

# 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 Duc Hoa Substation**

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

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

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## ACRONYMS AND ABBREVIATIONS

ADB	-	Asian Development Bank (or the Bank)
AH	-	affected household
CAP	-	corrective action plan
CPC	-	Commune Peoples' Committee
DDR	-	due diligence report
DCARC	-	District Compensation and Resettlement Committee
DMS	-	detailed measurement survey
EA	-	executing agency
EMA	-	external monitoring agency
GOV	-	Government of Vietnam
IOL	-	inventory of losses
JICA	-	Japan International Cooperation Agency
LURCs	-	land use rights certificates
MFF	-	Multi-tranche Financing Facility
NPT	-	National Power Transmission Corporation
PIB	-	project information brochure
PPC	-	Provincial Peoples' Committee
PTIP3	-	Power Transmission Investment Program Tranche 3
REMDF	-	Resettlement and Ethnic Minority Development Framework
REMDP	-	Resettlement and Ethnic Minority Development Plan
SPPMB	-	Southern Power Project Management Board
SPS	-	Safeguard Policy Statement
SS	-	substation
VND	-	Vietnamese Dong

## 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 500/220 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 unit 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 220/110kV 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 required for the 220 kV Binh Long – Tay Ninh TL because ethnic minority households are

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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 said second transformer units.

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

affected by this subproject. This DDR has been prepared for the 220 kV Duc Hoa Substation SS.

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

5. **Construction of the facility.** In 2014, NPT constructed using government funds the 220 kV Duc Hoa SS, located in Tan My Commune, Duc Hoa District, Long An Province, while the Japan International Cooperation Agency (JICA) provided the funds for the installation of equipment for the substation. Land acquisition for this JICA-assisted project was carried out in 2010-2013 guided by existing national and provincial laws and regulations. Construction of the SS commenced in 2014 and was completed in the first quarter of 2015.

6. **Adverse social impacts.** The construction of the 220 kV Duc Hoa SS in 2014-2015 adversely affected 12 households in addition to the Commune People's Committee (CPC). All 12 affected households (AHs) lost agricultural land (paddies), 4 of which also lost wells. No house or tree was adversely affected. The total area of the affected land was 31,922.3 m<sup>2</sup>, of which 31,745.2 m<sup>2</sup> belonged to the AHs and 177.1 m<sup>2</sup> belonged to Tan My CPC. By classification, 30,698.2 m<sup>2</sup> of the affected land was agricultural land; 1,047 m<sup>2</sup>, garden land; and 177.1 m<sup>2</sup>, commune road. No residential land was affected. (See **Appendix 1** for the list of the AHs and affected institution).

7. **Documentation of impacts and resettlement plan prepared.** The District Compensation, Assistance and Resettlement Committee of Duc Hoa carried out in November 2010 the detailed measurement survey (DMS) of project impacts. No resettlement plan (RP) had been prepared since funds for the construction of the substation came from the government. Based on the results of the DMS, compensation plans (CPs) were prepared for each of the 12 AHs, providing in detail their losses, compensation due for affected assets, and their corresponding allowances per applicable national and provincial government laws.

8. **Compensation and allowances provided.** Payment of compensation and cash assistance of the AHs was completed in October 2013 prior to the start of civil works. The total amount of compensation paid to the 12 AHs was VND 1,704,013,890. Two types of cash assistance were provided to the AHs, including assistance for life and production stability and job change assistance. Assistance for life stabilization was given to 1 AH that lost more than 30% of its productive landholdings. All 12 AHs, being directly engaged in agricultural production, were provided cash assistance for job change.

9. **Conclusion.** It is the view of this DDR that the manner in which land acquisition was carried out in 2010-2013 for the 220/110 kV Duc Hoa SS was generally consistent with the resettlement policy of PTIP. The due diligence review, however, has identified some shortcomings. Corrective actions are proposed in this DDR to make land acquisition and compensation carried out in 2010-2013 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 second transformer bank for the existing 220 kV Duc Hoa SS is one of 9 subprojects being proposed for inclusion in Tranche 3. The substation is located in Tan My Commune, Duc Hoa District, Long An Province. 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 kV Duc Hoa SS as an associated facility of the proposed subproject "Second Transformer Bank for 200 kV Duc Hoa Substation" under PTIP3. Thus, a due diligence review (DDR) of the 220 kV Duc Hoa 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 2010-2013 in connection with the construction of the 220 kV Duc Hoa 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 study: reviewed documents related to land acquisition and compensation at SPPMB Office, Duc Hoa District Compensation and Resettlement Committee

(DCARC), Tan My CPC in order to gather data on the number of AHs, types of impacts, compensation rates used, assistance provided, amount of compensation paid, information disclosure and public consultation activities carried out, as well as complaints, if any, by the AHs. (See **Appendix 3** for a list of documents reviewed).

- b. Interview of stakeholders: Met with stakeholders, including staff of SPPMB and Duc Hoa DCARC, representatives of the Duc Hoa District People's Committee (DPC), and leaders of Tan My Commune to collect information regarding the process used in land acquisition.
- c. Field visit: Visited the existing 220/110 kV Duc Hoa SS and made an observation of the land, trees, crops and assets of people surrounding the SS in order to get a better understanding of the scope of impacts when the substation was first constructed.
- d. Interview of local people: Met with local people who were around when land acquisition was carried out.<sup>3</sup> (See **Appendix 2** for a list of persons met in the field and **Appendix 4** for pictures taken during the site visit).

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<sup>3</sup>The AHs have all transferred residence outside of the project area following land acquisition.

## II. FEATURES OF THE EXISTING DUC HOA SS

6. NPT constructed the 220/110 kV Duc Hoa SS with assistance from JICA, primarily for the provision of equipment for the substation. Construction of the substation was completed on March 31, 2015 and the facility has since been in operation. Features of the 220/110 kV Duc Hoa SS include the following:

- Voltage level: 220/110kV
- Substation scale: 2x250MVA 220/110kV and 3x63MVA 110/22kV, for first installation stage: 1x250MVA and 1x63MVA.
- Pressure transformer: 225+8x1.25%/115kV-250MVA and 115+9x1.78%/23kV - 63MVA.
- Area: Substation (23,295 m<sup>2</sup>), Access road (3841.25 m<sup>2</sup>).

Figure 1: Location of the 220/110 kV Duc Hoa SS



### III. FINDINGS OF THE DUE DILIGENCE

#### A. DMS Process

7. The District Compensation and Resettlement Committee (DCARC) of Duc Hoa District, with assistance from a DMS task force, conducted the DMS on November 4–5, 2010. The DMS task force consisted of 11 members, including 7 persons from Duc Hoa District Land Fund Development Center (LFDC), cadastral official of Tan My Commune, Bau Cong Village leader, representatives of the households in the project area, and SPPMB compensation staff members. The DMS was carried out publicly with the participation of the AHs. The DMS task force reviewed, checked and completed the DMS forms before giving these to the AHs for verification and signing. The AHs kept a copy of DMS form to check their loss more carefully. The DMS forms included details of the affected assets, such as the total area of the affected land, land use status, legal status of the land, and area of the acquired land. The name of the head of household and the address of the AH were provided at the beginning of each DMS form. Information on who participated in the DMS, as well as the date when the DMS was carried out, was also included in the DMS form. ***DMS records reviewed did not contain socioeconomic information on the AH, such as the number of household members, occupation of the household head, number of income earning members of the household, or information on whether or not the household was a beneficiary of government social policies for war martyrs and wounded soldiers; an ethnic minority; a poor household; etc. In addition, 2 DMS forms lacked the signature of the representative of the AHs, while 4 other DMS forms did not have the signature of the DMS team leader.*** (See Section V for corrective action).

#### B. Impacts of the 220 kV Duc Hoa SS

8. The construction of the substation required the permanent acquisition of an aggregate of 31,922 m<sup>2</sup>, of which 31,745 m<sup>2</sup> belonged to 12 households, while 177 m<sup>2</sup> was under the management of Tan My CPC. All of the AHs had Land Use Right Certificates (LURC) for their affected land. In terms of classification, 30,698 m<sup>2</sup> of the affected land of the AHs were agricultural, while 1,047 m<sup>2</sup> were garden land. The affected 177 m<sup>2</sup> of land of Tan My CPC was a road. No residential land was affected. There was one AH that lost more than 30% of its agricultural landholdings.

**Table 1: Scope of Land Acquisition**

Affected Household/ Institution	No.	Affected agricultural land (m <sup>2</sup> )	Affected garden land (m <sup>2</sup> )	Gov't land/road (m <sup>2</sup> )	No. of Dug Wells
Household	12	30,698	1,047	-	4
Tan My CPC	1	-	-	177	-

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

9. The compensation plans were initially prepared in December 2010 and approved by Duc Hoa DPC in 2011. However, at that time, funds for the project were not available, thus payment of compensation could not be carried out. By the time funds for land acquisition became available in 2013, prices of affected assets had already escalated, requiring the revision of the compensation plans.<sup>4</sup> Duc Hoa District LFDC and SPPMB revised the compensation plans and submitted them to Duc Hoa DCARC on October 8, 2013 (Statement No. 822/PA-BT, HT&TDC). Duc Hoa DCARC in turn endorsed the compensation plans to Duc Hoa DPC on the same day (Statement No. 302/TTr-HD). The calculation of compensation in the revised compensation plan was based on the decisions of the Long An PPC that prescribed the unit prices of affected assets. According to the revised compensation plans, the unit prices used in calculating compensation for affected assets

<sup>4</sup> Initially in 2013, the AHs questioned the use of same unit prices utilized earlier in the compensation plans prepared in 2010. However, following adjustments in the compensation rates to reflect current market prices, the AHs agreed with the revised compensation plans and did not raise any further query.

were at market rates. **The DDR did not find any issue regarding unit rates used in calculating compensation. All 12 PAHs signed their payment vouchers and committed to handover their acquired properties.**

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

10. Payment of compensation and cash assistance of the AHs was completed in October 2013 prior to the start of civil works. The total amount of compensation paid to the 12 AHs was VND 1,704,013,890. Of this amount, compensation for land amounted to VND 1,644,624,390; affected wells, VND 25,056,000; and rice crop on affected agricultural land, VND 34,333,500. The Tan My CPC did not get any compensation for the road land that it lost.

**Table 2: Total Compensation Paid to the AHs for Affected Land**

Compensation for agricultural land	Compensation for garden land	Compensation for other Structures	Compensation for crops	Total
1,456,164,390	188,460,000	25,056,000	34,333,500	1,704,013,890

11. Two types of cash assistance were provided to the AHs, including assistance for life and production stability and job change assistance. Assistance for life stabilization was given to 1 AH that lost more than 30% of its productive landholdings. All 12 AHs, being directly engaged in agricultural production, were provided cash assistance for job change. The amount of assistance provided was equivalent to 2 times the unit price of their affected agricultural land (per Decision No. 64/2012/QD-UBND, dated December 17, 2012 by Long An Province). **The DDR takes note of the fact that the 30% benchmark used for determining eligibility to life stabilization in the JICA-assisted 220 kV Duc Hoa SS is not consistent with PTIP resettlement policy.** (See Chapter V for corrective action).

12. The total amount of cash assistance provided to the AHs was VND 2,980,602,000, including VND 11,880,000 for life stability assistance and VND 1,968,602,000 for job change assistance. In addition, the AHs were also provided with vocational training cards for household members who were within the working age. Each training card has the equivalent value of VND 5,000,000. A total of seven AHs were provided with training cards.

**Table 3: Assistance Provided to the AHs**

Type of support	Number of AHs	Area of affected land (m <sup>2</sup> )	Amount of cash assistance
Life stability and manufacture stability	1	6196	11,880,000
Job change and job create	12	32922.3	2,968,722,000
Job training card provision	7		
<b>Total cash assistance provided</b>			<b>2,980,602,000</b>

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

13. All 12 AHs have transferred residence since the construction of the substation, and with the exception of 1 AP whose remaining agricultural land is tended by a caretaker, local authorities have no idea where the 11 AHs presently reside. SPPMB, being the implementing agency, corroborated by the caretaker of the plot of the AP, claims that the 12 AHs have restored their pre-displacement livelihoods and incomes.

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

14. Consultations and information disclosure meetings were carried out in two rounds as follows:

- a. First round: in 2010, following approval of the 220/110 kV Duc Hoa SS project, SPPMB cooperated with Duc Hoa DCARC and Tan My CPC to organize public meetings to disseminate project information. A copy of the resettlement plan (RP) was also posted in the commune office in order for commune leaders and local people to understand better the scope and anticipated impacts of the project.

- b. Second round: in 2011, following preparation by Duc Hoa DCARC of the draft compensation plan, meetings were held to inform the AHs about their respective compensation plans and date of compensation payment. AH interviewed confirmed that they had been invited to take part in both public and household-level meetings several times. Compensation policies and compensation plans were discussed with them.

15. The compensation plans were posted at the Tan My CPC office for the scrutiny of the AHs and interested parties. When there was any query or issues from the AHs, SPPMB cooperated with Duc Hoa DCARC and Tan My CPC to organize dialogues with the AHs to answer their questions and resolve any issues. A project information brochure (PIB) was also posted at Tan My CPC office for the reference of the people. ***The DDR did not find any issue regarding public consultation and information disclosure.***

#### **G. Grievance redress**

16. Questions and complaints the AHs raised during the second round of public consultation held in 2011, and in 2013 prior to the finalization of their compensation plans, revolved around the unit rates used in calculating compensation and cash allowances, the latter being tied also with the unit rates used in compensation for affected landholdings. The AHs questioned the use of the unit prices set earlier when their compensation plans were initially prepared in 2010. DCARC subsequently adjusted the amounts of cash allowances of the AHs to make up for shortfalls in their compensations using 2011 unit rates to reflect prevailing market rates in 2013. The AHs agreed with this approach and accepted their revised compensation plans.

17. As provided for in the RP, the grievance redress mechanism consisted of four steps. Step 1: AH lodges its complaint to CPC; Step 2: AH lodges its complaint to DPC; Step 3: AH lodges its complaint to PPC; and Step 4: AH brings its complaints to the People's Court. ***The DDR did not find any issue regarding the grievance redress process.***

#### **H. Gender and vulnerable group**

18. There were no gender issues identified during the implementation of compensation and land acquisition. Women participated in consultations, in the DMS, and were present during payment of compensation. Women from 3 out of 12 AHs received and signed the compensation payment vouchers. ***As pointed out earlier, the DDR has taken note of the fact that the DMS did not determine if the AH qualified as a vulnerable household.*** (See Chapter V for corrective action).

#### **I. Monitoring**

19. Project agreement between GOV and JICA did not require the recruitment of an external monitoring agency. However, SPPMB carried out internal monitoring. SPPMB regularly followed the land acquisition and compensation process. If there was any query during the land acquisition process, SPPMB cooperated with Duc Hoa DCARC to find the most appropriate solution in a timely manner. ***The DDR did not find any issue regarding monitoring.***

#### IV. RESETTLEMENT POLICY OF PTIP

20. 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 connection with the construction of the 220/110 kV Duc Hoa SS was consistent with the PTIP resettlement policy.

##### A. Principles

21. 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**

22. 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			
<p>Owners with LURC, owners in process of acquiring LURC, owners eligible to acquire LURC</p> <p>AND public organizations</p>	Loss of use of the land for a period less than 1 year	<p>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</p>	<p>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.</p> <p>PPMBs and EMA are in charge of monitoring on restoration of the affected land.</p> <p>Full payment for AHs at least 03 months before site clearance</p>
	Loss of use of land exceeds 1 year.	<p>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.</p> <p>Or</p> <p>DP can ask the Subproject to acquire permanently that land affected at replacement cost</p>	
User with lease or temporary right	Loss of use of the land for a period less than 1 year	<p>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</p>	<p>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.</p> <p>PPMBs and External monitoring agency (EMA) is in charge of monitoring on restoration of the affected land.</p> <p>Full payment for AHs at least 03 months before site clearance</p>
	Loss of use of land exceeds 1 year	<p>No compensation for land if returned to original user; however, the Subproject will:</p> <p>(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.</p> <p>(b) Restore of land within 1 month after using to its previous or better quality OR pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land.</p> <p>Or</p> <p>DP entitled to compensation for the remaining value of the lease contract</p>	
Non-titled user		<p>No compensation for land; however, the Subproject will pay cash compensation for loss of standing crops and trees at market prices (see D, below).</p>	<p>Compensation will be at least equivalent to income lost as a result of the temporary acquisitions of the land.</p>
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 01 months 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.	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
	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.	they possess land use rights 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.	
	Permanent loss of employment/work	(a) Cash assistance equal to six months wages or salary or the value of a	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
	due to land acquisition or relocation of employer.	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, displaced from housing or	Assistance to restore livelihoods and incomes following acquisition of	AHs directly cultivate on the affected land to be entitled: (a) Losing from 10 to 30% of agricultural land holding; Cash assistance	Value of in kind assistance to be determined during RP or REMDP

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
losing 10 percent or more of their productive, income generating irrespective of tenure status.	agricultural land or other productive assets	<p>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>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 the 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

23. With the PTIP resettlement policy as reference, SPPMB has identified in table below the shortcomings in the way land acquisition was carried out in 2010 – 2013 in connection with the construction of the 220/110 kV Duc Hoa SS. For each shortcoming identified, SPPB proposes to carry out a corrective action for the purpose of making land acquisition that was undertaken in 2010 – 2013 consistent with the PTIP resettlement policy, albeit retroactively.

**Table 5: Summary of Shortcomings and Proposed Corrective Actions**

Areas of Concerns	Gaps in the 2013 implementation of land acquisition vis-à-vis PTIP resettlement policy	Corrective actions	Responsible Entities	Timeline
Missing signatures in the DMS	The DMS records lacked the signature of the DMS group leader (4 forms), representative of the AHs (2 forms) and representative of Duc Hoa District DONRE (11 forms).	(i) Review the cited DMS forms to ensure that details of affected assets and entitlements in said forms are consistent with the approved compensation plans and compensation payment vouchers. (ii) Ensure that the compensation plans and compensation payment vouchers of the 2 AHs that did not sign the DMS forms included the signatures of the household heads.	<b>SPPMB and DCARC</b>	Prior to the implementation of PTIP3
Identification of vulnerable AHs	The DMS did not determine who among the AHs belonged to one or more of the following vulnerable groups (i.e., women-headed AH with dependents, landless and poor AH, AH headed by a disabled person or by an elderly, ethnic minority AH). Per PTIP resettlement policy, a vulnerable AH is entitled to additional assistance to help improve the social and economic condition of the household.	(i) Determine who among the 12 AHs were vulnerable. (ii) Prepare supplementary payment vouchers or plans for the vulnerable AH for approval by the PPC. (iii) Pay supplementary allowance to the vulnerable AHs.	<b>SPPMB, DCARC, and PPC</b>	Prior to the implementation of PTIP3
Payment of life stabilization assistance	Losing 30% of one's total agricultural (productive) land was used in determining who were severely affected. Only 1 AH was deemed severely affected and for which it was provided life stabilization assistance.	(i) Review all DMS forms to find out which among the remaining 11 AHs 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) land 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

24. SPPMB, in collaboration with the People's Committee of Long An Province and DCARC, will implement the aforementioned corrective actions once ADB gives its concurrence to this DDR/CAP. SPPMB will monitor the implementation of the corrective actions 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 kV Duc Hoa SS will be deemed compliant with the PTIP resettlement policy and no further monitoring is required.

### Appendix 1 List of AHs and Affected Organization

No.	Name of AH Head	Address	Affected Assets	Total of support (VND)	Total amount of compensation (VND)
1		Tan My commune, DucHoa District, Long An Province	Land	184,401,000	287,050,890
2		Tan My commune, DucHoa District, Long An Province	Land and well	509,310,000	802,221,900
3		Tan My commune, DucHoa District, Long An Province	Land and well	515,970,000	817,483,500
4		Tan My commune, DucHoa District, Long An Province	Land	106,740,000	166,158,600
5		Tan My commune, DucHoa District, Long An Province	Land and well	229,410,000	360,246,900
6		Tan My commune, DucHoa District, Long An Province	Land and well	569,520,000	894,878,000
7		Tan My commune, DucHoa District, Long An Province	Land	16,731,000	26,026,000
8		Tan My commune, DucHoa District, Long An Province	Land	4,320,000	6,724,800
9		Tan My commune, DucHoa District, Long An Province	Land	188,460,000	289,975,800
10		Tan My commune, DucHoa District, Long An Province	Land	273,834,000	435,693,500
11		Tan My commune, DucHoa District, Long An Province	Land	230,436,000	358,456,000
12		Tan My commune, DucHoa District, Long An Province	Land	151,470,000	239,700,000
13		Tan My commune, DucHoa District, Long An Province	Land	0	0
	<b>Total</b>			<b>2,980,602,000</b>	<b>4,684,615,890</b>

Note: Names deleted for confidentiality

## Appendix 2 List of people met

No.	Name	Address	Note
1	Mr. Tri	Duc Hoa DCARC	Staff
2	Nguyen Minh Thoi	Tan My CPC	Vice Chairman
3	*	Tan My commune	Affected household

\*Name deleted for confidentiality

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

1. Minutes of Inventory of losses of 11 AHs
2. Minutes of DMS completion meeting
3. Minute of meeting on completion of posting of the compensation plan
4. Receipt of compensation money by AHs;
5. Decision No. 13634/QD-UBND by Duc Hoa DPC, dated October 10, 2013, approving the compensation, assistance, and resettlement plan for the 220/110 kV Duc Hoa Substation and 220 kV and 110 kV connections of which the SPPMB is the project owner at Tan My Commune, Duc Hoa District, Long An Province
6. Decisions on compensation unit prices
7. Statements approving the compensation plan
8. Compensation plan prepared in 2010 and revised in 2013
9. Decisions on land acquisition of the AHs
10. Decisions on compensation and assistances for the AHs.

Decisions on compensation unit prices include:

11. Decision No. 31/2010/QD-UBND dated July 13, 2012 by Long An PPC on unit prices of new construction of houses and structures in Long An province and Announcement No. 1463/CBG-SXD dated August 8, 2012 by Long An Department of Construction on prices of construction materials and fuel in Tan An City
12. Decision No. 22/2011/QD-UBND dated July 20, 2011 by Long An PPC on unit prices of trees and crops, livestock, investment cost in land, and graves in Long An province
13. Decision No. 51/2013/QD-UBND dated September 20, 2013 by Long An PPC amending and adding a number of provisions to the compensation, assistance, and resettlement upon land recovery by the State in Long An province together with the Decision No. 07/2010/QD-UBND dated March 31, 2010 by Long An PPC;
14. Decision No. 3349/QD-UBND dated September 24, 2013 by Long An PPC approving the compensation and assistance unit prices for the 220/110 kV Duc Hoa SS and 220/110 kV connections project at Tan My Commune, Duc Hoa District.

## Appendix 4 Photos of Site Visit



Interview Mr. Nguyen Minh Thoi, Vice Chairman of Tan My Commune



Nguyen Kim Rong's house



Existing 220/110 kV Duc Hoa SS