulations as described in the gaps analysis above, thus:

- a. Involuntary resettlement and impacts on land, structures and other fixed assets will be avoided or minimized where possible by exploring all alternative options.
- b. Compensation and assistance will be based on the principle of replacement cost at the time of implementation.
- c. Severely affected household (SAH) is considered when they are losing 10% or more of the household’s assets shall be considered as threshold.
- d. Displaced persons without title or any recognizable legal rights to land are eligible for compensation for non-land assets at replacement cost.
- e. Residential and agricultural land for replacement should be close to the previous places as much as possible and be suitable to displaced persons.
- f. 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 DPs and communities will be taken into account.
- g. The RP or REMDP will be disclosed to DPs in a form and language(s) understandable to them
- h. Resettlement identification, planning and management will ensure that gender concerns are incorporated.
- i. 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.
- j. Existing cultural and religious practices will be respected and preserved, to the maximum extent practical.
- k. Culturally appropriate and gender-sensitive social impact assessment and monitoring will be carried out in various stages of the subproject.
- l. 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.
- m. Budget for payment of compensation, assistance, and resettlement and support will be prepared sufficiently and made available during subproject implementation and by the provinces.
- n. Reporting and independent monitoring should be defined clearly as part of the management system of resettlement. Independent assessment of the duration and results of the land recovery should be carried out.
- o. The NPT will not issue notice of possession to contractors until the NPT are officially confirmed in writing that (i) payment has been fully disbursed to the displaced persons and rehabilitation measures are in place (ii) already- compensated, assisted displaced persons have cleared the area in a timely manner; and (iii) the area is free

from any encumbrances. The satisfactory resettlement to be ascertained by the independent monitor before start of the civil works.

- p. Cut-off date is the date of completing DMS for which land and/or assets affected by the Subproject are inventoried.

7.5. Subproject Entitlements

7.5.1. Eligibility

72. Eligibility will be determined with regard to the cut-off date, which is taken to be the date of commencement of the DMS for which land and/or assets affected by the subprojects are identified and measured. The APs will be informed of the cut-off date for each subproject component, and any people who settle in the subproject area after the cut-off date will not be entitled to compensation and/or assistance under the subproject.

73. In addition, legal rights to the land concerned determine the extent of eligibility for compensation with regard to land. There are three types of APs: i) persons with Land Use Rights Certificates (LURCs) to land lost in entirety or partially, ii) persons who lost land they occupy in its entirety or partially who do not currently possess a LURC but have a claim that is recognizable under national laws, or, iii) persons who lost land they occupy in its entirety or partially who do not have any recognizable claim to that land. APs included under i) and ii) above shall be compensated for the affected land and assets upon land. APs included under iii) shall not be compensated for the affected land, but for the affected assets upon land and are entitled to assistance if they have to relocate.

7.5.2. Entitlements

74. Households or individuals with sufficient basis for compensation will be compensated for land and structure losses equivalent to 100% of the price of such assets. Those without sufficient legal rights are also assisted as described in the entitlement matrix below.

75. The unit rates or amount for allowances indicated in the entitlement matrix can be adjusted during RP updating to reflect actual situation at the time of implementation. However, the adjusted amounts and unit rates cannot be lower than the provisions in the entitlement matrix.

Table 20: Entitlement Matrix

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
A. Agricultural Land			
A.1: Temporarily Affected Agricultural Land			
Owners with LURC, owners in process of acquiring LURC, owners eligible to acquire LURC AND public organizations	Loss of use of the land for a period less than 1 year	No compensation for land; however, the Subproject will: (a) Pay the rent in cash, which will be no less than the net income that would have been derived from the affected property during disruption. (b) Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land	Subproject is responsible to restore the borrowed land within 1 month after use of land or negotiates with DPs to restore and pay for them. PPMBs and EMA are in charge of monitoring on restoration of the affected land. Full payment for AHs at least 03 months before site clearance
	Loss of use of land exceeds 1 year.	No compensation for land; however, the Subproject will: a/ Pay the rent in cash, which will be no less than the net income that would have been derived from the affected property during disruption. , b/ Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land. Or DP can ask the Subproject to acquire permanently that land affected at replacement cost	
User with lease or temporary right	Loss of use of the land for a period less than 1 year	No compensation for land; however, the Subproject will: a/ Pay the rent in cash, which will be no less than the net income that would have been derived from the affected property during disruption. , b/ Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land	Subproject is responsible to restore the borrowed land within 1 month after use of land or negotiates with DPs to restore and pay for them. PPMBs and External monitoring agency (EMA) is in charge of monitoring on restoration of the affected land. Full payment for AHs at least 03 months before site clearance
	Loss of use of land exceeds 1 year	No compensation for land if returned to original user; however, the Subproject will: (a) Pay the rent in cash which will be no less than the net income that would have been derived from the affected property during disruption. (b) Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land. Or DP entitled to compensation for the remaining value of the lease contract	
Non-titled user		No compensation for land; however, the Subproject will pay cash compensation for loss of standing crops and trees at market prices (see D, below).	Compensation will be at least equivalent to income lost as a result of the temporary acquisitions of the land.
A.2: Permanently Affected Agricultural Land			
Owners with LURC, owners in	More than 10 percent or more of total	(a) As a priority, allocation of replacement land: (i) equal in area to affected	If remaining land holding is not

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
<p>process of acquiring LURC, owners eligible to acquire LURC</p> <p>AND public organizations</p>	<p>productive landholding affected</p> <p>(4 AHs)</p>	<p>land up to a maximum of land quota in the locality; (ii) of same category (or productive capacity); (iii) at a location satisfactory to DP; (iv) with full title in the names of both the household head and his/her spouse; and (v) without charge for taxes, registration and land transfer charges; and</p> <p>(b) Economic rehabilitation package (see G, below);</p> <p>Or, if DP opts,</p> <p>(a) Cash compensation at replacement cost); and,</p> <p>(b) Economic rehabilitation package (see G, below).</p>	<p>economically viable i.e. is too small to be economically cultivated, the Subproject will acquire the entire land holding and 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 DCARB for each case.</p> <p>DCARBs will determine whether the remaining holding can be viable or not and take care of this issue during DMS implementation.</p> <p>Full payment for AHs at least 01 months before site clearance</p>
	<p>Less than 10 percent of total productive landholding affected; OR No suitable replacement land available</p> <p>(68 AHs)</p>	<p>Cash compensation at replacement cost at current market prices for affected portion if remaining holding is viable;</p> <p>OR</p> <p>Cash compensation at replacement cost at current market prices for entire landholding, if remaining holding is not viable.</p>	<p>Implemented by DCARBs Decided by DPCs</p>
	<p>Affected landholding located in urban, peri-urban or rural residential area, as per approved land use plan</p>	<p>(a) Cash compensation at replacement cost for affected land; and</p> <p>(b) Additional cash allowance equal to 20 percent of the agricultural land value but the supported area is not exceeding 5 (five) times of the land quota in the locality.</p>	<p>Implemented by DCARBs Decided by DPCs</p>
	<p>Affected land lying intermixed with residential areas but un-certified as residential land; pond and garden land lying the same area containing residential houses along canals and along transportation lines.</p>	<p>(a) Cash compensation at replacement cost for affected land; and</p> <p>(b) Additional cash allowance equal to 40 percent of the agricultural land value but the supported area is not exceeding 5 (five) times of the land quota in the locality.</p>	<p>Implemented by DCARBs Decided by DPCs</p>
	<p>Affected landholding is under dispute.</p>	<p>Compensation (for land and all non-land affected assets on the affected land) held in escrow account until land dispute is resolved.</p>	<p>Implemented by DCARBs Decided by DPCs</p>
<p>User with lease or temporary rights</p>	<p>Any impacted items</p>	<p>Cash compensation equivalent to 30 percent of replacement cost for affected land;</p> <p>OR,</p> <p>Cash compensation for loss of net income for the remaining leased or assigned period, whichever is higher.</p>	<p>Preceding note on viability of remaining (unaffected) portion of plot also applies</p> <p>Implemented by DCARBs</p>
<p>Non-titled user</p>	<p>Any impacted items</p>	<p>(a) No compensation but to be supported for affected land at the same</p>	<p>For non-titled DPs with no other</p>

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		compensation price for the land with lowest position in the land categories of the province, and (b) Economic rehabilitation package in lieu of compensation (see G, below).	productive landholdings, local authorities will allocate replacement land with temporary or lease land rights
Eligible organizations	Any impacted items	(a) No compensation for affected land but support equivalent with 70% of compensation value of the affected land; and (b) Cash compensation at current market prices for all non-land affected assets on the affected land and allowance for transfer assets, if any.	The compensation amount must be paid to account of affected commune and used for infrastructure improvement of the commune
A.3 Impact on productive land in ROW			
All AHs have trees/fruit trees in ROW	Partially impact or totally impact (246 AHs)	(a) No compensation for land. (b) Compensation for fruit trees and others at market price.	Affected land in ROW will be rehabilitated by contractors after the subproject construction and land in ROW could be used with the restricted purposes. (Described in Decree 81, 2009, article 1) AHs can be required to cut affected trees, subproject will pay for this work.
B. Residential and/or non-agricultural land			
B.1. Temporarily Affected Residential and/or Non-Agricultural Land			
Owners with LURC, owners in process of acquiring LURC, owners eligible to acquire LURC	Temporary loss of use of land	No compensation for land; however, (a) The Subproject will pay rent to DPs during temporary use; and (b) Compensation for any demolished structures at replacement cost; and (c) Restore land within 1 month after use to its previous or better.	Rent will be determined so as to be not less than the amount of income foregone due to the temporary loss of this land PPMBs and EMA are in charge of monitoring contractors on restoration of the affected land.
User with lease or temporary right	Temporary loss of use of land	No compensation for land; however, (a) The Subproject will pay rent to DPs during the temporary use or compensation for the remaining value of the contract; and (b) Compensation for any demolished structures at replacement cost; and (c) Restore land within 1 month after use of land to its previous or better quality. OR, if DP opts: (a) Compensation for any demolished structures at replacement cost; and (b) Compensation for the remaining value of the contract. c/ Restore land within 1 month after use of land to its previous or better quality.	Rent will be determined so as to be not less than the amount of income foregone due to the temporary loss of this land PPMBs and EMA are in charge of monitoring contractors on restoration of the affected land.
B.2. Permanently Affected Residential and/or Non-Agricultural Land			

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
Owners with LURC, owners in process of acquiring LURC, owners eligible to acquire LURC	Loss of residential and/or non-agricultural landholding without houses and structures built thereon (2 AHs)	As a priority, allocation of replacement land: (i) equal to area of affected land up to a maximum of land quota in province of subproject; (ii) of same type (e.g., residential, commercial); (iii) at a location satisfactory to DP; (v) with full title in the names of both the household head and his/her spouse; and (vi) without charge for taxes, registration and land transfer charges; OR, if DP opts, Cash compensation at replacement cost for the affected land. The compensated area does not exceed the residential land quota in the locality	(a) The DPC will determine availability of replacement land (b) Affected landholding is under dispute: Compensation held in escrow account until land dispute is resolved. (c) Full payment for AHs at least 03 months before site clearance
	Affected landholding exceeds area of land quota.	(a) Cash compensation for the area greater than land quota at replacement cost based on current market prices for agricultural land plus an allowance equal to 40% of the affected residential land value; and (b) Cash compensation at replacement cost for non-land affected asset (see C below).	
	Loss of residential land/or non-agricultural landholding with houses and structures built thereon.	DP will be entitled to one of the following options: (i) Stay and rebuild their houses/structures on the remaining land if viable, and cash compensation at replacement cost for the affected land area and the affected house/structures without depreciation of salvable materials, plus package of rehabilitation allowances (see G); OR (ii) Relocation in resettlement site with cash compensation at replacement cost for the affected house/structures without depreciation of salvable materials, plus package of rehabilitation allowances (See G). If amount of compensation is lower than value of a standard plot or apartment in resettlement site, the difference payment is not required; OR (iii) Self-relocation with cash compensation at replacement cost for affected land and house/structures without depreciation of salvable materials, plus package of rehabilitation allowances (see G); and relocation household is entitled to support by cash for preparation of housing foundation equal to the average investment value in infrastructure of a standard plot in resettlement site.	(a) Infrastructure in relocation site will be constructed by subproject. The resettlement sites are all close to the affected area and with completed infrastructures. (b) Affected landholding is under dispute: Compensation held in escrow account until land dispute is resolved.
User with lease or temporary rights	Loss of residential land/or non-agricultural land	(a) Cash compensation for the remaining value of contract, and (b) Cash compensation at replacement cost for house/structures on affected land, and (c) Package of rehabilitation assistance (see G below).	Local authorities assist DP to find alternative land.
Non-titled user	Loss of residential land or non-agriculture land	No compensation for affected land; however, (a) Non-titled DP entitled to compensation for affected structures (see C, below), and (b) Package of rehabilitation allowances (see G below)	(a) In case of non-titled DP has no other residential land/or non- agriculture land: Local authorities should consider to allocate replacement residential land or house with full title and plus package of rehabilitation allowances

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
			(b) In case of non-titled DP has no other non-agriculture land: Local authorities should consider to allocate replacement non- agriculture land with temporary of lease land right.
Eligible organizations	Loss of non-agricultural land	(a) No compensation for land if land use fee is unpaid or paid by state funds, otherwise cash compensation for land at replacement cost; and (b) Cash compensation for affected structures and allowance of relocation if any.	
B3. Impact on residential land in ROW			
All AHs have house/Structure and trees in ROW	Partially impact on house or structures in ROW (affected area less than 50% of total land area without any impact to the remaining structures of the house/building)	(a) No compensation for land. (b) Retain their houses in ROW according to the conditions regulated by Article 6 of Decree No. 106/2005/NĐ-CP and Cash compensation for directly affected parts of the houses at the replacement cost and cost for demolishing the affected part. (c) Support for utilization restricted land	AHs will demolish the impacted part/structures and reconstruct or improve their houses themselves. Affected land in ROW will be rehabilitated by contractors after the subproject construction and land in ROW could be used with the restricted purposes.
	Demolishing partial or totally impact on house/structures (impact > 50%, or less than 50%)	(a) No compensation for land. (b) AH could chose one of the following options: (c)Retaining their houses or building in ROW according to the conditions regulated by Article 6 of Decree 106/2005/NĐ-CP. Allowance for purchasing fireproof materials and lightning arrestors for the existing house/building. (d) Cash compensation at replacement cost for full areas of affected house/structure and cost for demolishing AHs' houses in ROW. (e) Support for utilization of restricted land	Consulting with AHs on options of retaining their house in ROW or removing out of ROW
C. MAIN HOUSES AND/OR SHOPS AND OTHER STRUCTURES OR PROPERTY			
C.1. Main Structures (Houses and/or Shops)			
Owners of houses/ structures	House/Structure partially affected and remaining portion can be used	(a) Cash compensation at replacement cost for materials and labor for affected portion with no deduction for depreciation or salvageable materials; and (b) Repair allowance (see G, below).	
Owners of house or combined house/shop structures	Structure totally affected OR Structure partially affected and remaining portion no longer viable (24 AHs)	(a) Cash compensation at replacement cost for materials and labor for whole affected structure with no deduction for depreciation or salvageable materials; and (b) Relocation and subsistence allowances (see G, below).	
Owners of shop	Structure totally affected OR Structure partially affected and remaining portion no longer viable	(a) Cash compensation at replacement cost for whole affected structure for materials and labor with no deduction for depreciation or salvageable materials; and	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		(b) Relocation allowance (see G, below).	
Tenant	Structure partially affected and remaining portion viable	(a) Cash compensation to the structure owner for the whole affected structure at replacement cost with no deduction for depreciation or salvageable materials; and (b) Repair allowance to the structure owner (see G, below). (c) Tenant may remain with owner's agreement.	Notice to tenants by owner at least two (2) months in advance
	Remaining structure no longer viable, OR Tenant opts to move	(a) Cash compensation to the structure owner for the whole affected structure at replacement cost with no deduction for depreciation or salvageable materials; and (b) Rent allowance equivalent to 6 months' rent or the remaining value of the rental contract (whichever is higher); and, (c) Assistance to find new, affordable rental accommodation; and (d) Relocation allowance (see G, below)	
C.2. Other Structures, e.g., kitchens, toilets, animal sheds, fences, foundations, etc.			
Owners of structures	Partially or totally affected structures or other property (24 AHs)	Cash compensation at full replacement cost for materials and labor and with no deduction for depreciation or salvageable materials; OR Cash or in-kind assistance to relocate affected structures or property; OR Cash assistance to repair of property to original or better condition (see G, below).	Owners of structures are entitled to compensation regardless of whether or not they possess a) land use rights to the land OR b) Construction permits for the structures
	Graves / tombs-yard/cemetery	All costs of excavation, relocation and reburial will be reimbursed in cash to the affected family as prescribed in PPC's regulation. If the tombs-yard is required, the place and layout of the yard shall be decided by the affected households and the costs for the yard constructions shall be made by the Subproject.	Compensation to be paid directly to DPs. For ownerless affected graves / tombs, compensation will be given to Commune PC to relocate them to new site. Graves to be exhumed and relocated in culturally sensitive and appropriate ways according to Customary rights. The place and layout of the yard shall be consulted with communities and affected peoples
D. Annual and perennial crops, fruit and timber trees and tree/plant fences			
Owners of crops and/or trees	Loss of annual crops (60 AHs)	If standing crops are ripening and cannot be harvested, cash compensation of un-harvested crops at market values based on the average production over past 3 years.	A minimum of 2 months' notice to harvest crops; Owners of crops and/or trees are entitled to compensation regardless of whether they possess land use rights

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
	Loss of perennial crops, fruit and timber trees and tree fences (45 AHs)	Cash compensation at current market prices given the type, age and productive value of the affected crops and/or trees.	Compensation must equal in value to crops that would be harvested had acquisition not occurred. A market survey shall be carried out when updating the RP or REMDPs
E. COMMUNITY AND PUBLIC RESOURCES/ASSETS			
Village, Ward, Government Unit	Loss of community buildings and infrastructure (School building, Hospital, offices buildings, religious infrastructures etc.)	Repair or restoration to original or better conditions of affected community buildings and infrastructures at no cost to community; OR Replacement, if necessary, at locations identified in consultation with affected communities and relevant authorities, at no cost to community; OR Cash compensation at replacement cost based on current market prices for affected community assets.	If income loss is expected (e.g. irrigation, community forest, community grazing land, income from fishpond), the village, commune or district authority is entitled to compensation for the total production loss (over 3 years); this compensation should be used collectively for income restoration measures and/or new infrastructure.
	Publicly owned utilities	Relocation and/or rehabilitation to original or better conditions of affected public utilities, at no cost to public utility; OR Cash compensation at replacement cost based on current market prices for affected public utilities.	
	F. LOSS OF BUSINESSES AND INCOME SOURCES (NON-LAND BASED)		
F.1. Businesses that relocate and/or rebuild structures			
Households with businesses without tax declarations, e.g., small shops (Including un-registered business owners)	Structure totally affected and must be relocated OR Structure partially affected and must be rebuilt.	(a) Cash assistance for loss of income based on the minimum wage in the respective province for the period of 3 months; and (b) Cash compensation for affected structures at replacement costs; and (c) Cash assistance for relocation (see G1), if any	Affected businesses will be notified 2 months in advance to relocate and/or rebuild new structures, so as to be able to continue to operate businesses while resettling.
		Registered business owners	
F.2 Employees and Hired Laborers			
Employees and hired laborers	Temporary loss of employment/work while employers re-organize, relocate and/or rebuild.	Cash compensation for lost wages or salary equal to basic wages or salary for each day (or month) they cannot work.	
	Permanent loss of employment/work due to land acquisition or relocation of	(a) Cash assistance equal to six months wages or salary or the value of a remaining contract, whichever is higher; and	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
	employer.	(b) Assistance to secure new employment including relevant skills training expenses if required.	
G. REHABILITATION ASSISTANCE			
G.1. Relocation Allowance			
All DPs have to relocate	Relocation of household and/or business effects and salvaged and new building materials. (24 AHs)	(a) Cash assistance is minimum of VND 3,000,000 for DPs that relocate within the same province; OR Cash assistance up to VND 5,000,000 for DPs that relocate to another province. (b) Temporary Relocation Assistance for renting temporary resettlement house: The period of assistance and administration of this provision will be as per the Provincial People's Committee regulations NB. Not applicable for AHs rebuilding on same plot.	Eligible DPs include owners of residential structures that are totally or partially affected and remaining portion is not viable; non-titled DPs allocated alternative residential land or housing; tenants; and, businesses and eligible land use/management organizations that relocate. At the time of compensation, the level of allowance will be re- evaluated to ensure the DPs have enough assistance to relocate. The resettlement sites are all close to the affected area and with completed infrastructure
G.2. Transition Subsistence Allowance			
Owners of residential structures that must rebuild.	Loss of income during period to rebuild. (24 AHs)	Cash assistance is equal to 30 kg of rice per month per household member for 12 months valued at market price; If relocation in hard living condition area, assistance is for 24 months. Assistance is equal to 30 kg of rice per month per household member for 03 months if partial rebuilding only is required.	At time of compensation, allowance will be adjusted for inflation to ensure that DPs have sufficient resources to meet basic food and non-food expenditures.
G.3 Repair Allowance			
Owners of partially affected principal structures; AND Owners of other affected structures.	Damage due to dismantling of part of principal structure, or part or all of other structure (24 AHs)	Cash assistance based on actual costs to repair the remaining part	
G.4 Infrastructure Development Allowance			
Owners of structures that relocate themselves	Provision of basic infrastructure, e.g., water supply, toilet, access, drainage	Cash assistance equal to the basic cost of investment unit in infrastructure of a standard plot in resettlement site according to Decree 69/2009/ND-CP.	
G.5 Economic Rehabilitation Package			
Severely affected DPs, displaced from housing or losing 10 percent or more of	Assistance to restore livelihoods and incomes following acquisition of agricultural land or other productive	AHs directly cultivate on the affected land to be entitled: (a) Losing from 10 to 30% of agricultural land holding: Cash assistance equal to 30 kg of rice (valued at market price) per month per household	Value of in kind assistance to be determined during RP or REMDP implementation.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
their productive, income generating irrespective of tenure status.	assets (4 AHs)	<p>member for 3 months, if not relocating; for 6 months if relocating; and for 12 months if relocating in a harsh living condition area;</p> <p>(b) Losing more than 30% to 70% of total agriculture landholding. Cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 6 months, if not relocating; for 12 months if relocating; and for 24 months if relocating in a harsh living condition area;</p> <p>(c) Losing more than 70% of total agriculture landholding Cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 12 months, if not relocating; for 24 months if relocating; and for 36 months if relocating in a harsh living condition area; AND</p> <p>(d) In-kind assistance to be decided in consultation with eligible DPs. Forms of assistance may include, but are not limited to, agricultural extension assistance, and training for non-agricultural occupations. And</p> <p>(e) Participating in income restoration programs (RP or REMDP).</p>	<p>Income Restoration Programs will be designed during subproject implementation with the assistance of an agency specialized in livelihoods/labor or vocational assistance and with the active involvement of the AHs.</p> <p>RP or REMDP shall be prepared during the RP or REMDP updating following the needs assessment of the DPs</p>
	Assistance for job changing and creation. (4 AHs)	<p>Cash assistance equal to 1.5 times of compensation value for affected for acquired land area but not exceed 5 (five) times of land quota in locality.</p> <p>If DP has demand for training, he/she will be entitled to a free training course</p>	Eligibility will be confirmed during DMS.
G.6. Special allowance for social and economically vulnerable households			
Vulnerable DPs (the poor, war invalid person, woman headed household, the elderly)	Assistance to the poor and vulnerable households to improve their social and economic conditions. (12 AHs)	<p>For the poor households, cash assistance equal to 30 kg of rice (at market price) per each family member per month for at least 6 months.</p> <p>For other vulnerable DPs, assistance of VND 2,000,000 per household to improve their social and economic conditions</p>	Eligible households are those who are classed as vulnerable under MOLISA definition.
G.7 Assistance for houses/infrastructures falling in the ROW			
All DPs affected with infrastructures	Infrastructures below the 220Kv line within the ROW	Support provided to protect the infrastructures affected with necessary equipment as per regulations	The support level for protection will the provincial regulations
G.8 Bonus to DPs that relocate on time			
All DPs that relocate		Bonus Allowance if land is handed over in a timely manner according to PPC's regulation.	

7.6. Strategy to Address Gender Issues

76. The subproject includes the following specific actions to address gender issues during resettlement planning and implementation:

- a. During the updating and implementation of this RP, both men and women will participate in public meetings and in the DMS. Women from the affected households will be consulted with regard to compensation, assistance, and resettlement.
- b. For married APs, both husband and wife will be present to receive the couple's compensation and allowances for their affected assets and income sources.
- c. Women will be given equal chance in getting hired for unskilled labor and to receive equal remuneration for the same work as the men.
- d. Special measures will be adopted to help elderly-, disabled-, and women-headed households relocate or reconstruct their affected structures.

7.7. Strategy to Assist Vulnerable Households

77. Vulnerable APs include the following: (i) households headed by women with dependents, (ii) household heads with disabilities, (iii) poor households, (iv) elderly households with no other means of support, and (v) landless APs. Vulnerable APs that are affected by the partial or entire loss of main structures and productive assets will be given priority for employment in project-related works. In addition, vulnerable AHs will be provided livelihood assistance.

7.8. Unforeseen Impacts

78. New APs/AHs that will emerge due to changes in project design or alignment prior to or even during construction works are entitled to the same entitlements as those of the other APs/AHs. Project entitlements will not apply to new occupants of the ROW after the cut-off date.

VIII. RESETTLEMENT STRATEGY

8.1. Compensation and Allowances of AHs

79. Compensation for affected fixed assets, including cash allowances, have been computed based on the results of the replacement cost study (RCS) that was conducted in March – April 2015 to determine the prevailing market rates of lands, structures, crops, and trees in the subproject area. (See **Appendix 6** for results of the RCS). The amounts of compensation for affected assets are estimated using the unit costs suggested by the RCS and multiplying these unit costs with quantities of the affected assets. Computation of various types of allowances follows the same principle.

8.1.1. Compensation for permanently affected (acquired) land

80. Compensation for the 72 AHs and 1 business organization affected by the permanent acquisition of their landholdings is estimated at VND 6,471,907,000, broken down as follows: paddy land, VND 3,989,912,500; annual cropland, VND 620,612,500; perennial cropland, VND 1,640,807,000; and residential land, VND 220,675,000.

Table 21: Permanently Acquired Land for Tower Foundations

Type of Affected Land	Unit Cost (VND/m ²)	Affected area (m ²)	Amount (VND)
Paddies	188,000	21,225	3,989,912,500
Annual cropland	170,000	3,670	620,512,500
Perennial tree land	178,000	9,221	1,640,807,000
Residential land	325,000	679	220,675,000
Total		34,795	6,471,907,000

8.1.2. Cash assistance for losing productive lands (paddies and croplands)

81. All 72 AHs affected by the loss of productive land are entitled to an assistance of VND 1,829,536,800. In addition, AHs that own 9,221 m² of agricultural landholdings adjacent to residential lands are entitled to allowance of VND 1,312,645,600.

8.1.3. Life stabilization allowance for severely affected AHs

82. Four AHs are entitled to life stabilization allowance²³ because they will lose 10% to 20% of their total productive assets. Each of these 4 severely affected AHs will receive cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 3 months. None of the 4 severely affected AHs is affected by the loss of its house. At a unit cost

²³ Life stabilization allowance is computed thus: (a) Losing from 10 to 30% of agricultural land holding: cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 3 months, if not relocating; for 6 months if relocating; and for 12 months if relocating in a harsh living condition area; (b) Losing more than 30% to 70% of total agriculture landholding: cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 6 months, if not relocating; for 12 months if relocating; and for 24 months if relocating in a harsh living condition area; and (c) Losing more than 70% of total agriculture landholding: cash assistance equal to 30 kg of rice (valued at market price) per month per household member for 12 months, if not relocating; for 24 months if relocating; and for 36 months if relocating in a harsh living condition area.

of VND 11,000 per kg and an average household size of 4.7 persons, the life stabilization allowance due to each AH for 3 months is VND 22,770,000.

8.1.4. Cash assistance for restricted use of land in TL ROW

83. The 246 AHs and 1 business organization adversely affected by safety restrictions imposed on the continued use of their 1,051,574 m² landholdings in the ROW of the TL are entitled to receive the equivalent of 30% to 80% of the replacement cost²⁴ (i.e., at market rate) of their affected landholdings in the ROW. An aggregate of 123,927,132,550 in cash assistance will be given to the 246 AHs and the owner of the perennial cropland leased to 1 business organization²⁵, broken down as follows: VND 71,595,580,000, residential land; VND 27,490,125,000, paddies; VND 7,055,518,500, annual cropland; VND 17,785,909,050, perennial cropland; and none for public land²⁶.

Table 22: Cash Assistance for Restricted Use of Land in TL ROW

Type of Affected Land	Unit Cost (VND/m ²)	Affected area (m ²)	Amount (VND)
Paddy land	56,400	484,091	27,490,125,000
Annual cropland	51,000	142,053	7,055,518,500
Perennial cropland	53,400	316,874*	17,785,909,050
Residential land	260,000	44,237	71,595,580,000
Public land	-	64,319	-
Total		1,051,574	123,927,132,550

*NOTE: Includes 120,688 m² of perennial cropland leased by government to 1 business organization.

8.1.5. Mitigating temporary impacts on land and incomes

84. During subproject implementation, the civil works contractor and the PIC will identify the specific locations and the dimensions of lands that will be affected temporarily as access road and work place during the construction and stringing of the transmission line towers. The civil works contractor will pay for any damaged crops or income loss arising from the inability of AHs to plant their crops during the temporary use of their lands, in addition to restoring those temporarily affected lands to their original condition before the same are returned to the AHs. NPT will ensure that this condition is stipulated in the contract of the civil works contractors.

8.1.6. Compensation for crops and trees

85. To the extent possible, standing crops on any affected lands (i.e., permanently acquired and lands in the TL ROW) would be harvested prior to the start of civil works by informing AHs at least 6 months in advance of the schedule for handing-over of project-recovered lands. For budget purposes in this RP, however, it is assumed that 1 cropping of rice on the 24,535 m² permanently affected cropland and on the 626,144m² land in the TL ROW will be acquired by the project and for which an amount for compensation is earmarked. At prevailing market rate the amount of compensation for damaged 1 rice crop is VND 3,736,110,000.

²⁴ Per RCS conducted in March-April 2015, the unit costs of the affected lands are: VND 325,000/m², residential land; VND 202,500/m², annual cropland; VND 165,000-VND 187,000/m², garden land; and VND 165,000-VND 207,500/m², paddy land.

²⁵ It is noted that the perennial land leased to the Vietnam Waste Solutions belongs to the government. For the purpose of this TA-stage RP, it is assumed that the government agency that manages said leased land would require the same entitlement provided to private households affected by the restricted use of land in the TL ROW.

²⁶ State lands, such as roadways and parks, are not to be compensated when recovered for public use as per government regulations.

86. The IOL has counted 13,831 acacia trees and 14 fruit trees on the permanently affected land. In addition, 413,509 of acacia trees and 3,432 fruit trees of various species were found inside the ROW. At prevailing market rates in April 2015, the compensation for these trees is estimated at VND 7,316,644,000.

8.1.7. Compensation for affected main structures

87. Compensation at replacement cost for the 24 totally affected houses is estimated at VND 3,171,850,500, of which VND 2,665,386,500 was for 11 houses of Grade IV building classification and with an aggregate floor area of 1,043 m², and VND 506,464,000 for 13 houses of temporary building classification and with an aggregate floor area of 680 m².

Table 23: Number and area of affected houses

Commune	Grade IV			Temporary Materials		
	Affected area (m ²)	Unit Cost (VND/m ²)	Amount (VND)	Affected area (m ²)	Unit Cost (VND/m ²)	Unit Cost (VND/m ²)
Tan Tay	221	2,555,500	564,765,500	24	744,800	17,875,200
Long Thuan	272	2,555,500	695,096,000	207	744,800	154,173,600
Tan Lap	-	-	-	-	-	-
Thanh Loi	119	2,555,500	304,104,500	262	744,800	195,137,600
Huu Thanh	431	2,555,500	1,101,420,500	187	744,800	139,277,600
Hoa Khanh Dong	-	-	-	-	-	-
TOTAL	1,043		2,665,386,500	680		506,464,000

8.1.8. Relocation and transition subsistence allowance

88. Each of the 24 relocating AHs will receive a self-relocation allowance of VND 120 million, plus a transition subsistence allowance of VND 10 million. The AHs are not entitled to rental allowance because they will rebuild on their adjoining un-affected lands. Hence, the total cost of relocation and transition subsistence for 24 households is VND 3,120,000,000.

8.1.9. Compensation for affected secondary structures

89. Compensation for secondary structures in the TL ROW is estimated at VND 565,808,700. See **Appendix 8** for the detailed breakdown of the cost of compensation for secondary structures).

8.1.10. Cash assistance for income loss

90. The business operation of the 1 business organization (Vietnam Waste Solutions) with 124,299 m² of leased land in the TL ROW is not affected. Grown on the leased land of the company are ornamental plants that are allowed to continue even with the construction of the TL.

8.1.11. Cash assistance to vulnerable AHs

91. The 12 vulnerable AHs identified in the IOL will each receive a special cash assistance of VND 5 million.

8.2. RP updating and implementation

92. SPPMB will be responsible for updating the RP, with assistance from the Project Implementation Consultants (PIC). NPT and SPPMB will make representation with the PPC and DPCs for the mobilization of DCARB and the LFDC in each district for the conduct of the

detailed measurement survey (DMS). Prior to the conduct of the DMS, the SPPMB and DCARB/LFDC will hold public meetings-consultations with the AHs to discuss the approved subproject and the DMS activities that will be carried out. Long An PPC will hire an independent expert that will carry out replacement cost study (RCS). Following the conduct of the DMS, SPPMB, with assistance from the PIC and DCARB/LFDC will hold disclosure meetings-consultations with the AHs to discuss the results of the DMS, the subproject resettlement policy and entitlements, and to solicit the views and suggestions of the AHs regarding their resettlement.

93. Only after ADB gives its concurrence to the updated RP could RP implementation commence. SPPMB is responsible for the day-to-day implementation of the subproject and in the preparation of technical, safeguards, and financial reports. SPPMB, PIC, and civil works contractor(s) will convene a meeting with the AHs in each commune specifically to discuss the schedule of civil works that includes the clearing of the locations of the substation and foundations of towers, and the construction of access roads.

IX. RESETTLEMENT COSTS

94. Funds for land acquisition and implementation of resettlement are part of the subproject budget. Costs have been estimated based on the results of the IOL and the RCS done in March-April 2015.

9.1. Procedures for flow of funds

95. NPT will bear the full cost of resettlement. It is responsible for ensuring that funds for resettlement are sufficient and are available on a timely manner. NPT will disburse funds for resettlement to the imprest account of the 4 DCARBs. With assistance of the LFDC, DCARB will deliver compensation and allowance of the AHs at Commune PC Office. AHs will be notified in advance on the date of payment of compensation and allowance. AHs will likewise be advised to bring with them their copy of their compensation plan.

9.2. Cost estimates and inflation adjustment

96. NPT and SPPMB, in collaboration with the PPC will ensure that adjustments are made to compensation rates and to other cash entitlements to reflect current market rates when payment of compensation and allowance is not done within the year of the conduct of the RCS.

9.3. Implementation, administration and contingency costs

97. Implementation costs cover payment of allowances and per diem of concerned DCARB and LFDC staff members involved in the updating and implementation of the RP. Administrative costs and contingencies amounting to 15% each have been added on top of the cost of resettlement.

9.4. Estimated cost of resettlement

98. The cost of implementing resettlement for the Long An segment of the 500 KV My Tho - Duc Hoa TL is estimated at VND 198,774,522,606 (US\$ 9,118,097). Table below gives a breakdown of resettlement costs.

Table 24: Resettlement Budget (in VND)

No.	Cost Items	Unit	Quantity	Amount (VND)
A	Permanently acquired land			6,471,907,000
1	Paddy land	m ²	21,225	3,989,912,500
2	Annual cropland	m ²	3,670	620,512,500
3	Perennial cropland	m ²	9,221	1,640,807,000
4	Residential land	m ²	679	220,675,000
B.	Cash assistance for changing job	m²	34,116	1,829,536,800
C.	Allowances for severely affected AHs			22,770,000
D.	Cash assistance for land in ROW			123,927,132,550
1	Paddy land	m ²	484,091	27,490,125,000
2	Annual cropland	m ²	142,053	7,055,518,500
3	Perennial cropland	m ²	316,874	17,785,909,050
4	Residential land	m ²	44,237	71,595,580,000
E.	Compensation for crop and trees in tower foundations			331,927,500

No.	Cost Items	Unit	Quantity	Amount (VND)
1	Rice crop (1 season)	m ²	24,535	110,407,500
2	Trees (various species)	no.	13,845	221,520,000
F.	Compensation for crops and trees			10,720,826,500
1	Rice crop (1 season)	m ²	626,144	3,404,182,500
2	Trees (various species)	no.	416,941	7,316,644,000
G.	Compensation for houses			3,171,850,500
1.	Compensation for Grade IV houses	m ²	1,043	2,665,386,500
2.	Compensation for temporary houses	m ²	680	506,464,000
H.	Relocation and transition allowance for houses			3,120,000,000
1	Relocation allowance (24 AHs)	VND	120,000,000	2,880,000,000
2	Transition subsistence allowance (24 AHs)	VND	10,0000	240,000,000
I.	Compensation for secondary structures	VND		565,808,700
K.	Cash assistance to vulnerable AHs			60,000,000
1	Social policy beneficiaries (12 AHs)	VND	5,000,000	60,000,000
L.	Bonus (72 AHs and 1 organization)	VND	5,000,000	365,000,000
	Sub-total: Direct cost of resettlement (A+...+K)	VND		150,586,759,550
	Cost contingencies (15% of direct costs)	VND		22,588,013,933
	Administrative costs (15% of direct costs)	VND		22,588,013,933
	External monitor (2% if direct costs)	VND		3,011,735,191
	Grand TOTAL*	VND		198,774,522,606

*Equivalent of US\$ 9,118,097 at 1USD = VND21,800 exchange rate

X. INSTITUTIONAL ARRANGEMENTS

99. Implementation of the RP requires the participation of relevant agencies from the central to province, district, and commune level. NPT has the overall responsibility for the implementation of the RP. The respective CARBs of the Districts of Thanh Hoa, Thu Thua , Ben Luc, and Duc Hoa will be mobilized consistent with Decree 47/2014/ND-CP.

10.1. Central Level

100. The NPT is the executing agency and is mandated to:
- a. Provide overall management and coordination of PTIP Tranche 3 (PTIP3);
 - b. Liaise with SPPMB to carry out PTIP3;
 - c. Coordinate with ADB in providing resettlement consultant services for PTIP3;
 - d. Support SPPMB for updating RPs/REMDPs of PTIP3;
 - e. Consolidate project progress reports on land acquisition and resettlement submitted by the SPPMB for relevant ministries and ADB;
 - f. Recruit a consulting agency consisting of international specialist and national specialist to support project implementation; and
 - g. Recruit or authorize SPPMB to recruit a qualified external monitoring agency to conduct independent monitoring of RP implementation.
101. The SPPMB is the implementing agency and is mandated to:
- a. Actively participate in RP updating and implementation activities in collaboration with the concerned organization at the Province, District and Commune levels;
 - b. Liaise with the PPC to facilitate the establishment of the CARB at the provincial and district/city levels;
 - c. Provide an orientation to the concerned People's Committees of the province, districts, and communes, the District/City CARB and related groups on the project, its resettlement policy, process flow, and on the specific tasks of these groups relative to the updating and implementation of the RP;
 - d. Take the lead in the public disclosure of subproject RP/REMDP in coordination with concerned People's Committees, and participate in project information dissemination and holding of consultation meetings with AHs and other stakeholders;
 - e. Monitor grievances related to the project and calls the attention of concerned government offices where complaints have remained outstanding beyond prescribed action periods;
 - f. Design and implement an internal monitoring system that will capture the overall progress in RP/REMDP updating and implementation; and prepare quarterly progress reports for submission to NPT and ADB.

10.2. Provincial Level

102. The main responsibilities of the PPC include: (i) establishment and mobilization of PCARB and DCARB; (ii) organization and mobilization of all organizations and individuals concerning compensation, support and resettlement policies and ground clearance according to the land recovery decisions of competent State bodies; (iii) recruitment of consultant to determine replacement unit cost of affected private and public assets; (iv) planning resettlement arrangements, job change training plans according to their assigned competence; (v) authorizing the DPC to approve compensation, assistance support to APs/AHs; (vi) providing guidance to concerned agencies on the impartial settlement of citizens' complaints, complaints related to compensation, support and resettlement; and (vii) authorizing the DPC to apply legal measures to cases of deliberately failing to abide by the State's land recovery decisions.

10.3. District and Commune Levels

103. **District People's Committee (DPC)** is responsible for the following: (i) extension of support for updating and preparation as well as implementation of the RP/REMDP; (ii) issue land acquisition decisions and/or represent PPC to issue land acquisition decisions (if authorized) for the affected households and organizations; (iii) review and submit the RP/REMDP to PPC as endorsed by CARBs; (iv) review the accuracy of and validate the cost estimates for compensation and assistance; (v) acquisition of Land Use Rights Certificates (LURCs) for households and individuals who have lands and/or houses entirely-recovered; (vi) adjustment of LURCs for households and individuals whose lands and houses have been partially affected; (vii) assist in the redress of complaints and grievance of APs/AHs; (viii) concurrence with the schedule of RP/REMDP implementation and monitor the progress thereon; (ix) mobilization of the CARB that will appraise the compensation and assistance to APs/AHs; as well as (x) the provisions of lands to APs, as needed.

104. **District/City Compensation, Assistance and Resettlement Board (DCARB).** The responsibilities of the DCARB are the following: (i) organize and carry out resettlement activities in the district/city on behalf of the DPC; (ii) assist in the DMS, public consultations and disclosure activities; (iii) review and submit to DPC the proposed compensation, assistance and resettlement alternatives; (iv) assist in the identification and allocation of land for the APs/AHs, as needed; (v) along with the CPC, assist SPPMB in the timely delivery of compensation payment and other entitlements to APs; and (vi) assist in the resolution of complaints and grievances:

105. **Commune People's Committee (CPC)** will assist the SPPMB and the DCARB in the following tasks: (i) inform the APs about the compensation plan and the process of delivery, income restoration plans, relocation strategies and land clearance requirements based on the approved RP/REMDP; (ii) maintain a list of eligible APs after the DMS has been conducted; (iii) assign commune officials to extend assistance in the updating and/or preparation, as well as the implementation, of the RP/REMDP; (iv) identify replacement lands for the APs, as needed; (v) sign the Agreement Compensation Forms along with the APs; and (vi) assist in the resolution of grievances and in other related-resettlement activities and concerns.

10.4. Project Implementation Consultants

106. The Project implementation consultants (PIC) will include one international resettlement consultant and a national resettlement consultant to assist in the updating and implementation of the RP/REMDP.

10.5. Implementation Schedule of Resettlement

107. Table below is a tentative schedule of RP planning and implementation.

Table 25: Project implementation schedule

Activities	Time frame
NPT to endorse the RP to ADB for concurrence	June 2015
Distribution of PIB to AHs and posting of RP in relevant government offices and on ADB website	June 2015
ADB no-objection to RP and approval of subproject	July 2015
Conduct of DMS, replacement cost study (RCS) and RP updating	September 2015
NPT to submit the draft updated RP to PPC for approval	October 2015
NPT to endorse the updated RP to ADB for concurrence	November 2015
Internal monitoring (requires submission of quarterly reports)	Start in Sept 2015
Start of external monitoring (requires bi-annual monitoring reports)	October 2015
ADB no-objection to updated RP and posting of updated RP	November 2015
Start of RP implementation	December 2015
Post-resettlement implementation evaluation (6 months after completion of RP implementation)	2016

XI. MONITORING AND REPORTING

108. The implementation of resettlement will be monitored regularly to help ensure that the RP is implemented as planned and that mitigating measures designed to address adverse social impacts are adequate and effective. Towards this end, resettlement monitoring will be done by an internal body and by an external organization.

11.1. Monitoring and Reporting

109. The objectives of monitoring and evaluation are to (i) ensure that the standards of living of APs are restored or improved; (ii) monitor whether the time lines are being met; (iii) assess if compensation and rehabilitation measures are sufficient; (iv) identify problems or potential problems; and (v) identify methods of responding immediately to mitigate problems.

11.2. Internal Monitoring

110. SPPMB will conduct internal monitoring of RP updating and implementation and will include its findings in the quarterly project progress report it submits to NPT and ADB. Internal monitoring will cover the following concerns:

- a. Payment of compensation, relocation to new sites, and rehabilitation assistance being in place before the awarding of civil works contract.
- b. Payment of compensation to all APs in various categories, according to the compensation policy described in the RP.
- c. Delivery of technical assistance, relocation, payment of subsistence and other allowances.
- d. Delivery of income restoration and social support entitlements.
- e. Public information dissemination and consultation procedures.
- f. Adherence to grievance procedures and outstanding issues requiring management's attention.
- g. Coordination and completion of resettlement activities and award of civil works contract.

11.3. External Monitoring

111. The key objectives of external monitoring and evaluation are to: (i) assess whether or not resettlement objectives have been met, specifically the restoration of livelihoods and the enhancement of affected persons' living standards; (ii) assess resettlement efficiency, effectiveness, impact and sustainability; and (iii) identify further mitigation measures as needed. External monitoring will be carried every 6 months. The external monitoring agency (EMA) will submit its monitoring report directly to NPT and ADB. The EMA will look into the following concerns:

- a. Capacity of affected persons to restore livelihoods and living standards. This will include assessment on the effectiveness and/or inadequacy of technical assistance, allowances and other measures, and to what extent the affected persons have maintained their livelihoods and living standards to pre-project levels.

- b. Public consultation and awareness of resettlement plan policies. EMA will validate if the affected persons have been fully informed and consulted about land acquisition and relocation activities. It will also inquire the affected persons and other stakeholders if they were aware of the compensation and entitlements policies and various options available to affected persons. Included in EMA's validation is the process on how the public consultations were conducted, the problems and issues raised during the meeting and the solutions proposed either by the affected persons and stakeholders or from the side of NPT/SPPMB.
- c. Level of affected persons' satisfaction. EMA will assess the APs' level of satisfaction on compensation, allowances and assistance received as well as on resettlement plan implementation, and the degree of efficiency and equity in handling grievances and resolution of complaints.
- d. Change in living standards. Some indicators in the performance evaluation of resettlement plan implementation are very useful in assessing the living standards of the affected persons. From the indicators, EMA will compare and assess the progress of affected persons in coping with the restoration of their livelihoods that define their living standards. Special attention to disparities between their pre-project and post-resettlement social conditions will be analyzed, and disaggregated by gender and per capita income levels. Any factors or issues relevant to restoration of the affected persons' living standards will be disclosed in the social impact evaluation report. The EMA will discuss its findings with the ADB and advice follow-up actions, where appropriate, to bring to closure the social issues arising from land acquisition and resettlement.

112. The EMA will likewise conduct an assessment of resettlement 6 to 12 months after completion of RP implementation.

Appendix 1 IOL and SES Questionnaire Used

Socioeconomic Survey and Inventory of Losses Questionnaire

Project: 500 kV Duc Hoa Substations and Connections

Questionnaire code: ___/___/___; Survey date: ___/___/2015

A-BACKGROUND INFO

1. Name of head of household:Age..... Gender: []

(Male=1; female=2)

- a) Ethnicity: [] (1=Kinh; 2=Kho Me; 3=Cham; 4=Hoa; 5=Others)
- b) Education Level: [] (1=Illiterate; 2=Primary school; 3=Secondary school; 4= Yet graduated from high school; 5=High school; 6=Vocational training; 7=University and post graduate; 8=Others)
- c) Main occupation: [] (1= Agriculture; 2=Livestock husbandry; 3=Business; 4=Factory worker; 5=official; 6=private company; 7=Retired; 8= season employee 9=driver 10= receive economic support from relatives; 11=receive economic support from state ; 12=housewife; 13=Others)
- d) Secondary jobs: [] (1=Livestock husbandry; 2=perennial crops; 3=aquaculture; 4=handicraft; 5=forestry; 6=small business; 7=mechanic)

2. Home address: Village:Commune:
.....District.....Province.....

3. Vulnerable group: [] (Woman headed=1; Ethnic minority=2; Disabled=3; Poor household=4; Social policy household=5)

B. SOCIO-ECONOMIC SURVEY

4. Household component (including head of household)

No.	Name	Gender	Relation to the household head	Age	Ethnicity	Main Occupation	Education level (7 and above)
		1= Male 2=Female	0=head 1=Husband/wife 2=Father/mother 3=Son/daughter 4=Son-in-law/Daughter-in-law 5=Grandchild		1=Kinh; 2=Kho Me; 3=Cham; 4=Hoa; 5=Others	1= Agriculture; 2=Livestock husbandry; 3=Business; 4=Factory worker; 5=official; 6=private company; 7=Retired; 8= season employee 9=driver 10= receive economic support from relatives; 11=receive economic support from state ;	1=Illiterate; 2=Primary school; 3=Secondary school; 4= Yet graduated from high school; 5=High school; 6=Vocational training; 7=University and post graduate;
1							

2							
3							
4							
5							
6							
7							
8							
9							

6. Access to public facilities

Facilities/Social service	1.Yes	2.No	1= under 1 km	2= from 1 to 2 km	3= from 2 to 5 km	4= over 5 km
a. Health service						
1. Communal health center						
2. Hospital/General Clinic						
3. Private medical center						
4. Pharmacy						
b. Market						
c. Kindergarten and school						
5. Kindergarten						
6. Primary school						
7. Secondary school						
8. High school						
9. Community college/Vocational training						
d. Other community facilities						
10. Cultural communal house						

11. Pagodas, temples, churches						
12. Sport center, stadium						

7. Water use: water sources for domestic use (tick the corresponding bracket)

- | | | | |
|------------------------------|--------------------------|-----------------|--------------------------|
| 1) Dug well | <input type="checkbox"/> | 2) Village well | <input type="checkbox"/> |
| 3) Tap water | <input type="checkbox"/> | 4) Rain water | <input type="checkbox"/> |
| 5) River, stream, pond, lake | <input type="checkbox"/> | 6) Buy water | <input type="checkbox"/> |
| 7) Creek | <input type="checkbox"/> | 8) Others | <input type="checkbox"/> |

8. Main energy for lighting for household?

- | | | | |
|---------------------|--------------------------|-------------------------------|--------------------------|
| 1) Grid electricity | <input type="checkbox"/> | 2) Power generator/hydropower | <input type="checkbox"/> |
| 3) Battery | <input type="checkbox"/> | 4) Kerosene lamp | <input type="checkbox"/> |
| 5) Wood/coal | <input type="checkbox"/> | 6) Others | <input type="checkbox"/> |

9. Main energy for cooking of the household? (Can select more than 1)

- | | | | |
|--------------------|--------------------------|--------------|--------------------------|
| 1) Electricity | <input type="checkbox"/> | 2) Biogas | <input type="checkbox"/> |
| 3) Power generator | <input type="checkbox"/> | 4) Others | <input type="checkbox"/> |
| 5) Gas/oil | <input type="checkbox"/> | 6) No answer | <input type="checkbox"/> |
| 7) Wood | <input type="checkbox"/> | | |

10. Common diseases among the community (specify)

- | | | | |
|-------------------------|--------------------------|----------------|--------------------------|
| 1. Catch a cold | <input type="checkbox"/> | 2. Dysentery | <input type="checkbox"/> |
| 3. Influenza | <input type="checkbox"/> | 4. Hepatitis | <input type="checkbox"/> |
| 1) Respiratory diseases | <input type="checkbox"/> | 2) Intoxicated | <input type="checkbox"/> |
| 3) Malaria | <input type="checkbox"/> | 4) Others | <input type="checkbox"/> |

5) Cholera [] 6) No answer []

11. Annual household income: VND

Main household income sources are from:

Agricultural production activities Amount
 _____ VND

Business Amount
 _____ VND

Salary Amount
 _____ VND

Other sources (for example, Amount
 overseas remittances) _____ VND

12. Annual household expense: VND

For food Amount
 _____ VND

For health Amount
 _____ VND

For education Amount
 _____ VND

For housing and living facilities Amount
 _____ VND

Other (detail) Amount
 _____ VND

13. Has the living condition of the household changed during the last 3 years?

1) Remain the same []; Reason

2) Better []; Reason:

3) Worse []; Reason:

C. INVENTORY OF LOSSES

1. Land use situation of the household (affected land is in the scope of acquisition for the project)

Types of land	Land within and beyond the project area (m ²)		Impact degree		Land tenure	Legal title	Impacts caused by
			Total area of affected land (m ²)	(1) Partially affected (2) Fully affected			
1= Residential land 2=Land for growing rice 3=Garden land 4=Aquaculture land 5=Forestry land 6=Non-agricultural land 7=Others					1=Owner 2=Lease	1=LURC 2=Without LURC but are eligible for granting LURC 3= Ineligible for granting LURC 4= Land is in the planning area of the state 5=Long-term lease of government land 6=Lease of private land	1= Tower 2= ROW 3= substation 4= access road
	Within	Beyond					
Plot 1							
Plot 2							
Plot 3							
Plot 4							
Plot 5							
Plot 6							
Plot 7							
Plot 8							
Total							

2. Affected houses

Types of houses	Total floor area (m ²)	Legal title	Impact degree		Project area	Notes (if there is home businesses, except for No. 7)
			Affected floor area (m ²)	(Partially affected= 1; Fully affected= 2)		
1. Villa 2. Grade1 3. Grade 2 4. Grade 3 5. Grade 4 6. Temporary Shop separated from house 7. Shop separated from house		1. With certificate 2. Without certificate 3. Build on agricultural land 4. Rented house			1= Main canal 2= Northern Canal 3= Southern Canal 4=Management house 5=Borrow pit 6=Disposal area 7=Others	

NB: A household can be impacted on several houses, thus it is necessary to fill full information of all affected houses.

3. Information related to houses out of the project area (if any):

- No. of houses: []
- Area of houses out of the project area (m²): m²

4. Other affected structures and facilities

(List auxiliary structures separated from affected houses listed above and facilities)

Structures/ Facilities	Types of structures	Unit	Quantity	Location 1= Tower 2= ROW 3= substation 4= access road
1. Kitchen separated from the main house	1. Temporary 2. Equal to grade 4 house	m ²		
2. Livestock sheds	1. Temporary 2. Equal to grade 4 house	m ²		
3. Electricity meter		Electricity meter		
4. Water meter and estimate of water pipeline length		Water meter		
5. Telephone				
6. Fence	1. Brick 2. Steel, wire or wood	Fence		
7. Gate	1. Brick 2. Iron, steel 2. Wood, Bamboo	m ²		
8. Latrine, bathroom (separated from the main house)	1. Brick, concrete 2. Bamboo, thatch	m ²		
9. Earth grave a) In cemetery b) Individual		Grave		
10. Built grave				
11. Well	1. Drilled 2. Dug	m		
12. Water container	1. Brick/ concrete 2. Inox	m ³		

	3. Plastic			
13. Yard (only cement or tiled)		m ²		
14. Fish pond (excavated amount)		m ³		
15. Others (Name and affected area)				

5. Affected trees and crops

(Only list affected perennial crops and fruit trees)

Trees and crops	Name	Unit	Amount	Location 1= Tower 2= ROW 3= substation 4= access road
a) Fruit tree (main)		Tree		
1) Pomelo				
2)				
3)				
4)				
5)				
b) Timber tree (main)		Tree		
1)				
2)				
3)				
4)				
5)				

c) Pot plant (main)				
d) Crops (main)		Tree		
1) Maize				
2) Potato				
3) Earthnut				
4) Bean				
5)				
e) Surface water area for aquaculture		m2		

D. CONSULTATION

1. Only for households losing productive and agricultural land

If agricultural or other productive lands are affected (acquired), which compensation option does your family chooses?

- a) Land-for-land (if land fund in the commune is available) with equal type of land and area/nature
- b) Compensation in cash
- c) Not yet decided

2. Only for households losing residential land

Is the remaining residential land area out of the project area enough for the household to rebuild house?

- 1- Yes 2- No

3. Only for households losing residential land

If the remaining residential land area is not viable to rebuild house (the remaining area is smaller than 40m² in the urban area or 100m² in the rural area), which relocation option does the household choose?

- a) Self relocate to another land plot of the household []
- b) Self relocate to another place decided by the household []
- c) Project's resettlement site []
- d) Move to the resettlement site arranged by the local authorities []
- e) Not yet decided []

4. What is your plan to use compensation cash?

- a) Build or repair house []
- b) Buy new land []
- c) Buy other properties [] ; Specify _____
- d) Invest in small business []
- e) Bank saving []
- f) Spend on children's study []
- g) Others []
Describe _____

5. At present does the family have plan to replace production/income from agricultural land and/or restore business?

- 1. No † []
- 2. Yes: [] †

If yes, what is the plan:

- a) Buy new agricultural land for production []
- b) Reestablish business in the new place []
- c) Business []
- d) Open small shop []
- e) Handicraft []
- f) Look for new job []
- g) Others [] Describe _____

Surveyor

On behalf of the household

Appendix 2 Master List of AHs

No.	Names of Household Heads	Communes
1		Tân Tây
2		Tân Tây
3		Tân Tây
4		Tân Tây
5		Tân Tây
6		Tân Tây
7		Tân Tây
8		Tân Tây
9		Tân Tây
10		Tân Tây
11		Tân Tây
12		Tân Tây
13		Tân Tây
14		Tân Tây
15		Tân Tây
16		Tân Tây
17		Tân Tây
18		Tân Tây
19		Tân Tây
20		Tân Tây
21		Tân Tây
22		Tân Tây
23		Tân Tây
24		Tân Tây
25		Tân Tây
26		Tân Tây
27		Tân Tây
28		Tân Tây
29		Tân Tây
30		Tân Tây
31		Tân Tây
32		Tân Tây
33		Tân Tây
34		Tân Tây
35		Tân Tây
36		Tân Tây
37		Tân Tây
38		Tân Tây
39		Tân Tây
40		Tân Tây

41	Tân Tây
42	Tân Tây
43	Tân Tây
44	Tân Tây
45	Tân Tây
46	Tân Tây
47	Tân Tây
48	Tân Tây
49	Tân Tây
50	Tân Tây
51	Tân Tây
52	Tân Tây
53	Tân Tây
54	Tân Tây
55	Long Thuận
56	Long Thuận
57	Long Thuận
58	Long Thuận
59	Long Thuận
60	Long Thuận
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Note: Names deleted for confidentiality

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Appendix 3 Highlights of 2014 Public Consultations

No.	District	Commune	Date	Summary of Consultations
1.	Thanh Hoa	Tan Tay	March 2014	The local authorities and representatives of the local people agree with and support the project.
2.	Thu Thua	Long Thuan	March 2014	
3.		Tan Lap	May 2014	
4.	Ben Luc	Thanh Loi	March 2014	
5.		Huu Thanh	March 2014	
6.	Duc Hoa	Hoa Khanh Dong	March 2014	<p>The project owner should cooperate closely with the local authorities in site clearance and compensation payment activities.</p> <p>Compensation for affected people should be adequate according to laws and regulations. The project owner should also consider sufficient allowances for the affected people to ensure that their living conditions shall not be worsen off.</p> <p>The local communities are concerned about the impacts of electromagnetic field from the transmission line on people's health.</p>

LIST OF PARTICIPANTS

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1				CPC Deputy Chairman	Tan Tay Commune	
2				Chairman of Veterans Association	Tan Tay Commune	
3				Chairman of Fatherland Front	Tan Tay Commune	
4				Representative of the APs	Tan Tay Commune	
5				Deputy Secretary of the Party Committee	Long Thuan Commune	
6				CPC Chairman	Long Thuan Commune	
7				Chairwoman of Women's Union	Long Thuan Commune	
8				Chairman of Fatherland Front	Long Thuan Commune	
9				CPC Deputy Chairwoman	Long Thuan Commune	
10				Secretary of the Party Committee	Thanh Loi Commune	
11				CPC Deputy Chairman	Thanh Loi Commune	
12				Cadastral Officer	Thanh Loi Commune	
13				Chairwoman of the Farmers'	Thanh Loi Commune	

				Association		
14				Representative of the APs	Thanh Loi Commune	
15				CPC Chairman	Tan Lap Commune	
16				Chairman of the Fatherland Front	Tan Lap Commune	
17				Deputy Chairwoman of the WU	Tan Lap Commune	
18				Chairman of Veterans Association	Tan Lap Commune	
19				Representative of the VWS	Tan Lap Commune	
20				CPC Chairman	Hoa Khanh Dong	
21				Chairman of the Fatherland Front	Hoa Khanh Dong	
22				Chairman of Farmers' Association	Hoa Khanh Dong	
23				Representative of the APs	Hoa Khanh Dong	
24				CPC Deputy Chairman	Huu Thanh Commune	
25				Representative of the APs	Huu Thanh Commune	

Note: Names deleted for confidentiality

Appendix 4 Highlights and List of Participants in Post-IOL Consultations

No.	Commune	No. of participants		Date	Summary of consultation meeting minutes
		Male	Female		
LONG AN PROVINCE					
Thanh Hoa District					
1	Tan Tay Commune	22	11	20/3/2015	<p><i>1.Environmental safeguards</i></p> <ul style="list-style-type: none"> - Environmental safeguard measures must be undertaken during the project preparation, construction and operation processes to ensure the safety and public health of the local communities in the project area. - The construction schedule should be informed to the people in the project area so that they could have plan to prevent and minimize impacts on their production activities and daily life. - The project owner should compensate sufficiently for all damages and losses caused by the project to people in the project area.
					<p><i>2.Social safeguards</i></p> <ul style="list-style-type: none"> - Will the lands under the ROW be compensated and how will they be compensated? - Outside of the ROW, is it allowed to build houses and other structures? - The livestock husbandry household is concerned that the TL will affect their husbandry activities. - Suggest that the project should provide sufficient compensation for the DPs to buy new lands to settle down. - The Project should provide reasonable assistances for the PAHs to rehabilitate and shift to other occupations.
					<p><i>3. Conclusion</i></p> <ul style="list-style-type: none"> - The local authorities and people support the project policy and implementation and expect that the project owner and the stakeholders will comply with the safeguards policies of the Government and Donor to ensure the success and minimize adverse impacts on the environment and people's life. - The Project has recorded the opinions of the local

					authorities and communities and will take into account during the project implementation.
Thu Thua District					
2	Long Thuan Commune	49	26	20/3/2015	<i>1.Environmental safeguards</i>
					<ul style="list-style-type: none"> - The mitigation measures for the adverse impacts on the environment must be taken during construction and operation of the project to ensure the safety and health of people in the project area. - The construction schedule should be informed to the people in the project area so that they could have plan to prevent and minimize impacts on their production activities and daily life. - The project owner should compensate sufficiently for all damages and losses caused by the project to people in the project area.
					<i>2.Social safeguards</i>
					<ul style="list-style-type: none"> - Is it allowed to build houses and structures on lands outside the ROW? - If relocation is required, our family wants to build houses on our existing agricultural land, is it allowed? How will the project assist us? - How will the Project solve employment issues for the households whose productive lands are affected? - The Project should provide full compensation prior to the commencement of the civil works.
<i>3. Conclusion</i>					
					<ul style="list-style-type: none"> - The local authorities and communities support the project implementation in the area and request the project owner and stakeholders to commit and implement land acquisition and compensation in a manner to mitigate adverse impacts in both environmental and social terms. - The Project has recorded the opinions of the local authorities and communities and will take into account during the project implementation.
3	Tan Lap Commune	5	3	24/3/2015	<i>1.Environmental safeguards</i>
					<ul style="list-style-type: none"> - The TL will pass through Tan Lap landfill and go parallel with Bo Bo Canal and thus will cause impacts on green tree buffer zone of the Vietnam Waste Solutions Company (VWS). Thus, the Company wants the project owner to closely cooperate with the

					<p>company during the project implementation and inform the company about the environmental impacts including scope of the ROW TL, which activities are allowed or not allowed, etc.</p> <ul style="list-style-type: none"> - The construction activities must ensure not to affect the vegetation cover outside the ROW of the company. The Company requires a written commitment on environmental sanitation, labor safety, and fire prevention between the construction unit and the company.
					<i>2.Social safeguards</i>
					<ul style="list-style-type: none"> - The company is concerned that the tower foundation will affect the approach road, thus the design departments of two sides will work together to identify the accurate location and whether it affects or not. - The company shall be affected on 86,632 m² of lands for growing acacia trees composed of 3,671 m² of lands permanently acquired for tower foundations and 82,961 m² of lands restricted under the ROW. Whether the operation house of the company is under the ROW?
					<i>3. Conclusion</i>
					<ul style="list-style-type: none"> - The local authorities and affected company, which is VWS, supports the project implementation. However, VWS has some questions on the impacts on the company's green trees and wants to study to replace more suitable kinds of trees.
Ben Luc District					
4	Thanh Loi Commune	30	15	23/3/2015	<p><i>1.Environmental safeguards</i></p> <ul style="list-style-type: none"> - The contractor needs to collect and treat construction and domestic waste as regulated. - Compensate for impacts caused by construction activities and repair and return the site. - The construction schedule should be informed to the people in the project area so that they could have plan to prevent and minimize impacts on their production activities and daily life. <p><i>2.Social safeguards</i></p> <ul style="list-style-type: none"> - In general, the APs and local authorities support the implementation of the 500 kV My Tho- Duc Hoa TL Project. - There are some queries on the emerging impacts

					<p>during construction process that whether such impacts shall be compensated or not.</p> <ul style="list-style-type: none"> - Some households have questions related to the compensation rates depending on land locations (e.g. road front). - People expect to be compensated sufficiently to minimize adverse impacts.
					<i>3. Conclusion</i>
					<ul style="list-style-type: none"> - The 500 kV My Tho- Duc Hoa TL Project is the project to serve the local and national interests. The local authorities and communities support the project investment and implementation in the area. - The Project should cooperate closely with the local authorities to solve emerging issues during the construction and operation process of the Project.
Duc Hoa District					
5	Hoa Khanh Dong Commune	10		25/3/2015	<p><i>1. Environmental safeguards</i></p> <ul style="list-style-type: none"> - The TL passes through the rice field at Binh Loi Hamlet, which is far from the residential area. The project owner is required to control and manage construction waste to minimize impacts on crops of people and compensate for impacts caused by the Project and return the site after finishing civil works. <p><i>2. Social safeguards</i></p> <ul style="list-style-type: none"> - The APs have questions related to resettlement options in case of relocation out of the ROW. - APs expect to be compensated fully and adequately to minimize adverse impacts on their livelihoods and daily life. <p><i>3. Conclusion</i></p> <ul style="list-style-type: none"> - In general, the local authorities and people support the implementation of the 500 kV My Tho- Duc Hoa TL to serve the socio-economic development. Some queries of the local authorities and households have been responded to by PECC2 representatives.
6	Huu Thanh Commune	12	5	25/3/2015	<p><i>1. Environmental safeguards</i></p> <ul style="list-style-type: none"> - Most of the local roads are contributed by the local people. Thus, it is required that the project when using these roads as access roads must take into consideration the loads and must repair immediately when causing damages and ensure traffic safety. - Most of the tower foundations shall be built on rice fields and sugarcane growing area. Thus, when the

					contractor borrows for temporary work stations, if causing any impacts on trees and crops, they must compensate and return the site to its original conditions.
					<i>2. Social safeguards</i>
					- The public consultation is conducted during the project preparation stage. In general, people support the project implementation. Some households have questions related to the compensation and assistance rates and expect to be compensated adequately to minimize adverse impacts on their daily life and livelihoods activities.
					<i>3. Conclusion</i>
					- Representatives of the local authorities and households support the project implementation and its policies. The 500 kV My Tho- Duc Hoa TL to serve the socio-economic development of the country. The questions related to the environmental issues as well as compensation, assistances and resettlement have been responded by PECC2 representatives.

LIST OF PARTICIPANTS

1. Tan Tay commune, Thanh Hoa district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1			x		Ap 2, Tan Tay	
2		x			Ap 2, Tan Tay	
3			X		Ap 2, Tan Tay	
4			X		Ap 2, Tan Tay	
5			X		Ap 2, Tan Tay	
6		X			Ap 2, Tan Tay	
7			X		Ap 2, Tan Tay	
8		X			Ap 2, Tan Tay	
9			X		Ap 2, Tan Tay	
10		X			Ap 2, Tan Tay	
11		X			Ap 2, Tan Tay	
12		X			Ap 2, Tan Tay	
13		X			Ap 2, Tan Tay	
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23		X			Ap 2, Tan Tay	
24		X			Ap 5, Tan Tay	
25		X			Ap 5, Tan Tay	
26		x			Ap 5, Tan Tay	
27		x			Ap 1, Tan Tay	
28			X		Ap 1, Tan Tay	
29		X			Ap 1, Tan Tay	
30			X		Ap 1, Tan Tay	

Note: Names deleted for confidentiality

2. Long Thuan commune, Thu Thua district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1		X				
2		X				
3		X				
4			X			
5		X				
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16		X			Ap 1	
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21		X			Ap 2	
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41		X			Ap 1	
42		X			Ap 2	
43		X			Ap 1	
44		X			Ap 1	
45		X			Ap 2	
46			X		Ap 4	

Note: Names deleted for confidentiality

3. Tan Lap commune, Thu Thua district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1			x		Xa Tan Lap	
2		X			Xa Tan Lap	
3			X		Xa Tan Lap	
4		X			Xa Tan Lap	
5		X			Xa Tan Lap	
6		X			Cong Ty VWS	
7			x		Xa Tan Lap	

Note: Names deleted for confidentiality

4. Thanh Loi commune, Ben Luc district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1		X				
2			X			
3			X			
4		X				
5			X			
6			X			
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8		X				
9		X				
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11		X				
12		X			Ap 2	
13		X			Ap 2	
14			X		Ap 2	
15		X			Ap 2	
16		X			Ap 4	
17		X			Ap 2	
18			X		HDN Xa	
19		X			Ap 4	
20		X			Ap 5	
21		X			Ap 6	
22		X			Ap 2	
23			X		Ap 4	
24			X		Ap 4	
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27		X			Ap 2	
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29		X			Ap 4	
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31			X		Ap 4	
32			X		Ap 2	
33			X		Ap 2	
34		X			Ap 2	
35		X			Ap 2	
36			X		Ap 2	
37		X			Ap 2	
38		X			Ap 4	
39		X			Ap 2	
40		X			Ap 2	
41			x		HPN	

Note: Names deleted for confidentiality

5. Huu Thanh commune, Duc Hoa district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1			X		Ap 1A Xa Huu Thanh	
2			X		Ap 1A Xa Huu Thanh	
3		X			Ap 1A Xa Huu Thanh	
4		X			Ap 1A Xa Huu Thanh	
5		X			Ap 1A Xa Huu Thanh	
6		X			Ap 1A Xa Huu Thanh	
7		X			Ap 1A Xa Huu Thanh	
8		X			Ap 1A Xa Huu Thanh	
9		X			Ap 1A Xa Huu Thanh	

10			X		Ap 1A Xa Huu Thanh	
11			X		Ap 1A Xa Huu Thanh	
12		X			Ap 1A Xa Huu Thanh	
13		X			Ap 1A Xa Huu Thanh	
14		X			Ap 1A Xa Huu Thanh	
15		X			Ap 1A Xa Huu Thanh	
16			X		Ap 1A Xa Huu Thanh	

Note: Names deleted for confidentiality

6. Hoa Khanh Dong commune, Duc Hoa district, Long An province

No	Họ và tên (Name)	Nam (M)	Nữ (F)	Chức vụ (Position)	Cơ quan/Địa chỉ (Organization/Address)	Chữ ký (Signature)
1		x			Hoa Khanh	
2		X			Hoa Khanh	
3		X			Hoa Khanh	
4		X			Hoa Khanh	
5		X			Hoa Khanh	
6		X			Hoa Khanh	
7		x			Hoa Khanh	

Note: Names deleted for confidentiality

Appendix 5 Project Information Brochure

1. Name of the Project: 500 kV My Tho- Duc Hoa Transmission Line

2. Executing agency: National Power Transmission Corporation (NPT)

3. Representative of the executing agency: Southern Vietnam Power Project Management Board (SPPMB)

Question 1: What is the 500 kV My Tho- Duc Hoa Transmission Line Project?

Answer: The 500 kV My Tho- Duc Hoa Transmission Line Project is for Tranche 3 of the Power Transmission Investment Program of the Government of Vietnam. The Projects shall be financed through the Multi-Financing Facility (MFF) of Asian Development Bank (ADB). Construction of My Tho – Duc Hoa 500kV Transmission Line is constructed to share electricity capacity with the power plants in the Western South (including Duyen Hai, Long Phu, O Mon, Song Hau etc.); Provide electricity to Ho Chi Minh city; Reduce loss for all electrical system; and create 500kV cyclic circuit to provide stable electricity to additional charge of the South in general and the Western South in particular.

Question 2: How will 500 kV Duc Hoa Substation and Connection Project affect local communities?

Answer: According to the Decree No. 14/2014/ND-CP dated 26/02/2014 on the safety protection of high voltage power grid, the Project will cause the following impacts:

- Permanent acquisitions of lands for the construction of the substation and tower foundations;
- Restrictions on land use activities under the ROWs;
- Permanently cut down trees on the affected land area;
- Relocation of houses and structures under the ROW of the 500 kV TL.

Details of impacts:

246 households and 1 institution that will be adversely affected by the subproject in Long An Province. The subproject in Long An Province will impact a total of 1,086,369 m² of landholdings, of which 34,759 m² will be acquired permanently for the foundation of suspension and tension towers. The remaining 1,051,574 m² of landholdings will not be acquired, but since they are in the 32 m wide right-of-way (ROW) of the transmission line, their continued use will be regulated for safety reasons. Moreover, 25 houses, in addition to a number of secondary structures, such as kitchens; latrines/bathrooms; animal shelters; wells, and water tanks, under the 500 kV My Tho- Duc Hoa TL will have to be relocated outside of the ROW for safety reasons.

Question 3: What is the main objective of resettlement plan?

Answer: The main objective of the Resettlement Plan is to ensure that all APs will be at least as well-off, if not better-off, than they would have been in the absence of the Project.

Question 4: What if my land is affected by the project?

Answer: (i) In case the subproject acquires more land of the households, you will be offered a choice of replacement land as priority of equal area and productive capacity at a location acceptable to you OR cash compensation at replacement value at current market prices.

(ii) In case the affected land is leased land, the value of land shall not be compensated but the investment costs in land will be compensated.

Question 5: Do we need to have a land title in the order to be compensated?

Answer: No, lack of formal legal rights to land does not prevent any APs from receiving compensation, allowances and rehabilitation assistance. Those APs who possess a land use rights certificate (LURC) or any other form of written agreement to utilize the land are entitled to compensation for the lost land as well as assets on the land. Those APs who do not have legal/legalisable or temporary/lease rights for affected land will be compensated for the assets on affected land.

Question 6: Is the compensation applied for affected houses and structures?

Answer: Yes. Compensation will be applied for all affected assets including houses, stores, wells, and fences as well as other fixed assets at replacement value at current market prices without any deductions for building depreciation or salvageable building materials. This will ensure that the Affected Persons are able to reconstruct houses and other structures of better or at least the same quality as before.

Question 7: What about affected crops and trees?

Answer: (i) Permanently affected crops and trees will be compensated in cash at current market prices.

(ii) As for trees and crops temporarily affected during construction period:

- Compensation for non-harvested crops will be based on the time of impacts and the average production in the past 3 years.
- Trees and crops will be compensated at market prices at the time of land acquisition.

Question 8: Besides the compensation, how can the project help?

Answer: In addition to compensation for loss of land and other assets, the Project will provide rehabilitation assistance to eligible APs to ensure that their standard of living is maintained or improved after the Project. Eligible APs for rehabilitation assistance include:

- **Some affected households:** these households losing more than 10% of their productive landholdings will receive the following assistances: (i) life stabilization allowances; (ii) income restoration allowances and provision of technical assistance and agricultural extension techniques to improve output in the remaining area, existing credit programs or employments related to the project;
- **Households that relocate** shall receive (i) relocation allowances; (ii) assistances to mobilize life during transition period; (iii) rental allowances at market prices. Assistance levels are identified clearly in the project policies.
- **Business owners that lose income** while they relocate or rebuild their shops/businesses: Households with small, unregistered businesses will receive cash

compensation equal to the provincial minimum wage for three months. Owners of registered businesses will receive cash compensation equal to 30% of their taxed income of one year. The annual taxed income is determined in the financial reports of the previous three years.

- **Employees and hired labors who lose their jobs:** will receive cash compensation for lost salary/wages for each month they cannot work, if the loss is temporary; or, if the loss is permanent, cash compensation equivalent to the provincial minimum wage for six months or cash compensation for remaining contract period whichever is higher.
- **Job changing allowances:** As for the affected households who have or have not registered for LURC after resettlement and do not have job, if you are in the working age, you can participate in a vocational training in the area without tuition fee.

Question 9: Does that mean that anybody in our community can claim for compensation?

Answer: No. Entitled APs are those persons or households that will lose land or property based on the detailed measurement survey (DMS) that will be conducted following completion of the final designs for the subproject. Affected communes and local authorities will be informed of the cut-off date (the date of DMS) for the subproject.

Question 10: If there are any disagreements or problems about land acquisition, compensation or other general disputes during project implementation, do APs have the right to voice their complaints?

Answer: Yes, APs can voice their complaints (in verbal or written form) to responsible local authorities and resettlement committees. Their complaints can be filed first at the ward or commune level, and can be elevated to the district and provincial level and taken to provincial court if the APs are not satisfied with the decision of lower levels. APs will be exempted from all taxes, administrative and legal fees.

Question 11: How will APs be consulted and informed?

Answer: A consultation and public information program will be organized in your commune to ensure that APs receive complete and timely information about the Project. APs will be provided information on project components, impacts, their rights and entitlements, grievance mechanism, rights of participation and consultation, resettlement activities, responsibilities of institutions and implementation schedule. APs will participate in resettlement planning and implementation and they will also be consulted on the following issues: a) resettlement options according to their entitlement, b) training and training preferences in current or new occupations, c) other project aspects.

Question 12: As a resident in the project area, how can I help?

Answer: We would like you to participate in all consultation meetings and other subproject related activities in order to ensure that you are fully informed and consulted. Your active participation during the detailed measurement survey (DMS) and implementation will allow us to determine measures to mitigate impacts, to identify problems or potentials problems and to identify ways of responding immediately to solve these problems.

Question 13: How will you know if the objectives of this project are met?

Answer: NPT through SPPMB will ensure internal monitoring all Project activities. In addition, SPPMB will engage an independent external monitoring agency to conduct external monitoring of resettlement activities during Project implementation. Every 6 months, the independent monitoring agency will submit a report to SPPMB and ADB on resettlement implementation progress. A post-resettlement impact evaluation will assess whether negative impacts have been mitigated adequately and pre-project standards of living of APs have been restored as a result of resettlement and the Project.

FOR FURTHER INFORMATION AND SUGGESTIONS – Please contact the PCARCs and DCARCs where you live:

1. Provincial Compensation, Assistance and Resettlement Committee (PCARC),

Address:.....

Person in charge:.....Tel.....

2. District Compensation, Assistance Resettlement Committee (DCARC) of ... District;

Address:.....

Person in charge:.....Tel.....

Appendix 6 Replacement Cost Study

REPLACEMENT COST STUDY REPORT

I. PROJECT DESCRIPTION

1. The My Tho - Duc Hoa 500 kV Transmission Line Project is for Tranche 3 of the Power Transmission Investment Program of the Government of Vietnam (GOV). The Project is designed to: (i) improve system stability and security, and improve the reliability of power supply in Southern Viet Nam; and (ii) enable evacuation of electricity to load centres from the both the planned public sector and private sector financed thermal power plants in southern Viet Nam. The Projects shall be financed through the Multi-Financing Facility (MFF) of Asian Development Bank (ADB). The National Power Transmission Corporation (NPT) is the Project executing agency (EA) while the Southern Vietnam Power Projects Management Board (SPPMB) is the implementing agency (IA).

2. The My Tho - Duc Hoa 500 kV Transmission Line (TL) Project has a total length of 54.831m. It will start in Diem Hy Commune of Chau Thanh District, Tien Giang and end in 500KV Duc Hoa Substation of Hoa Khanh Dong Commune, Duc Hoa District, Long An Province.

Table 26: Location of points of the My Tho - Duc Hoa 500KV Transmission line

No.	Province/District/Commune	Length (m)
A	Tien Giang province	20,702
I	Chau Thanh district	5,021
1	Diem Hy	3,404
2	Nhi Binh	1,617
II	Tan Phuoc district	15,681
3	Phuoc Lap	4,845
4	My Phuoc	3,142
5	Hung Thanh	3,142
6	Tan Hoa Dong	4,552
B	Long An province	34,129
I	Thanh Hoa district	7,350
7	Tan Tay	7,350
II	Thu Thua district	13,149

No.	Province/District/Commune	Length (m)
8	Tan Lap	4,049
9	Long Thuan	9,100
III	Ben Luc district	9,288
10	Thanh Loi	9,288
IV	Duc Hoa district	4,342
11	Huu Thanh	4,008
12	Hoa Khanh Dong	334
	Total	54.831

3. The Transmission Line in Tien Giang and Long An Province has a total length of 54,831m in which technical requirements are itemized in the table below.

Table 27: Transmission Line Components

Transmission Line Components	Technical Specifications
Length of transmission line (in km)	54,831
- Starting point	500kV My Tho Subs
- Ending point	500kV Duc Hoa subs
Width of Right-of-way	16 m on both sides of the centerline
Width of Earth Grounding Zone	53 m from 16th m of the centerline
Voltage level	500 kV
Number of circuits	2
Conductor	ACSR330/43
Earth wire	OPGW-120 & Phlox 116.2
Number of Suspension Towers	90
- Height of Suspension Towers	64.91m (average) but highest is 79m
- Area required/suspension tower	482.82 m ²
Number of Tension Towers	22
- Height of Tension Towers	512.36 m (average) but highest is 58m
- Area required/tension tower	585.73 m ²

II. OBJECTIVE OF THE REPLACEMENT COST STUDY

4. The Land Law 2013 prescribed that the valuation of land prices for compensation must ensure the principles that they are close to the actual prices of land use right transfer on the

market under normal conditions. The Decree No.44/2014/NĐ-CP regulated land price evaluation methods and compensation for affected assets shall be applied based on the price frame (controlled by ceiling and floor costs).

5. The ADB's SPS 2009 stated that the borrower/client will provide adequate and appropriate replacement land and structures or cash compensation at full replacement cost for lost land and structures, adequate compensation for partially damaged structures, and relocation assistance for the APs.

6. The Replacement Cost Study is carried out aiming to determine and establish the compensation rates for various types of lands, crops and trees, structures and non-land sources in order to ensure that the APs are compensated at replacement costs. In the implementation phase of the RP, further detailed survey for different affected assets and further steps need to be done in order to get the replacement costs updated and approved by the provincial authorities and then to be used for calculating the compensation package for every affected households.

7. The main tasks of the studied team are to carry out the replacement cost survey for the affected land and non-land assets, including (i) costs for the different land types (residential land, agricultural land, forestry land, fishpond land etc); (ii) Costs for buildings and other popular substructures; (iii) costs for trees, annual crops; and (iv) cost for labour, construction materials in the project localities etc.

8. The RCS was carried out from 18 to 26 March, 2015 in at district and commune levels by in-the-field investigation and various consultations and interviews with stakeholders (including representatives from DCARBs, communes' cadastral officers, etc., suppliers, construction material kiosks, land broker, etc., and the APs).

III. PRINCIPLES OF REPLACEMENT COSTS

9. In order to carry out the RCS, it should ensure that (i) compensation for affected land and assets on land by replacement cost so replacement cost survey should be done; and (ii) RCS should be carried out with the participation of the APs, affected community and relevant authorized agencies at province/district/commune levels. The results of the RCS must be publicly informed to affected community and APs.

10. Market price of an asset is the price in the market at a time determined between a willing buyer and a willing to seller in a commercial transaction in the normal condition objectively and

independently. The replacement cost of an asset is the market price of the asset plus transaction cost and other administrative costs (if any) to replace the affected asset and as follows:

- Productive land (agricultural, aquaculture, garden and forestry) based on current market prices that reflect recent land sales in the project area or, in the absence of such recent sales, based on recent sales in adjacent or other locations with comparable attributes, or in the absence of such sales, based on productive value;
- Residential land based on current market prices that reflect recent land sales or, in the absence of such recent land sales, based on prices of recent sales in other locations with comparable attributes;
- Houses and other fixed structures based on current market prices of materials and labor without depreciation nor deduction for salvaged building materials;
- Annual crops equivalent to the prevailing market value of crops at the time of compensation;
- Perennial crops, cash compensation equivalent to their current market value given the type, age and productive value (future production) at the time of compensation;
- Timber trees based on the type and breast height at current market prices.

IV. STUDY METHODOLOGY AND ARRANGEMENT

11. The legal basis for the replacement cost study includes:

- The Land Law 2013 No.45/2013/QH13 dated November 29th, 2013; Decree No.43/2014/ND-CP dated May 15th, 2014 guiding the implementation of the Land Law 2013; Decree No.44/2014/ND-CP dated May 15th, 2014 regulating land price; Decree No.45/2014/ND-CP dated May 15th, 2014 regulating collection of land use levy; Decree No.47/2014/ND-CP dated May 15th, 2014 on compensation, assistance, rehabilitation and resettlement in the event of land recovery by the State; Decree No.120/2010/ND-CP dated December 30th, 2010 supplementing and amending some articles of the Decree No.198/2004/ND-CP on land use levy; Decree No.198/2004/ND-CP dated December 3rd, 2004 on land use levy;
- Decision No.60/2014/QD-UBND dated December 19th, 2014 promulgating regulations on land prices in Long An Province period to 2019; Decision No.56/2014/QD-UBND dated November 13rd, 2014 promulgating regulations on compensation, assistance and resettlement when the State recovers land in Long An province; Decision No.22/2011/QD-UBND dated July 20th, 2011 promulgating price unit for crops and trees, animal, investment cost in remaining land, equipment for family daily usage and graves in Long An

Province; Decision No. 27/2014/QD-UBND dated July 7th, 2014 promulgating price unit for constructing new houses, structures and graves in Long An province;

- Decision No.41/2014/QD-UBND dated December 19th, 2014 promulgating regulations on land prices in Tien Giang Province; Decision No.40/2014/QD-UBND dated December 16th, 2014 promulgating regulations on compensation, assistance and resettlement when the State recovers land in Tien Giang Province; Decision No. 09/2014/QD-UBND dated April 15th, 2014 promulgating price unit for constructing houses, structures in Tien Giang province; Decision No.32/2011/QD-UBND dated October 28th, 2011 promulgating price unit for crops and trees in Tien Giang Province;

12. *Survey Arrangement:* The survey team composed of members from SPPMB (Dept. of Compensation), cadastral officers of the affected communes, and ADB Consultant. Before conducting the survey, the team had discussed about replacement cost, methods, tools; reviewed current laws/policies/regulations on land acquisition and compensation at national and provincial levels; and identified stakeholders from province to village levels to engage in consultation and interview of replacement cost.

13. *Survey Process and Methods:* To do the survey for the replacement costs and to give comparison between the results of survey and the compensation unit costs which enacted by Ho Tien Giang and Long An Province, the survey teams used the methodology and carried out for the following works at the project localities and at the project sites.

- (i) Reviewed various decrees/circulars and decisions promulgated on compensation, assistances and resettlement in case land recovered by the State;
- (ii) Worked with District's Divisions of Finance, Natural Resources and Environment, and Construction to study and determine legal framework, principles, methods and procedures applied for valuation of land prices and other assets. The team also discussed with and listened to explanation of relevant offices at district level about the compensation rates to be applied for the affected people by the Project in the district;
- (iii) Interviewed local staff (district and commune levels) and local people about the current market rates around project area and studied the latest land transaction profiles;
- (iv) Interviewed local suppliers, construction material kiosks, local contractors to study more details about material prices, current labour cost and construction price unit for house and other structures;
- (v) Interviewed land brokers, agricultural specialists to determine prices of annual crops and perennial crops and trees; and

- (vi) Determined compensation prices for assets (land, structures, crops and trees) affected by the Project. Price units for reference to determine the compensation rates were discussed with local people, local suppliers, land brokers and other stakeholders for appraisal and decision of prices to be applied which whether or not reflect market prices and be accepted by affected people.

14. The study results and price comparison are presented in the below tables.

Table 28: Unit Costs of Land

N o.	Type of land	Unit	Price unit of Province	Surveyed price	Proposed price unit
A	Long An Province		Decision: 60/2014/QĐ-UBND		
	Huu Thanh Commune				
1	Residential land	VND/ m ²	800,000	1,400,000	1,200,000
2	Perennial tree land	VND/ m ²	135,000	340,000	265,000
3	Paddy field	VND/ m ²	135,000	202,500	202,500
4	Other annual crop land	VND/ m ²	135,000	202,500	202,500
	Long Thuan Commune			-	-
1	Residential land	VND/ m ²	2,600,000	4,000,000	4,000,000
2	Perennial tree land	VND/ m ²	108,000	190,000	190,000
3	Paddy field	VND/ m ²	108,000	190,000	190,000
4	Other Annual crop land	VND/ m ²	108,000	190,000	190,000
	Tan Lap Commune			-	-
1	Residential land	VND/ m ²	300,000	475,000	475,000
2	Perennial tree land	VND/ m ²	108,000	187,000	187,000
3	Paddy field	VND/ m ²	108,000	187,000	187,000
4	Annual crop land	VND/ m ²	108,000	187,000	187,000
	Thanh Loi Commune			-	-
1	Residential land	VND/ m ²	200,000	325,000	325,000
2	Perennial tree land	VND/ m ²	108,000	165,000	165,000

N o.	Type of land	Unit	Price unit of Province	Surveyed price	Proposed price unit
		m ²			
3	Paddy field	VND/ m ²	108,000	165,000	165,000
4	Other Annual crop land	VND/ m ²	108,000	165,000	165,000
Tan Tay Commune				-	-
1	Residential land	VND/ m ²	750,000	1,000,000	1,000,000
2	Perennial tree land	VND/ m ²	110,000	185,000	185,000
3	Paddy field	VND/ m ²	110,000	185,000	185,000
4	Other Annual crop land	VND/ m ²	110,000	185,000	185,000
Hoa Khanh Dong Commune				-	-
1	Residential land	VND/ m ²	1,500,000	2,350,000	2,250,000
2	Perennial tree land	VND/ m ²	135,000	207,500	207,500
3	Paddy field	VND/ m ²	135,000	207,500	207,500
4	Other Annual crop land	VND/ m ²	135,000	207,500	207,500
B	Tien Giang Province		Decision 52/2013/QĐ-UBND		
Diem Hy Commune				-	-
1	Residential land	VND/ m ²	700,000	850,000	850,000
2	Perennial tree land	VND/ m ²	160,000	185,000	185,000
3	Paddy field	VND/ m ²	160,000	185,000	185,000
4	Other Annual crop land	VND/ m ²	160,000	185,000	185,000
Nhi Binh Commune				-	-
1	Residential land	VND/ m ²	700,000	850,000	850,000
2	Perennial tree land	VND/ m ²	160,000	185,000	185,000
3	Paddy field	VND/ m ²	160,000	185,000	185,000
4	Other annual crop land	VND/ m ²	160,000	185,000	185,000
5	Unused flat land	VND/ m ²	160,000	185,000	185,000

N o.	Type of land	Unit	Price unit of Province	Surveyed price	Proposed price unit
Phuoc Lap Commune					
1	Residential land	VND/ m ²	800,000	800,000	800,000
2	Perennial tree land	VND/ m ²	135,000	205,500	205,500
3	Paddy field	VND/ m ²	135,000	205,500	205,500
4	Other Annual crop land	VND/ m ²	135,000	205,500	205,500
My Phuoc Commune					
1	Residential land	VND/ m ²	1,100,000	750,000	750,000
2	Perennial tree land	VND/ m ²	135,000	202,500	202,500
3	Paddy field	VND/ m ²	135,000	202,500	202,500
4	Other Annual crop land	VND/ m ²	135,000	202,500	202,500
Hung Thanh commune					
1	Residential land	VND/ m ²	1,500,000	2,250,000	2,250,000
2	Perennial tree land	VND/ m ²	135,000	202,500	202,500
3	Paddy field	VND/ m ²	135,000	202,500	202,500
4	Other Annual crop land	VND/ m ²	135,000	202,500	202,500
Tan Hoa Dong Commune					
1	Residential land	VND/ m ²	1,000,000	1,700,000	1,600,000
2	Perennial tree land	VND/ m ²	135,000	205,000	205,000
3	Paddy field	VND/ m ²	135,000	205,000	205,000
4	Other Annual crop land	VND/ m ²	135,000	205,000	205,000

Table 29: Unit Costs of Crops and Trees

N o.	Type of trees	Unit	Unit price of Province	Surveyed price	Proposed unit price
	Long An Province		Decision: 22/2011/QĐ-UBND		
1	Guava	VND/Tr ee	90,000	150,000	150,000

2	Mango	VND/Tree	400,000	600,000	600,000
3	Jack fruit	VND/Tree	160,000	250,000	250,000
4	Banana	VND/Tree	20,000	40,000	40,000
5	Cane	VND/m ²	3,000	4,500	4,500
6	Paddy	VND/m ²	1,500	4,500	4,500
Tien Giang Province			Decision: 05/2015/QĐ-UBND		
1	Guava	VND/Tree	220,000	300,000	300,000
2	Mango	VND/Tree	2,300,000	2,800,000	2,800,000
3	Jack fruit	VND/Tree	800,000	1,200,000	1,200,000
4	Banana	VND/Tree	160,000	200,000	200,000
5	Cane	VND/m ²	800,000	1,000,000	1,000,000
6	Paddy	VND/m ²	5,000	6,500	6,500

Table 30: Unit Costs of Houses and Other Structures

No.	Type of structure	Unit	Unit price issued by Province	Surveyed price	Proposed price unit
Long An Province			Decision: 27/2014/QĐ-UBND		
A	Unit price for main houses				
1	Temporary (poor wood, wattle, leaf roof, earthen floor), Grade 5	m ²	392,000	744,800	744,800
2	Semi- permanent house (Brick pile and foundation, wood girder, brick wall, metal roof , cement floor), Grade 4	m ²	1,345,000	2,555,500	2,555,500
3	Permanent floor house(concrete foundation, brick wall, concrete girder, metal roof, ceramic floor, ceiling, auxiliary works), Grade 3	m ²	3,894,000	7,500,600	7,500,600
B	Unit price for other structures and works				
1	Store house	m ²	2,250,000	4,255,000	4,255,000
2	Fence	m ²	534,000	1,050,600	1,050,600
3	Concrete pillar	Pillar	107,00	205,500	205,500
Tien Giang Province			Decision: 09/2014/QĐ-UBND		
A	Unit price for main houses				

1	Temporary (poor wood, wattle, leaf roof, earthen floor), Grade 5	m ²	592,000	744,800	744,800
2	Semi- permanent house (Brick pile and foundation, wood girder, brick wall, metal roof , cement floor), Grade 4	m ²	1,445,000	2,555,500	2,555,500
3	Permanent floor house(concrete foundation, brick wall, concrete girder, metal roof, ceramic floor, ceiling, auxiliary works), Grade 3	m ²	3,800,000	7,500,600	7,500,600
B	Unit price for other structures and works				
1	Store house	m ²	2,050,000	4,255,000	4,255,000
2	Fence	m ²	585,000	1,050,600	1,050,600
3	Concrete pillar	Pillar	105,00	205,500	205,500

V. CONCLUSIONS AND RECOMMENDATIONS

15. The study results on replacement costs based on actual survey compared with the ones issued by the PPCs showed that there are some differences. The proposed unit price will be applied for calculating compensation prices for affected lands and assets of the Project.

Breakdown of Replacement Costs of Secondary Structures

District/ Commune	Kitchen (m ²)					Animal shelter (m ²)					Fence (m)		
	Grade IV	Unit cost	Temporary	Unit cost	Amount (VND)	Grade IV	Unit cost	Temporary	Unit cost	Amount (VND)	Cement	Unit cost	Barbwire/ wood
Thanh Hoa Dist.	-		-		-	-		-		-	36		16
Tan Tay	-	-	-		-	-	2,555,500	-		-	36	1,050,600	16
Thu Thua Dist.	-		8		-	20		20		51,110,000	25		-
Long Thuan	-		8		-	20	2,555,500	20	-	51,110,000	25	1,050,600	-
Tan Lap	-	-	-		-	-	2,555,500	-	-	-	-		-
Ben Luc Dist.	9		8		22,999,500	-		-		-	-		24
Thanh Loi	9	2,555,500	8		22,999,500	-		-		-	-		24
Duc Hoa Dist.	-		8		5,958,400	19		24		48,554,500	42		12
Huu Thanh	-		8	744,800	5,958,400	19	2,555,500	24	-	48,554,500	42	1,050,600	12
Hoa Khanh Dong			-		-	0		-		-	-		-
Total	9		24		28,957,900	39		44		99,664,500	103		52

(Cont.)

Gate (m)							Latrine (m ²)					Pave	
Cement	Unit cost	Steel/ iron	Unit cost	Wood/ Bamboo	Unit cost	Amount (VND)	Cement	Unit cost	Bamboo	Unit cost	Amount (VND)	Cement	Unit cost
6		-		4		2,568,133	-		-		-	-	
6	350,200	-	-	4	116,733	2,568,133	-	-	-	116,733	-	-	1,050,600
-		3	-	-		-	-		3		-	22	
-		3		-		-	-		3		-	22	
-	350,200	-	233,467	-	-	-	-	-	-		-	-	1,050,600
-		4		6		1,634,267	2		-		700,400	-	

-		4	233,467	6	116,733	1,634,267	2	350,200	-		700,400	-	
5		8		-		1,867,733	4		2		1,400,800	-	
5		8	233,467	-	-	1,867,733	4	350,200	2		1,400,800	-	
-		-		-		-	-		-		-	-	
11		15		10		6,070,133	6		5		2,101,200	22	

