

# Draft Resettlement Due Diligence Report and Corrective Action Plan

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March 2015

## Multitranche Financing Facility Socialist Republic of Viet Nam: Power Transmission Investment Program

### Tranche 3

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

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March 2015

## **Second Transformer Bank for 220 kV Tra Vinh Substation**

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.

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## ACRONYMS AND ABBREVIATIONS

ADB	-	Asian Development Bank
AH	-	affected household
APs	-	affected persons
CAP	-	corrective action plan
CPC	-	Commune Peoples' Committee
DCARC	-	District Compensation, Assistance and Resettlement Committee
DPs	-	displaced persons
EA	-	executing agency
EMA	-	external monitoring agency
DMS	-	detailed measurement survey
GOV	-	Government of Vietnam
IOL	-	inventory of losses
LURCs	-	land use rights certificates
MFF	-	multi-tranche financing facility
NPT	-	National Power Transmission Corporation
OP	-	Operational Policy
PIB	-	project information booklet
PPC	-	Provincial Peoples' Committee
RAP	-	resettlement action plan
SPPMB	-	South Power Project Management Board
SPS	-	Safeguard Policy Statement
SS	-	substation
VND	-	Vietnamese Dong
WB	-	World Bank

## EXECUTIVE SUMMARY

### Project 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 Tàu 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.

### Social Safeguard Documents Needed for the 9 Subprojects

2. **DDR and CAP.** With the exception of the 220 kV Vung Tàu SS, 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”<sup>1</sup> 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.<sup>2</sup> (See **Chapter IV** for a detailed discussion of the PTIP resettlement policy).

3. **RP/REMDP.** In the case of the 220 kV Vung Tàu SS, government has to prepare a resettlement plan (RP), even if the proposed subproject involves only the installation of a second transformer bank in Vung Tau SS. The reason for the RP lies on the fact that land acquisition for the site of the substation has not yet been completed and the construction of the substation has not yet started. The installation of a second transformer bank (as a subproject of PTIP Tranche 3) in the 220 kV Vung Tàu 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. Moreover, 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 Tàu 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 Tàu Substation.

4. 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

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<sup>1</sup> 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 second transformer units.

<sup>2</sup> Resettlement and Ethnic Minority Development Framework (REMDF), November 2011.

required for the 220 kV Binh Long – Tay Ninh TL because ethnic minority households are affected by this subproject. This DDR has been prepared for the 220/110 kV Tra Vinh SS.

### **Highlights of the Findings of the DDR for the 220 kV Duc Hoa Substation**

5. **Construction of the facility.** In 2010 - 2012, the World Bank (WB) funded the construction of the 220/110 kV Tra Vinh SS, located in the middle of rice fields in Ba Se A Village, Luong Hoa Commune, Chau Thanh District, Tra Vinh Province. Land acquisition for this WB-assisted project has since been completed and the SS started operation in 2012.

6. **Adverse social impacts.** The construction of the SS in 2010 - 2012 required the permanent acquisition of 33,802 m<sup>2</sup> of agricultural land that belonged to 11 affected households (AHs). No other assets were adversely affected in the construction of the substation. (See **Appendix 1** for the list of AHs)

7. **Documentation of impacts and resettlement plan prepared.** The District Compensation Assistance and Resettlement Committee (DCARC) of Chau Thanh, in cooperation with SPPMB and town cadastral officials, conducted in August 2010 the detailed measurement survey (DMS) of affected assets. A resettlement action plan (RAP) was prepared for the project based on relevant laws of Viet Nam and the social safeguard requirements of WB (OP 4.12 on Involuntary Resettlement).

8. **Compensation and allowances provided.** Payment of compensation and cash assistance to the AHs was carried out in 2011 prior to the commencement of civil works. A total of VND 1,139,233,000 was paid to the AHs for the recovered agricultural land. In addition, VND 33,802,000 was paid to AHs with standing rice crops on their recovered paddy lands. In addition, 5 types of assistance were provided to entitled AHs. These were assistance for losing agricultural land, life and production stabilization for those severely affected by the loss of production land, assistance to the poor, assistance to beneficiaries of government social policies (e.g., households of war martyrs), and bonus for prompt hand-over of recovered lands. In all, VND 5,822,405,000 in cash assistance was provided to eligible AHs.

9. **Conclusion.** It is the view of this DDR that the manner in which land acquisition was carried out in 2010-2012 for the 220/110 kV Tra Vinh SS was generally consistent with the resettlement policy of PTIP. The due diligence review, however, has identified one shortcoming. Corrective action is proposed in this DDR to make land acquisition and compensation carried out in 2010-2012 consistent with the resettlement policy of PTIP.

## I. INTRODUCTION

### A. Overview of the Sub-project

1. 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.

2. 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.

3. The installation of a second 125 MVA 220/110/22 kV transformer bank in the existing 220/110 kV Tra Vinh SS is one of 9 subprojects being proposed for inclusion in Tranche 3. The substation is located in Ba Se A Village, Luong Hoa Commune, Chau Thanh District, Tra Vinh Province, and is surrounded by rice fields. The second transformer bank will be installed in the existing compound of the substation. No land acquisition will occur; therefore, a resettlement plan (RP) is not required. Notwithstanding, ADB safeguards policy considers the existing 220/110 kV Tra Vinh SS as an associated facility of the proposed subproject "Second Transformer Bank for 220 kV Tra Vinh Substation" under PTIP3. Thus, a due diligence review of the 220/110 kV Tra Vinh SS is required.

### B. Purpose and Methodology of Due Diligence

#### 1. Purpose of due diligence

4. According to ADB's safeguard policies, when a project to be funded by ADB is associated with another project, the bank requires a due diligence review of how land acquisition for the latter was carried out and to identify corrective actions, as needed, to make the same consistent with the agreed resettlement policy of the ADB-assisted project. Specifically, the objectives of the due diligence review were to:

- a. Determine if the procedures of land acquisition undertaken by SPPMB in 2010-2012 in connection with the construction of the 220/110 kV Tra Vinh SS was consistent with the agreed resettlement policy of PTIP (see **Chapter IV** for a detailed discussion of the PTIP resettlement policy);
- b. Propose corrective actions for any shortcomings in the way SPPMB carried out land acquisition vis-à-vis the agreed resettlement policy of PTIP.

## 2. Methodology of due diligence

5. PPTA consultants hired by ADB conducted the due diligence review in March 2015. The following activities were carried out in the DDR:

- a. Desk review: Collecting and analyzing documents related to land acquisition and compensation at the offices of SPPMB, Chau Thanh District Compensation, Assistance and Resettlement Committee (DCARC), and Luong Hoa Commune People's Committee (CPC) in order to find out the number of AHs, types of impacts, rates used in calculating compensation and cash assistance, amounts of compensation and cash assistance paid, information disclosure and public consultation, as well as complaints of AHs, if any. (See **Appendix 3** for a list of documents reviewed).
- b. Work with key stakeholders: Meeting and interviewing stakeholders, including members of the staff of SPPMB, Chau Thanh DCARC, Department of Finance, Department of Industry and Trade, Department of Natural Resources and Environment of Chau Thanh; and leaders of Luong Hoa Commune to discuss and assess the compensation and land acquisition process followed in the construction of the 220/110 kV Tra Vinh SS. (See **Appendix 2** for a list of persons met in the field).
- c. Field visit: Visiting the existing 220/110 kV Tra Vinh SS and surrounding areas in order to understand better the impacts when the substation was constructed. (See **Appendix 4** for pictures taken during the site visit).



## II. FEATURES OF THE EXISTING TRA VINH SS

6. The construction of the existing 220 kV Tra Vinh SS was funded by the World Bank (WB). The SS is located in the middle of paddy fields in Ba Se A hamlet, Luong Hoa Commune, Chau Thanh District, Tra Vinh Province. It is at the right hand side of National Road 60. The existing transformer of the 220/110 kV Tra Vinh SS mainly supplies 110 kV to Tra Vinh township and the districts of Chau Thanh, Cang Long, Duyen Hai, Cau Ke, Cau Ngang, Tieu Can and Tra Cu, all in Tra Vinh Province. Construction of the substation began in 2012 and was completed within the same year. Key features of the 220 kV Tra Vinh SS were the following:

- a. Capacity: 2 x 125 MVA
- b. Voltage level: 220 kV, 110 kV, 22 kV
- c. Transformer:  $225 \pm 8 \times 1,25\%/115\text{kV} - 125 \text{ MVA}$ ;
- d. Land of SS plus access road: 33,802 m<sup>2</sup>
- e. Various control equipment
- f. Telecommunications system and SCADA: equipping optical information system connecting to Vinh Long 220 kV substation by synchronous transport module STM-4.

7. The 220/110 kV Tra Vinh SS is connected to the 220 kV Vinh Long – Tra Vinh transmission line (TL).

**Figure 1: Location of the 220/110 kV Tra Vinh SS**



### III. FINDINGS OF THE DUE DILIGENCE

#### A. DMS Process

8. The District Compensation Assistance and Resettlement Committee (DCARC) of Chau Thanh, in cooperation with SPPMB and town cadastral officials, conducted in August 2010 the detailed measurement survey (DMS) of affected assets. The DMS was carried out publicly in a transparent manner with the participation of representatives of the AHs. Seven out of 11 AHs took part in the DMS process and signed the DMS records. The other 4 AHs were not around when the DMS of their affected agricultural lands was done. Thus, the DMS forms of the 4 AHs did not bear the signatures of a representative of the households. The DMS forms included details of the types of affected assets, including the area of the acquired plots of land. **DMS records reviewed did not contain socioeconomic information on the AHs. However, the approved compensation plans of the AHs included information on the households' ethnicity and identified the AHs that were poor. Thus, the DDR was able to identify 9 ethnic minority Khmer AHs and 1 poor AH.** (No corrective action required).

#### B. Impacts of the 220/110 kV Tra Vinh SS

9. A total of 11 AHs lost agricultural land with an aggregate area of 33,802 m<sup>2</sup>. No other assets were affected. All affected plots of land were covered with Land Use Rights Certificate (LURC). Rice was grown on the affected lands.

**Table 1: Scope of Land Acquisition**

No. of AHs	Affected Organizations	Affected Land (m <sup>2</sup> )	Affected Houses	Affected Other Structures	Affected Trees
11	0	33,802	0	0	0

#### C. Calculation of Compensation and Cash Assistance

10. The compensation plan of the AHs was prepared based on the project's resettlement policy and the unit prices of affected assets approved by Tra Vinh Provincial People's Committee (PPC). The PPC issued three decisions on unit prices for computing compensation for affected land, trees and crops, and structures (See **Appendix 3**).

11. The unit prices for crops approved by PPC were apparently at market cost; the AHs readily accepted them. On the other hand, AHs initially refused the cash assistance offered by government for their affected agricultural lands; the assistance was calculated at 1.5 times the unit price of agricultural land set by PPC. The AHs felt that the unit price set by PPC for agricultural land was below market rates, and that the top-up assistance of 1.5 times the cost of their affected land was still insufficient for them to acquire a replacement for their affected land. PPC subsequently revised the top-up cash assistance to 5 times the unit price of affected land.<sup>3</sup> This was acceptable to the AHs. The compensation plan was finalized by DCARC in May 2011. **The DDR believes that the amount of compensation and top-up assistance provided to the AHs for the loss of their agricultural land was much greater than what the AHs would have gotten if the compensation was just based on prevailing market rates. Therefore, there is no issue regarding compensation. Regarding cash assistance, the RAP did not provide for special cash assistance to the 9 ethnic minority Khmer AHs.** (No corrective action required. SPPMB personnel interviewed explained that the ethnic minority Khmer AHs lived among, and the standards of living no different from, the Kinh majority population).

<sup>3</sup>Decision No. 1059/UBND-KTTH

#### D. Amounts of Compensation and Cash Assistance Provided

12. A total of VND 1,139,233,000 was paid to the AHs for the recovered agricultural land. In addition, VND 33,802,000 was paid to AHs with standing rice crops on their recovered paddy lands.

**Table 2: Compensation for Affected Land and Standing Rice Crop**

Compensation for Land (VND)	Compensation for Crops (VND)	Total (VND)
1,139,233,000	33,802,000	1,173,035,000

13. Five types of assistance were provided to entitled AHs. These were assistance for losing agricultural land, life and production stabilization for those severely affected by the loss of production land, assistance to the poor, assistance to beneficiaries of government social policies (e.g., households of war martyrs), and bonus for prompt hand-over of recovered lands. All 11 AHs were entitled to get assistance for their affected rice-growing land. Assistance for life and production stability was provided to 6 severely affected households that lost more than 30% of their agricultural landholdings. ***The DDR takes note that the 30% benchmark used for determining entitlement to life stabilization was not consistent with the project resettlement policy that government agreed with WB, which defined severely affected AHs as those losing 20% or more of their productive assets, such as agricultural land. Moreover, PTIP resettlement policy sets the benchmark for eligibility to life stabilization at 10% minimum.*** (See Chapter V for corrective action).

14. Cash assistance was provided to poor AHs and to beneficiaries of government social policies. In all, VND 5,822,405,000 in cash assistance was provided to eligible AHs, of which assistance to AHs affected by the loss of agricultural land amounted to VND 5,696,165,999.

**Table 3: Cash Assistance Provided to AHs (in VND)**

Type of assistance	Number of household	Total of support
Agricultural land acquisition	11	5,696,165,000
Life and production stabilization	6	84,240,000
Poor households	1	3,000,000
Policy Households	2	6,000,000
Bonus	11	33,000,000
<b>Total</b>		<b>5,822,405,000</b>

15. Payment of compensation and cash assistance to the AHs was completed prior to the commencement of civil works for the 220/110 kV Tra Vinh SS. Payments were done in 4 batches as follows:

- a. First batch on June 16, 2011: Paid to 5 AHs
- b. Second batch on June 23, 2011: Paid to 3 AHs
- c. Third batch on June 30, 2011: Paid to 1 AH
- d. Fourth batch on July 13, 2011: Paid to 2 AHs

16. All 11 heads of the AHs signed their respective payment vouchers and committed to handover their recovered lands within the agreed period.

#### E. Restoration/Improvement of Livelihoods and Standard of Living

17. Officials of Chau Thanh District People's Committee and the Vice-Chairman of Luong Hoa Commune People's Committee, including 1 AP, confirmed that the 11 AHs have re-established their disrupted livelihoods and restored their pre-displacement income levels.

## **F. Participation, Information Disclosure and Consultation**

18. Project information disclosure meetings were conducted. As soon as the decision approving the 220/110 kV Tra Vinh SS project was issued, SPPMB cooperated with Chau Thanh DCARC and Luong Hoa CPC to organize meetings to disseminate project information. The RAP, prepared in 2008 and approved in April 2009, was also posted at commune offices to provide the local population and AHs the opportunity to better understand the project and its adverse social impacts.

19. After the draft compensation plan was prepared, 4 public consultations (December 31, 2010; January 6, 2011; January 11, 2011; and March 1, 2011) with the AHs were organized to receive feedbacks on the compensation plan. Following the holding of said consultations, the compensation plan was finalized in May 2011.

20. During the compensation payment process, when there was any query from the AHs, SPPMB cooperated with Chau Thanh DCARC and Luong Hoa CPC to organize dialogues with the AHs to answer their questions and resolve any complaints. Interviewed affected persons (APs) confirmed that they took part in public meetings several times. Policies on compensation were disclosed to the AHs. Moreover, a project information brochure was posted at the office of Luong Hoa CPC for the reference of AHs and the public. ***The DDR did not find any issue regarding public consultation and information disclosure.***

## **G. Grievance Redress**

21. During the preparation of the compensation plan, there were many queries on the compensation unit prices. AHs requested for higher cash assistance for their affected rice paddies. Consequently, DCARC raised the assistance rates to 5 times the compensation unit price set for affected paddy lands.

22. Other queries related to the substation infrastructure and equipment, such as light of the substation that AHs believed was affecting crop productivity in surrounding areas, including wastewater coming from the SS, were solved by adjusting the angle of the light and by constructing a drainage system surrounding the SS. ***The DDR did not find any issue regarding the grievance redress process.***

## **H. Gender and Vulnerable Groups**

23. No gender issues cropped up during the implementation of land acquisition. Women participated in consultations and in the DMS. Likewise, women from 5 out of 11 AHs received the households' compensation and cash assistance and signed the payment vouchers.

24. With regard vulnerable groups, the DDR identified 1 poor AH and 9 ethnic minority Khmer AHs. No special cash assistance was provided to the 9 ethnic Khmer AHs on account of their ethnic affiliation because ethnic Khmer in Tra Vinh Province was a dominant ethno-linguistic group next to the Kinh majority population. (No corrective action required).

## **I. Monitoring and reporting**

25. SPPMB contracted an external monitoring agency (EMA) to conduct independent monitoring of land acquisition and compensation. The EMA conducted periodic monitoring every six months and submitted its reports to SPPMB. ***The DDR did not find any issue regarding monitoring.***

#### IV. RESETTLEMENT POLICY OF PTIP

26. Project principles and entitlements embodied in the agreed 2011 Resettlement and Ethnic Minority Development Framework (REMDF) were used in examining whether or not land acquisition carried out in 2010-2012 in connection with the construction of the 220/110 kV Tra Vinh SS was consistent with the PTIP resettlement policy.

##### A. Principles

27. To address the discrepancies between the ADB 2009 Safeguard Policy Statement (SPS) and relevant Government of Vietnam (GOV) regulations the Project principles on resettlement are as follows:

- 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.

## **B. Entitlements**

28. Table overleaf outlines the entitlements of AHs as mandated by the PTIP resettlement policy.

**Table 4: Entitlement Matrix**

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
<b>A. Agricultural Land</b>			
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			

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
<p>Owners with LURC, owners in process of acquiring LURC, owners eligible to acquire LURC</p> <p>AND public organizations</p>	<p>More than 10 percent or more of total productive landholding affected</p>	<p>(a) As a priority, allocation of replacement land: (i) equal in area to affected 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>If remaining land holding is not 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 DCARC for each case.</p> <p>DCARCs 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 1 month before site clearance</p>
	<p>Less than 10 percent of total productive landholding affected; OR No suitable replacement land available</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 DCARCs 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 DCARCs 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 DCARCs 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 DCARCs 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</p>



Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		assigned period, whichever is higher.	
Non-titled user	Any impacted items	(a) No compensation but to be supported for affected land at the same 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).	For non-titled DPs with no other 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
<b>A.3 Impact on productive land in ROW</b>			
All AHs have trees/fruit trees in ROW	Partially impact or totally impact	(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>B. Residential and/or non-agricultural land</b>			
<b>B.1. Temporarily Affected Residential and/or Non-Agricultural Land</b>			
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>B.2. Permanently Affected Residential and/or Non-Agricultural Land</b>			

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	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

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
			rehabilitation allowances  (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.	
<b>B3. Impact on residential land in ROW</b>			
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
<b>C. MAIN HOUSES AND/OR SHOPS AND OTHER STRUCTURES OR PROPERTY</b>			
<b>C.1. Main Structures (Houses and/or Shops)</b>			
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	(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	(a) Cash compensation at replacement cost for whole affected structure	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
	partially affected and remaining portion no longer viable	for materials and labor with no deduction for depreciation or salvageable materials; and  (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)	
<b>C.2. Other Structures, e.g., kitchens, toilets, animal sheds, fences, foundations, etc.</b>			
Owners of structures	Partially or totally affected structures or other property	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
<b>D. Annual and perennial crops, fruit and timber trees and tree/plant fences</b>			
Owners of crops and/or trees	Loss of annual crops	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

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
			they possess land use rights
	Loss of perennial crops, fruit and timber trees and tree fences	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
<b>E. COMMUNITY AND PUBLIC RESOURCES/ASSETS</b>			
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.	Relocation or reconstruction of public facilities will be done with minimal disruption to public service
<b>F. LOSS OF BUSINESSES AND INCOME SOURCES (NON-LAND BASED)</b>			
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	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.
		(b) Cash compensation for affected structures at replacement costs; and	
Registered business owners	Structure totally affected and must be relocated OR Structure partially affected and must be rebuilt.	(c) Cash assistance for relocation (see G1), if any	
		(a) Cash assistance for loss of income equal to 30% of taxable revenues of one year. Average annual taxable revenues determined on basis of financial statements for the past 3 years; and  (b) Cash compensation for affected structures at replacement costs; and  (c) Cash assistance for relocation (see G1), if any	
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.	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
	Permanent loss of employment/work due to land acquisition or relocation of employer.	(a) Cash assistance equal to six months wages or salary or the value of a remaining contract, whichever is higher; and  (b) Assistance to secure new employment including relevant skills training expenses if required.	
<b>G. REHABILITATION ASSISTANCE</b>			
G.1. Relocation Allowance			
All DPs have to relocate	Relocation of household and/or business effects and salvaged and new building materials.	(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.	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	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,	Assistance to restore livelihoods and	AHs directly cultivate on the affected land to be entitled:	Value of in kind assistance to be

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
displaced from housing or losing 10 percent or more of their productive, income generating irrespective of tenure status.	incomes following acquisition of agricultural land or other productive assets	<p>(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;</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>determined during RP or REMDP implementation.</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.	<p>Cash assistance equal to 1.5 time 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.
<b>G.6. Special allowance for social and economically vulnerable households</b>			
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.	<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.
<b>G.7 Assistance for houses/infrastructures falling in the ROW</b>			
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 be provincial regulations
<b>G.8 Bonus to DPs that relocate on time</b>			
All DPs that relocate		Bonus Allowance if land is handed over in a timely manner according to PPC's regulation.	

## V. CORRECTIVE ACTION PLAN

29. With the PTIP resettlement policy as reference, SPPMB has identified in table below one resettlement issue in the way land acquisition was carried out in 2010 – 2012 in connection with the construction of the 220/110 kV Tra Vinh SS. SPPB proposes to carry out a corrective action to address this issue, consistent with the PTIP resettlement policy.

**Table 5: Resettlement Issue and Proposed Corrective Action**

Areas of Concerns	Gaps in the 2008-2014 implementation of land acquisition vis-à-vis PTIP resettlement policy	Corrective actions	Responsible Entities	Timeline
Payment of life stabilization assistance	Losing 30% or more of one's total agricultural (productive) land was used for determining who were severely impacted and thus eligible to get life stabilization assistance. Six AHs (i.e., lost 30% or more of productive lands) were deemed severely affected. PTIP resettlement policy sets the benchmark for determining who are severely impacted at 10% loss of an AH's total productive assets.	(i) Review the DMs forms of the remaining 5 AHs to find out who among them lost 10%-29% of their total agricultural (productive) land. (ii) Prepare payment vouchers or plans for AHs that lost 10%-29% of their total agricultural (productive) landholdings for approval by the PPC. (iii) Pay life stabilization assistance to the eligible AHs.	<b>SPPMB, DCARC, and PPC</b>	Prior to the implementation of PTIP3

30. SPPMB, in collaboration with the People's Committee of Tra Vinh Province and DCARC, will implement the aforementioned corrective action once ADB gives its concurrence to this DDR/CAP. SPPMB will monitor the implementation of the corrective action by DCARC and will include in its regular progress report to NPT and ADB the status of the implementation of the CAP. Following receipt of a report from SPPMB confirming that the implementation of the CAP has been completed satisfactorily, land acquisition carried out in the construction of the 220/110 Tra Vinh SS will be deemed compliant with the PTIP resettlement policy and no further monitoring is required.



## Appendix 1 List of affected households

No.	AH Head/ Representative	Recovered Assets	Cash Assistance (VND)	Compensation for Land and Rice Crop (VND)
1		Agricultural Land and Crops	257,955,000	53,227,000
2		Agricultural Land and Crops	2,204,295,000	448,073,000
3		Agricultural Land and Crops	771,400,000	155,606,000
4		Agricultural Land and Crops	446,050,000	86,234,000
5		Agricultural Land and Crops	588,275,000	117,807,000
6		Agricultural Land and Crops	533,040,000	106,541,000
7		Agricultural Land and Crops	115,325,000	23,250,000
8		Agricultural Land and Crops	265,925,000	54,249,000
9		Agricultural Land and Crops	254,030,000	50,217,000
10		Agricultural Land and Crops	376,800,000	76,540,000
11		Agricultural Land and Crops	9,310,000	1,291,000
<b>Total</b>			<b>5,822,405,000</b>	<b>1,173,035,000</b>

Note: Names deleted for confidentiality

## Appendix 2 List of People Met

No.	Name	Designation/Address	Note
1	Mr. Hieu	Vice Chairman of Chau Thanh District	
2	Mr. Phuong	Official of Chau Thanh District Financial Department	
3	Mr. Phuong	Official of Chau Thanh District Trade and Industry Department	
4	Mr. Giau	Staff of Chau Thanh DCARC	
5	Mr. Nhan	Leader of Chau Thanh District Environment and Resources Department	
6	Nguyen Thu Thuy	Vice Chairman of Luong Hoa Commune	
7	*	Luong Hoa commune	AP

\*Name deleted for confidentiality

### **Appendix 3 List of Documents Reviewed**

1. Abbreviated Resettlement Plan of the 220/110 kV Tra Vinh substation
2. Independent Monitoring Report
3. Resettlement plan of the 220/110 kV Tra Vinh substation.
4. Community meeting minutes in Luong Hoa Commune
5. Minutes of the Inventory of losses of 11 Ahs
6. Receipt form and Cash Deposit and Receipt and agreement of receiving compensation money by AHs
7. Official Letter No. 2084/UBND-KTTH dated July 26, 2010 of Tra Vinh PPC on cost for implementing compensation, assistance and resettlement upon land recovery by the State in Tra Vinh province area;
8. Decision No. 804/QD-UBND dated May 9, 2006 of Tra Vinh PPC on cost for appraising the approval;
9. Official Letter No. 2973/UBND-KTTH dated October 25, 2010 of Tra Vinh PPC Chairman on some assistance policies of the 220/110 kV Tra Vinh Substation Project;
10. Official Letter No. 3765/UBND-KTTH dated December 31, 2010 of Tra Vinh PPC Chairman adjusting assistance policies of the 220/110 kV Tra Vinh Substation project;
11. Official Letter No. 1059/UBND-KTTH dated April 20, 2011 of Tra Vinh PPC Chairman adjusting assistance policies of the 220/110 kV Tra Vinh Substation Project (second batch);
12. Decision No. 12/2010/QD-UBND dated December 23, 2010 of Tra Vinh PPC issuing land prices in Tra Vinh Province in 2011;
13. Decision No. 02/2009/QD-UBND of Tra Vinh PPC on compensation unit prices for houses, structures, and new civil works;
14. Decision number 06/2008/QD-UBND date 26/2/2008 of Tra Vinh PC on unit prices of trees and crops;

#### Decisions on compensation unit prices:

1. Decision No. 12/2010/QD-UBND dated December 23, 2010 of Tra Vinh PPC issuing land prices in Tra Vinh province in 2011;
2. Decision No. 02/2009/QD-UBND of Tra Vinh PPC on compensation unit prices for houses, structures, and new civil works;
3. Decision No. 06/2008/QD-UBND date February 26, 2008 of Tra Vinh PPC on unit price of trees and crops.

## Appendix 4 Photos of Site Visit



Transformer 1 in the existing 220/110 kV Tra Vinh substation



Inside existing 220/110 kV Tra Vinh substation



Outside the 220/110 kV Tra Vinh Substation



Drain system around the 220/110 kV Tra Vinh Substation