

# 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 Uyen Hung Substation**

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

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## ACRONYMS AND ABBREVIATIONS

ADB	-	Asian Development Bank
AH	-	affected household
AP	-	affected person
CAP	-	corrective action plan
CPC	-	Commune Peoples' Committee
DCARB	-	District Compensation, Assistance and Resettlement Board
EA	-	executing agency
EMA	-	external monitoring agency
DMS	-	detailed measurement survey
GOV	-	Government of Vietnam
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.

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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.

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 affected by this subproject. This DDR has been prepared for the 220 kV Uyen Hung SS.

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

5. **Construction of the facility.** In 2009-2014, the World Bank (WB) funded the construction of 220/110 kV Uyen Hung SS, located in Hamlet 6, Uyen Hung Town, Tan Uyen District, Binh Duong Province. Land acquisition for this WB-assisted project was completed in 2012. Construction of the SS commenced in 2012 and was completed in 2014. The substation has since then been in operation.

6. **Adverse social impacts.** The construction of the SS required the permanent acquisition of an aggregate of 29,052.4 m<sup>2</sup> of production forestland that belonged to the State under the management of Tan Uyen District Forest Protection Unit. One affected household (AH) was cultivating manioc (cassava) on 7,485 m<sup>2</sup> of the affected forestland, while the Tan Uyen District Forest Protection Unit had indigo trees on 21,567.4 m<sup>2</sup> of the remaining affected forestland. Moreover, a cottage, a concrete pavement and other secondary structures, in addition to 1,944 trees of various species, on the affected forestland had to be acquired.

7. **Documentation of impacts and resettlement plan prepared.** The District Compensation Assistance and Resettlement Board (DCARB) of Tan Uyen, in cooperation with SPPMB and town cadastral officials, conducted in December 2009 the detailed measurement survey (DMS) of affected assets. In 2009, a resettlement action plan (RAP) was prepared 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 assistance to the AP and Tan Uyen District Forest Protection Unit was conducted in 5 batches, the last one in June 2014, totaling VND 1,779,720,200. In addition, the AP and his household received a total of VND 631,626,400 in assistance for change of job (for losing productive asset) and for livelihood stabilization (for losing at least 20% of productive assets) as required by the approved RAP.

9. **Conclusion.** It is the view of this DDR that the manner in which land acquisition was carried out in 2009-2012 for the 220/110 kV Uyen Hung 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 2009-2012 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 transformer bank in the existing 220/110 kV Uyen Hung SS is one of 9 subprojects being proposed for inclusion in Tranche 3. The substation is located in Hamlet 6, Uyen Hung Town, Tan Uyen District, Binh Duong 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 220/110 kV Uyen Hung SS as an associated facility of the proposed subproject "Second Transformer Bank for 220 kV Uyen Hung Substation" under PTIP3. Thus, a due diligence review of the 220/110 kV Uyen Hung 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 2009-2012 in connection with the construction of the 220/110 kV Uyen Hung 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 and of Tan Uyen District Compensation, Assistance and Resettlement Board (DCARB) 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 held, as well as complaints of the AHs, if any. (See **Appendix 2** for a list of documents reviewed).
  - b. Work with key stakeholders: Interviewing stakeholders, including members of the staff of SPPMB, Tan Uyen DCARB, and leaders of Hamlet 6 to assess the compensation and land acquisition process followed in connection with the construction of the 220/110 kV Uyen Hung SS. (See **Appendix 1** for a list of persons met in the field).
  - c. Field visit: Visiting the existing 220 kV Uyen Hung SS and surrounding areas in order to understand better the impacts when the substation was first constructed. (See **Appendix 3** for pictures taken during the site visit).



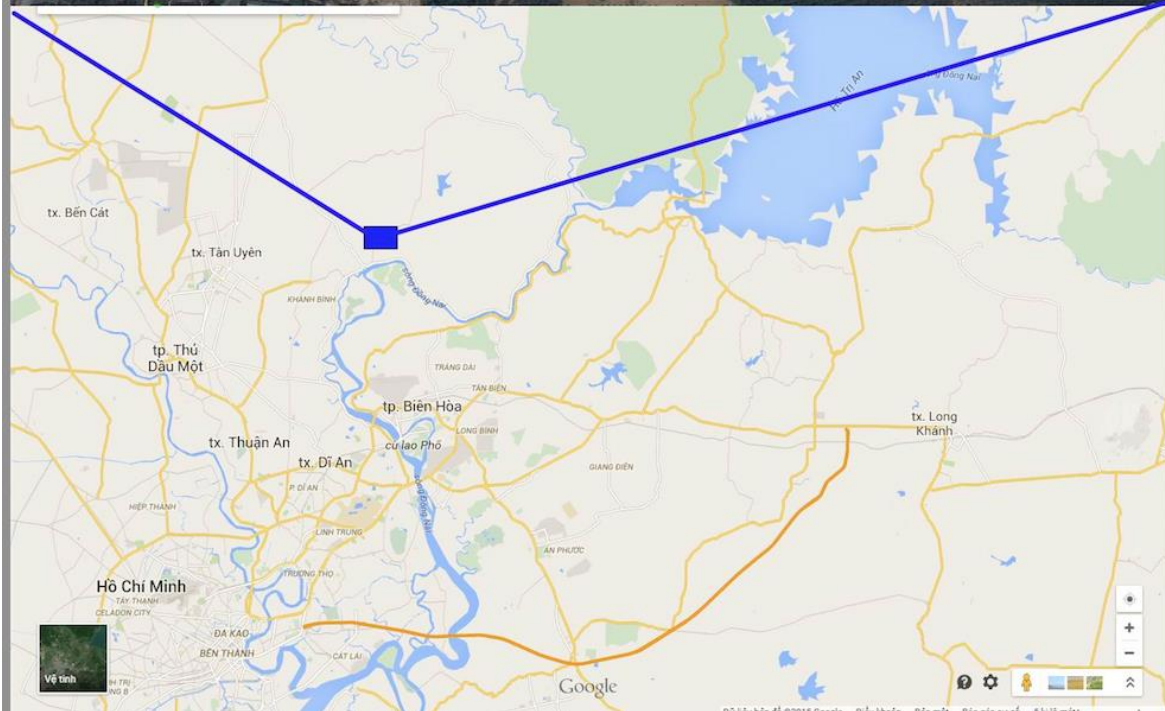
## II. FEATURES OF THE EXISTING UYEN HUNG SS

6. The construction of the existing 220/110 kV Uyen Hung SS was funded by the World Bank (WB). The substation was built on a production forestland located in Hamlet 6, Uyen Hung Town, Tan Uyen District, Binh Duong Province. (See **Figure 1** overleaf for the location map). The existing transformer of the 220/110 kV Uyen Hung SS mainly supplies 110 kV to Tan Uyen District and surrounding areas. Construction of the substation began in 2012 and was completed in 2014. Key features of the 220/110 kV Uyen Hung SS funded by WB are the following:

- a. Capacity: 2 x 250 MVA + 2 x 63 MVA, initial stage 1 x 250 MVA
- b. Voltage level: 220 kV, 110 kV, 22 kV
- c. Land area of SS: 29,052.4 m<sup>2</sup>
- d. Transformer: 225 ± 8x1.25%/115kV - 250MVA

7. The 220/110 kV Uyen Hung SS is connected to the 220 kV Tan Dinh - Uyen Hung Transmission Line (TL) and the 220 kV Song May – Uyen Hung TL.

Figure 1: Location of the 220/110 kV Uyen Hung SS



### III. FINDINGS OF THE DUE DILIGENCE

#### A. DMS Process

8. The District Compensation Assistance and Resettlement Board (DCARB) of Tan Uyen, in cooperation with SPPMB and town cadastral officials, conducted in December 2009 the detailed measurement survey (DMS) of affected assets. The DMS was carried out with the participation of the AHs and the affected government organization (i.e. Tan Uyen District Forest Protection Unit). The DMS forms included details of the types of affected assets, including the area of acquired plots of land. The accomplished DMS forms bore the signatures of representatives of the AHs and Tan Uyen District Forest Protection Unit. ***DMS records reviewed did not include socioeconomic information on the AH. However, the approved compensation plan of the AH indicated the gender of the head, and the ethnic affiliation of the AH. Likewise, the compensation plan did not identify the AHs as being poor.*** (No corrective action required).

#### B. Impacts of the 220/110 kV Uyen Hung SS

9. The construction of the SS required the permanent acquisition of an aggregate of 29,052.4 m<sup>2</sup> of production forestland that belonged to the State and which was within a forest reserve under the management of Tan Uyen District Forest Protection Unit. One AH had manioc plants on 7,485 m<sup>2</sup> of the affected forestland, while the Tan Uyen District Forest Protection Unit was caring for Indigo trees on 21,567.4 m<sup>2</sup> of the rest of the affected forestland. A total of 1,914 trees of various species were adversely affected. The following structures on the affected forestland had to be acquired also: (i) grade 4 cabin with a floor area of 89 m<sup>2</sup>; (ii) concrete pavement with an area of 101 m<sup>2</sup>; (iii) brick fence with a length of 532 linear meters; and (iv) 96 linear meter long fence made of barbed wire and concrete posts. The affected cottage served as a station for workers hired by the AP to tend to the trees and manioc plants on his forestland. Therefore, the acquisition of the cottage during the construction of the substation did not result to the relocation of any AP.

**Table 1: Scope of Land Acquisition**

Affected Person	House	Concrete Pavement	Fence	Affected Forestland	Timber Trees
Forest Protection Unit	-	-	-	21,567.4	379
<i>Name deleted for confidentiality</i>	1	101 m <sup>2</sup>	628 lm	7,485.00	1,535
<b>Total</b>	<b>1</b>	<b>101 m<sup>2</sup></b>	<b>729 lm</b>	<b>29,052.4</b>	<b>1,914</b>

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

10. DCARB did not conduct a replacement cost study (RCS). Unit costs in computing compensation for affected assets, including the amounts of cash assistance, were based on the policies of the GOV, particularly Decree No. 197/2004/ND-CP on compensation, assistance, and resettlement upon land recovery by the State; and Decree No. 69/2009/ND-CP on additional support to people affected by land recovery. On the basis of the aforementioned decrees, Binh Duong PPC issued Decision No. 58/2011/QD-UBND, dated December 19, 2011, setting the unit costs for computing compensation and assistance for persons affected by the loss or damage to houses, other structures, trees and crops due to land recovery by the State.

11. Since the affected forestland tended by the AP belonged to the State, he was not entitled to receive compensation for the recovered forestland. He was, however, entitled to compensation for structures and crops/trees on the affected land, including cash assistance for investments made on said land to make it productive (i.e., assistance for

loss of use of the recovered land). Similarly, Tan Uyen District Forest Protection Unit was not entitled to compensation and assistance for the recovered forestland that it was tending, but it was entitled to get full compensation for the trees on said land. It was learned from interviews with SPPMB and DCARB staff that the AH did not agree with the rate used in computing its cash assistance for the loss of use of the recovered forestland.

12. ***The DDR believes that, even without a replacement cost study (RCS) being conducted, the unit costs decreed by Binh Duong PPC for calculating compensation for improvements (i.e., structures, plants and trees) found on the affected forestland land were probably at prevailing market rates at the time of land acquisition. The AH and the Tan Uyen District Forest Protection Unit did not contest the amounts paid for their affected assets. What the AP is contesting to this date is the amount proffered by government in assistance for the permanent loss of use of the recovered State forestland. The amount proffered is most likely less than the replacement cost of the recovered land*** (for more on this cash assistance, see Section D below).

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

13. Payment of compensation and assistance to the AP and Tan Uyen District Forest Protection Unit was conducted in 5 batches, the last one in June 2014, totaling VND 1,779,720,200. This amount does not include the cash assistance offered by DCARD to the AP for the loss of use of the forestland recovered by government during the construction of the substation. It was learned during the interview with District officials that the AP continues to refuse the cash assistance being offered by DCARB.<sup>3</sup> In order to allow land clearing and civil works to proceed, government deposited the proffered cash assistance in a bank under the name of the Tan Uyen DCARB. Once an amicable settlement is reached with regard to the amount of the cash assistance, the AP may withdraw this amount including bank interests that might have accrued.

14. The AP and his household received a total of VND 631,626,400 in assistance for change of job (for losing productive asset) and for livelihood stabilization (for losing at least 20% of productive assets) as required by the approved RAP. The AH was not provided relocation assistance because its affected cabin was a workstation and not for residence. The AH resides in another place. ***The DDR takes note of the fact that the 20% benchmark used for determining eligibility to life stabilization in the WB-funded 220 kV Uyen Hung SS is not consistent with PTIP resettlement policy. . But since the loss of the AP was more than 20% anyway, this matter is moot academic.*** (No corrective action required).

**Table 2: Compensation and Assistance for Improvements on Affected Forestland**

AP	House	Other structures	Trees	Construction cost	Change Job and Life Stabilization	Total
<i>Name deleted for confidentiality</i>	279,522,800	290,084,000	396,201,000	156,536,000	631,626,400	1,753,970,200
Forest Protection Unit	-	-	25,750,000	-	-	25,750,000
<b>Total</b>	<b>279,522,800</b>	<b>290,084,000</b>	<b>421,951,000</b>	<b>156,536,000</b>	<b>631,626,400</b>	<b>1,779,720,200</b>

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

15. Officials of Uyen Hung Town People’s Committee confirmed that the livelihood and earning capacity of the only affected household have been restored following the recovery by the project of a portion of the forestland leased to it by the government. It was

<sup>3</sup> The total amount deposited in the bank for the AP’s household was VND 646,326,400. This amount was deposited in 2 batches: the first batch was on November 13, 2013 in the amount of VND 475,880,000, and the second batch on September 30, 2014 in the amount of VND 170,483,400.

also reported in the First Monitoring Report on RAP Implementation that the said AP also had a 70,000 m<sup>2</sup> of rubber tree plantation that was not affected by the project. The household of the said AP was classified with an above-average income.

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

16. SPPMB, in coordination with the DCARB and local authorities, organized several meetings with the AH and Tan Uyen District Forest Protection Unit. During these meetings, information disseminated included (i) scope of impacts; (ii) compensation and assistance policies of the project; (iii) unit costs for computing compensation and assistance; and (iv) grievance redress mechanism. Representatives from the AH and Tan Uyen District Forest Protection Unit likewise took part in the DMS of affected assets. ***The DDR did not find any issue regarding public consultation and information disclosure.***

#### **G. Grievance Redress**

17. The detailed procedure for resolving grievances was discussed with the AH and Tan Uyen District Forest Protection Unit. The grievance redress procedure was likewise posted at the hamlet People's Committee (PC) office. The due diligence review learned that the AH has in fact lodged complaints related to the unit rates used in computing its cash assistance for the loss of use of the recovered forestland. Basically, the steps taken to address the complaints of the AH were consistent with the procedures provided in the RAP. To date, this case has not yet been resolved. ***The DDR finds the extended delay in the resolution of the complaint of the AP not consistent with the intent and spirit of the grievance redress process.*** (See Chapter V for corrective action).

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

18. The AH does not classify as a vulnerable household. Likewise, no gender issue cropped up during the implementation of land acquisition and resettlement in the project. ***The DDR did not find any issue regarding gender and vulnerable group.***

#### **I. Monitoring and reporting**

19. SPPMB was responsible for internal monitoring of RAP implementation. SPPMB assigned a dedicated staff for this. Additionally, SPPMB hired an external monitoring agency (EMA) to do independent monitoring of the implementation of the RAP. The EMA carried out 2 bi-annual monitoring missions before doing a post-resettlement implementation evaluation. ***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 Uyen Hung SS was consistent with 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 3: 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.



Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
<b>A.2: Permanently Affected Agricultural Land</b>			
<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>Preceding note on viability of remaining (unaffected) portion of plot also applies</p>

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		OR, Cash compensation for loss of net income for the remaining leased or assigned period, whichever is higher.	Implemented by DCARCs
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:	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.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		(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.	
<b>B.2. Permanently Affected Residential and/or Non-Agricultural Land</b>			
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.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
Non-titled user	Loss of residential land or non-agriculture land	No compensation for affected land; however, (a) Non-titled DP entitled to compensation for affected structures (see C, below), and (b) Package of rehabilitation allowances (see G below)	(a) In case of non-titled DP has no other residential land/or non- agriculture land: Local authorities should consider to allocate replacement residential land or house with full title and plus package of rehabilitation allowances  (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	

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		(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 partially affected and remaining portion no longer viable	(a) Cash compensation at replacement cost for whole affected structure for materials and labor with no deduction for depreciation or salvageable materials; and  (b) Relocation allowance (see G, below).	
Tenant	Structure partially affected and remaining portion viable	(a) Cash compensation to the structure owner for the whole affected structure at replacement cost with no deduction for depreciation or salvageable materials; and (b) Repair allowance to the structure owner (see G, below). (c) Tenant may remain with owner's agreement.	Notice to tenants by owner at least two (2) months in advance
	Remaining structure no longer viable, OR Tenant opts to move	(a) Cash compensation to the structure owner for the whole affected structure at replacement cost with no deduction for depreciation or salvageable materials; and (b) Rent allowance equivalent to 6 months' rent or the remaining value of the rental contract (whichever is higher); and, (c) Assistance to find new, affordable rental accommodation; and (d) Relocation allowance (see G, below)	
C.2. Other Structures, e.g., kitchens, toilets, animal sheds, fences, foundations, etc.			
Owners of structures	Partially or totally affected structures or other property	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.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
			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 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	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.
	(School building, Hospital, offices buildings, religious infrastructures etc.)		
	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  (b) Cash compensation for affected structures at replacement costs; and  (c) Cash assistance for relocation (see G1), if any	Affected businesses will be notified 2 months in advance to relocate and/or rebuild new structures, so as to be able to continue to operate businesses while resettling.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
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 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	
<b>F.2 Employees and Hired Laborers</b>			
Employees and hired laborers	Temporary loss of employment/work while employers re-organize, relocate and/or rebuild.	Cash compensation for lost wages or salary equal to basic wages or salary for each day (or month) they cannot work.	
	Permanent loss of employment/work due to land acquisition or relocation of 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>			
<b>G.1. Relocation Allowance</b>			
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
<b>G.2. Transition Subsistence Allowance</b>			
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.	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.

Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
		Assistance is equal to 30 kg of rice per month per household member for 03 months if partial rebuilding only is required.	
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 losing 10 percent or more of their productive, income generating irrespective of tenure status.	Assistance to restore livelihoods and incomes following acquisition of agricultural land or other productive assets	<p>AHs directly cultivate on the affected land to be entitled:</p> <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>Value of in kind assistance to be 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.
G.6. Special allowance for social and economically vulnerable households			
Vulnerable DPs (the poor, war	Assistance to the poor and vulnerable	For the poor households, cash assistance equal to 30 kg of rice (at market	Eligible households are those who are



Entitled Persons	Type and Level of Impact	Compensation Policy	Implementation Issue
invalid person, woman headed household, the elderly)	households to improve their social and economic conditions.	price) per each family member per month for at least 6 months.  For other vulnerable DPs, assistance of VND 2,000,000 per household to improve their social and economic conditions	classed as vulnerable under MOLISA definition.
G.7 Assistance for houses/infrastructures falling in the ROW			
All DPs affected with infrastructures	Infrastructures below the 220Kv line within the ROW	Support provided to protect the infrastructures affected with necessary equipment as per regulations	The support level for protection will be the provincial regulations
G.8 Bonus to DPs that relocate on time			
All DPs that relocate		Bonus Allowance if land is handed over in a timely manner according to PPC's regulation.	

## V. CORRECTIVE ACTION PLAN

23. With the PTIP resettlement policy as reference, SPPMB has identified in table below one outstanding resettlement issue that has yet to be resolved in connection with the construction in 2009 – 2012 of the 220/110 kV Uyen Hung SS. SPPB proposes to carry out a corrective action for the purpose of putting the unresolved outstanding resettlement issue to closure..

**Table 4: Outstanding Resettlement Issue and Proposed Corrective Action**

Areas of Concerns	Gaps in the 2012-2014 implementation of land acquisition vis-à-vis PTIP resettlement policy	Corrective actions	Responsible Entities	Timeline
Un-resolved complaint of the AH	The extended delay in the resolution of the complaint of the AP is not consistent with the intent and spirit of the grievance redress process that calls for the speedy resolution of complaints.	(i) Elevate the complaint of the AP to the PPC for resolution.  (ii) If the complaint is not resolved at the PPC level, bring the matter to the People's Court for adjudication.	<b>SPPMB, DCARB</b>	Prior to the implementation of PTIP3

24. SPPMB, in collaboration with the People's Committee of Binh Duong Province and DCARB, will implement the aforementioned action once ADB gives its concurrence to this DDR/CAP. SPPMB will monitor the implementation of the corrective action by DCARB 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 Uyen Hung SS will be deemed compliant with the PTIP resettlement policy and no further monitoring is required.

### Appendix 1 List of People Met

No.	Name	Address	Position
1	Huynh Quoc Huy	SPPMB	Compensation Department
2	Luong Minh Hoang	Tan Uyen DCARB	Staff
3	Phan Van Mien	Uyen Hung Town People's Committee	Deputy Chairman
4	Le Van Quan	Tan Uyen Forest Protection Unit – North Tan Uyen	Deputy Head

## Appendix 2 List of Documents Reviewed

1. Resettlement Action Plan of 220 kV Uyen Hung SS Project.
2. The first monitoring report on RAP implementation, June 2013.
3. Decision No. 7332/QD-UBND by Tan Uyen DPC Chairman dated December 8, 2011 approving the compensation and assistance costs (adjusted) for the household of the AP at No. 11 To Hien Thanh Rd, Ward 14, District 10, Ho Chi Minh City for the land area acquired for the 220 kV Uyen Hung SS and connection at Uyen Hung Town, Tan Uyen District, Binh Duong Province (and documents related to this decision).
4. Decision No. 9222/QD-UBND by Tan Uyen DPC Chairman dated September 7, 2012 approving the compensation and assistance costs (adjusted) for the household of the AP for the 220 kV Uyen Hung SS and connection at Uyen Hung Town, Tan Uyen District, Binh Duong Province (and documents related to this decision).
5. Decision No. 1961/QD-UBND by Tan Uyen DPC Chairman dated June 19, 2014 approving the compensation and assistance costs for land and trees that might fall into the substation for the household of the AP resided at No. 11 To Hien Thanh Rd, Ward 14, District 10, Ho Chi Minh City for the land area acquired for the 220 kV Uyen Hung SS and connection at Uyen Hung Town, Tan Uyen District, Binh Duong Province (and documents related to this decision).
6. Decision No. 5652/QD-UBND by Tan Uyen DPC Chairman dated December 31, 2009 on acquiring land area under the management of Tan Uyen District Forest Protection Unit to allocated to SPPMB for implementing the 220 kV Uyen Hung SS and connection project at Tan Uyen District, Binh Duong Province (and documents related to this decision).

### Appendix 3 Photos of Site Visit



220 kV Uyen Hung SS and connection



Consult with Tan Uyen DCARB staff



Interview the official at Tan Uyen Forest Protection Unit – North Tan Uyen