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THE SOCIALIST REPUBLIC OF VIET NAM NINH THUAN PROVINCIAL PEOPLE'S COMMITTEE

THE COASTAL CITIES SUSTAINABLE ENVIRONMENT PROJECT PHAN RANG - THAP CHAM CITY SUB-PROJECT

RESETTLEMENT PLAN

(Final Report)



PHAN RANG-THAP CHAM, NOVEMBER 2016

THE SOCIALIST REPUBLIC OF VIET NAM NINH THUAN PROVINCIAL PEOPLE'S COMMITTEE

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EMPLOYER

IMPLEMENTATION UNIT FOR CAPACITY
DEVELOPMENT AND ODA WATER
RESOURCES PROJECTS
IN NINH THUAN PROVINCE

CONSULTANT
VIETNAM WATER, SANITATION
AND ENVIRONMENT JSC.

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ABBREVIATIONS

AP(s) Affected Person(s)
AH(s) Affected Household(s)
PAP(s) Project Affected Person(s)

DP(s) Displaced Person(s)

DCRC District Compensation and Resettlement Committee

CP Compensation Plan

CPC Commune Peoples' Committee

CCESP Coastal Cities Environment and Sanitation Project
CCSEP Coastal Cities Sustainable Environment Project

DPC District People's Committee
DMS Detailed Measurement Survey

DOLISA Department of Labor, invalid and Social Assistance

IMA Independent Monitoring Agency
GoV Government of Viet Nam

HH(s) Household(s)

IOL Inventory of Losses

IDA International Development Bank of the World Bank

LDP Livelihood Improvement Plan LURC Land Use Rights Certificate

MOLISA Ministry of Labor, Invalids and Social Assistance

OP(s) Operational Policies of the World Bank

PC(s) Peoples' Committee(s)

PMU(s) The Project Management Unit(s)
PPC Provincial People's Committee
RPF Resettlement Policy Framework
PDO Project Development Objective

RP(s) Resettlement Plan

RCS Replacement Costs Survey

ROW Right Of Way

SES Socio-Economic Survey

WB World Bank US\$ US Dollar

VND Vietnamese Dong

WWTP Waste Water Treatment Plant

GLOSSARY

Project impact

: Any consequence immediately related to the taking of a parcel of land or to restrictions in the use of legally designated parks or protected areas. People directly affected by land acquisition may lose their home, farmland, property, business, or other means of livelihood. In other words, they lose their ownership, occupancy, or use rights, because of land acquisition or restriction of access.

Affected persons (APs)

: Individuals, organisations or businesses that are directly affected socially and economically by WB-funded projects caused by the involuntary taking of land and other assets that results in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location (those with livelihood impacted permanently or temporarily). In addition, affected person is one for whom involuntary restriction of access to legally designated parks and protected areas that result in adverse impacts on livelihoods also.

Cut-off-date

: Is the date when the PPC issues the Notification of Land acquisition for the relevant project (Article 67.1 of Land Law 2013) before implementation of detailed measurement survey. Affected persons and local communities will be informed of the cut-off date for each project's component, and that anyone moving into the project component areas after that date will not be entitled to compensation and assistance under the Project.

Eligibility

: The criteria to receive benefits under the resettlement program.

Replacement cost

: The term used to determine the amount sufficient to replace lost assets and cover transaction costs. For loses that cannot easily be valued or compensated for in monetary terms (e.g. access to public services, customers, and supplies; or to fishing, grazing, or forest areas), attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities.

Resettlement

: In accordance with the World Bank's Operational Policy on Involuntary Resettlement (OP 4.12), it covers the involuntary taking of land that results in (i) relocation or loss of shelter, (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must

move to another location.

Entitlements : Include compensation and assistance for APs based on the type

and extent of damage.

Inventory

(IOL)

Losses : Is process of accounting for physical assets and income affected

by project.

Vulnerable groups : Groups of people who might suffer disproportionately or face

> the risk of being further marginalized by the effects of resettlement and specifically include: (i) women headed household (single, widow, disabled husband) with dependents, (ii) disableds (loss of working ability), the elderly alone, (iii) poor people according to the criteria issued by the MOLISA, (iv)

the landless, and (v) ethnic minority people.

Livelihood : A set of economic activities, involving self-employment, and or

> wage employment by using one's endowments (both human and material) to generate adequate resources for meeting the requirements of the self and household on a sustainable basis

with dignity.

Income

restoration

(livelihood) : A set of acitivities to be provided to the affected people who lost income sources or means of livelihoods to restore their income

and living standard, as equal or better than pre-project level.

Severely Displaced

Person

Means DPs who will (i) lose 20% (10% for vulnerable households) or more of their total productive land and assets

and/or more of their total income sources due to the Project, (ii)

have to relocate.

Stakeholders and individuals. groups, organizations, Anv

institutions interested in and potentially affected by a project or

having the ability to influence a project.

EXECUTIVE SUMMARY

Project Introduction

- 1. The Coastal Cities Sustainable Environment Project is being proposed for a WB's loan, investing in 04 coastal cities (Dong Hoi, Quy Nhon, Nha Trang and Phan Rang Thap Cham) of 4 provinces (Quang Binh, Binh Dinh, Ninh Thuan, Khanh Hoa). The Phan Rang Thap Cham Sub-Project is proposed to be implemented in 15 wards and 01 commune (Bao An, Dai Son, Do Vinh, Dong Hai, Dao Long, Kinh Dinh, My Binh, My Dong, My Hai, My Huong, Phu Ha, Phuoc My, Tan Tai, Thanh Hai and Thanh Son). The project includes 04 components:
 - Component 1 Sanitation Infrastructure Expansion
 - Component 2 Urban Connectivity Improvement
 - Component 3 Compensation and Site Clearance
 - Component 4 Implementation Support and Utilities Reform
- 2. This Resettlement plan is prepared for the Phan Rang Thap Cham city subproject, guiding relevant actitivities for compensation and land acquisition during implementation process of the sub-project's items.

Potential impacts of resettlement

- 3. Phan Rang Thap Cham subproject would cause impacts on land acquisition and resettlement to the residents in project's area due to the building of following items under the first three components: upgrading and widening the canals and construction of its management road; construction of reservoir; expansion and prolonging of roads, such as: alley 150, Huynh Thuc Khang road; investment in infrastructure of resettlement zone. The total area of land to be permanently acquired for Phan Rang Thap Cham Subproject is 351,466.3 m², in which: 24,463.0 m² residential land; 325,585.3 m² agricultural land; và 1,418.0 m² grave land. Accordingly, there are 947 households (3,978 people) affected by the subproject, including 118 relocated households and 449 severely affected households (losing more than 20% (or 10% for vulnerable households) of the total land holdings; there are approximately to 35 graves shall be relocated.
- 4. The subproject will cause temporarily acquisition of approximately 66.890 m² along Tan Tai channel and rainwater/wastewater collection routes in the areas of Dong Hai, My Dong wards and new central /coastal urban areas. The area that is temporarily affected would mainly be public or unused land such as roads, public land, etc and would primarily be used for the construction process, material gathering.

Legal framework and compensation policy

5. The compensation policies applied in Phan Rang – Thap Cham City sub-project will comply with the World Bank's OP 4.12 Involuntary Resettlement, relevant lawsregulations of Vietnam and the Resettlement Policy Framework (RPF) which was approved by Prime Minister in Decision No.1078/TTg-QHQT dated 22/6/2016 of the Government.

6. The basic principle applied in the prepation of this resettlement plan is that displaced persons (DPs) are supported sufficiently to improve (or at least maintain) their living standard, incomes and productivity compared to pre-project level. All project affected people living in project sites before cut-off date are compensated for the losses and will be provided with adequate rehabilitation support. Lack of legal basic on land tenure will not interfere the affected households accessing the compensation and/or support of economic recovery. Lost assets will be compensated at replacement cost.

Implementation arrangement

7. Compensation, support and resettlement are implemented directly by City's Compensation and Resettlement Committee/Council (CCRC). During implementation, these implementing agencies are requested to work closely with other line departments, CPC and the local communities to ensure the transparency and timely execution of compensation and land acquisition, in accordance with the approved RP.

Public consultation and participation

8. RP of the Phan Rang – Thap Cham sub-project was prepared in close cooperation with local authorities, community representatives and affected people. They were consulted through different means and information channels including community meetings and consultations, household survey. The information collected during consultation is important to inform resettlement policy including the development of compensation, support and incomes restoration plans.

Grievance Redress Mechanism

9. More effective Grievance and Redress mechanisms are to be established, built on the existing governmental system, with monitoring by an independent monitor. This proposed system allows aggrieved affected persons (APs) to lodge their complaints and receive resolutions in accordace to the project's resettlement policy framework (RPF) and the project's operational manual. Three different steps character with the role of Grievance Panel, Provincial People's Committee, District Courts. A resettlement contact person at the PMU will works directly with DPs as an informal first step prior to the grievance panel. The aggrieved APs will be exempted from any administrative and legal fees that might be incurred in the resolution of grievances and complaints. The information on Grievance redress mechanism will be fully informed to the DPs by appropriate measures.

Monitoring and Evaluation

10. The implementation of resettlement plan will be internally supervised and monitored. In addition, PMU will mobilize an independent monitoring consultant to evaluate and monitor the RP implementation. Issues/difficulties emerged in implementation will be raised and solved in a timely manner thanks to the regular supervision and monitoring.

Implementation plan

11. The resettlement plan implementation will be linked to the pace of civil works under the subproject. Site clearance is required to be completed before the contractor can commence the construction.

Cost estimation

- 12. The total estimated costs for resettlement and associated activities is around 206,553,131,664 VND (US\$ 9,252,100). This cost includes compensation/support for affected land and structures, income restoration program, transition allowance, monitor and evaluation, administration costs. This estimation excludes training cost because this item has been budgeted in Component 4 of this subproject.
- 13. The cost will be updated in accordance to the detailed design as well as the actual time for land acquisition.

Budget

14. Counterpart funds will be used for compensation, resettlement and assistances while IDA funds will be used to cover training costs and the mobilization of independent monitoring consultant, and independent land appraiser.

1. PROJECT DESCRIPTION

1.1. Overall Project Description

- Vietnam has made remarkable progress in economic growth and poverty reduction in 15. recent years, and has recently graduated to lower middle income country status. Over the last two decades, the country has recorded among the highest growth rates in the world, which in turn enabled poverty reduction at record pace. GDP growth, however, fell from an average rate of 7.3 percent during 2000-2007 to 5.8 percent during 2008-2012. Growth has subsequently recovered to around 6.0 percent in 2014, an estimated 6.7 percent in 2015, and a forecast 6.0% in 2016. The external sector has held up well despite the global situation, but domestic demand remains weak on account of subdued private sector confidence, overleveraged SOE and (undercapitalized) banking sectors, and shrinking fiscal space. The slowing of the growth rate has had limited impact in large cities which continue to attract domestic and foreign investment. An integral part of Vietnam's transition from low-middle income to advanced status has been its transition from a largely rural to urban economy. The country's economic progress has coincided with rapid urbanization, with Vietnam sustaining a 3 percent annual urban population growth rate from 1999 to 2011. The urban population is currently 35 percent of the total population and is expected to reach 40 percent by 2020. This growth has contributed to the significant challenges in service delivery and infrastructure in the cities, in general, and specifically, for sanitation management (wastewater, drainage and solid waste).
- The proposed Coastal Cities Sustainable Environment Project (CCSEP) will build on the success of the Coastal Cities Environmental Sanitation Project (CCESP) (P082295/P122940) which had the PDO: to improve the environmental sanitation in the project cities (Dong Hoi, Nha Trang and Quy Nhon) in a sustainable manner and thereby enhancing the quality of life for city residents. The CCESP was implemented from June, 2007 to November 30th, 2014. The design indicators of the CCESP were achieved and the following results were realized in the project areas: i) flooding decreased significantly and no wastewater was discharged onto beaches and into canals; ii) lakes, canals and rivers were upgraded; (iii) public toilets and toilets at schools have been properly operated and maintained; and; iv) capacity of the PMUs and relevant authorities was strengthened. With the gradual increase of wastewater and solid waste tariffs cost recovery and project sustainability were improved.
- This Project will be implemented over a period of five years and will finance priority investments in the four participating project cities (Dong Hoi, Nha Trang, Phan Rang-Thap Cham, and Quy Nhon). The Project will consist of the following four components with a total estimated project cost of US\$273 million. This will be financed through (i) an International Bank for Reconstruction and Development (IBRD) loan of US\$46 million, (ii) an International Development Association credit of US\$190 million, and (iii) counterpart resources of US\$37 million from the government of Vietnam central budget, Binh Dinh Province, Quang Binh Province, Khanh Hoa Province, and Ninh Thuan Province.

- 18. The Project development objective is to increase access to sanitation services and enhance flood protection in selected areas, and strengthen the operational performance of sanitation utilities in selected cities. The Project has 4 components:
 - Component 1: Sanitation Infrastructure Expansion (US\$186.0 million). This component will contribute to PDO achievement in increasing access to sanitation services and enhance flood protection in select areas.
 - Component 2: Urban Connectivity Improvement (US\$46.0 million). This includes priority roads and bridges along canals, drains and rivers to support urban development over 7km of strategic roads and four bridges.
 - Component 3: Compensation and Site Clearance (US\$4.0 million). This component will provide funding for compensation, site clearance and resettlement site works. The Bank's funding will only be used for the construction of technical infrastructure (roads, utilities etc) for the resettlement area in Phan Rang-Thap Cham.
 - Component 4: Implementation Support and Utilities Reform (US\$13.0 million all counterpart funding). This component will contribute to PDO achievement (strengthen the operational performance of sanitation utilities in select cities) through a capacity strengthening program for the PMUs and relevant agencies, and reform activities related to implementation of Decree 80 (institutional reorganization, household connection policy, service contracts and private sector participation, tariffs/cost recovery):
- 19. The Coastal Cities Sustainable Environment Project Phan Rang Thap Cham City Sub-project is proposed to be implemented over the scope of 15 wards and 01 commune as Bao An, Dai Son, Do Vinh, Dong Hai, Dao Long, Kinh Dinh, My Binh, My Dong, My Hai, My Huong, Phu Ha, Phuoc My, Tan Tai, Thanh Hai and Thanh Son. The fund for the Phan Rang Thap Chap sub-project is estimated at 87.91 million US\$, including 75.25 million US\$ of ODA loan; 0.50 million US\$; and 12.15 million US\$ of counterpart fund.

1.2. The sub-project's Objectives

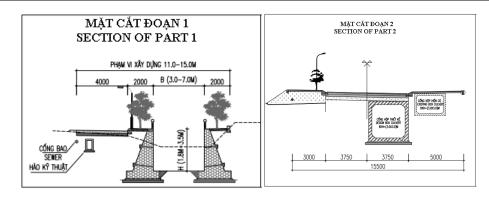
- 20. The sub-project's specific objectives are:
 - Improvement of the drainage capability and reduce number of flooded places.
 - Enhancement of wastewater collection and treatment capability, aiming to improve the water, soil and air environment.
 - Enhancement of capacity and efficiency of solid waste collection.
 - Improvement of school and public sanitary conditions.
 - Improvement of inner urban transport and drainage, sewerage infrastructure.
 - Improvement of project administration, management and operation capacity for the PMU, provincial departments, sector, public work institutions and project stakeholders.
 - Ensuring technical and financial sustainability after the project completion.
 - Mitigation of project's environmental and social impacts to people, improvement and enhancement of the living conditions for the local residents and tourists.

1.3. The sub-project's components

21. There are 4 components in the Phan Rang – Thap Cham sub-project, consisting of many investment activities with various technical requirements. Summary of proposed investment items is described in the following table.

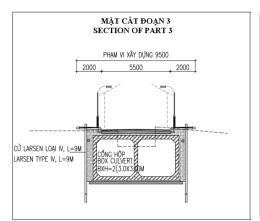
Table 1 – Brief description of the sub-project's investments

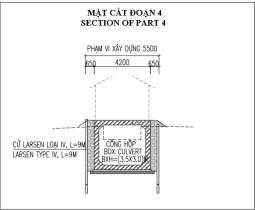
No.	Investments	Description
1	Component 1: Sanitation 1	Infrastructure Expansion
1.1	Upgrading and expanding	
a	Rehabilitation of Tan Tai channel (6,949 m)	
		CHI CHU/LEGEND: TT6 TT6 TT6 TT6 TT6 TT7 TT6 TT7 TT7
		TT1- from the starting point to the stadium: embankment channel with dimension BxH=(3.0-7.0)x(2.3-4.0)m and operation road on the left in the width of B=4.0m and sidewalk in the width of B=2.0m on the two sides of the channel with length of 3,438m TT2- behind the stadium (332 m): culvertilization with dimension BxH=3.0x3.0m running along with the existing box culvert BxH=2.4x1.6m.



TT3- Le Duan to 16/4 Road (1,481 m): culvertilization with dimension 2xBxH=2x(3.5-3.7) x3.0m and operation road on the sewer B=5.5m, with sidewalks on the two sides B=2.0m.

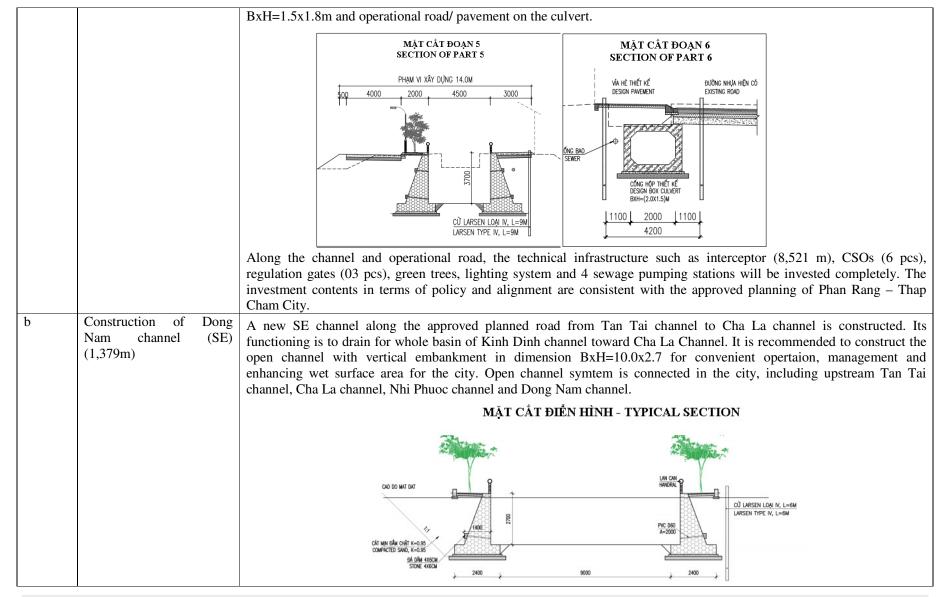
TT4- 16/4 Road to Ngo Gia Tu Road (722m): culvertilization with dimension BxH=3.5x3.4m and operational road on the culvert.





TT5- Ngo Gia Tu to Hai Thuong Lan Ong road (415m): Rock rivetment for vertical channel embankment, with dimension $BxH=(3.0-5.0)\ x3.9m$, completion of the operation road on the right channel and sidewalk on the left channel in the width of B=2.0m

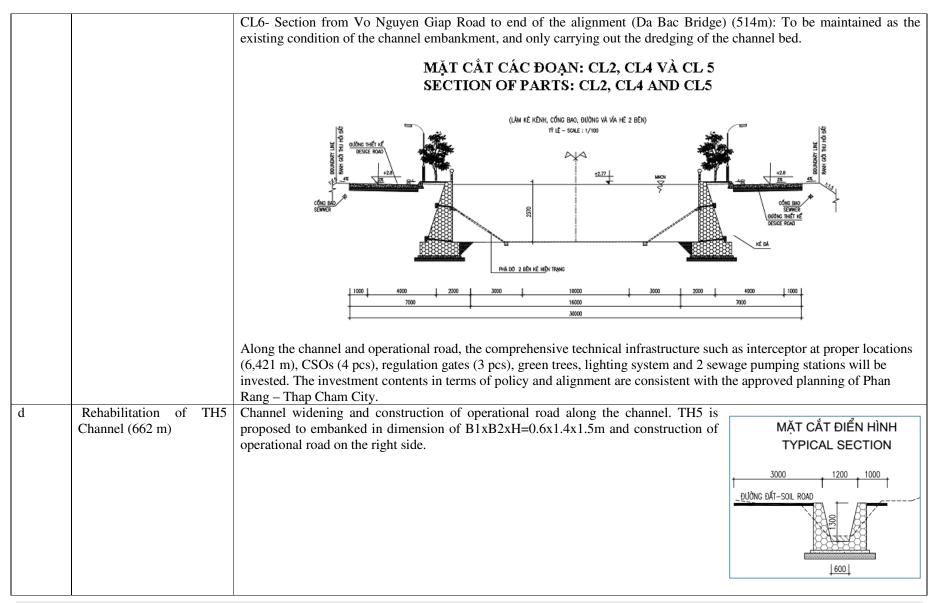
TT6 - Hai Thuong Lan Ong road to the north Dinh River dike (561m): To construct a box culvert with dimension



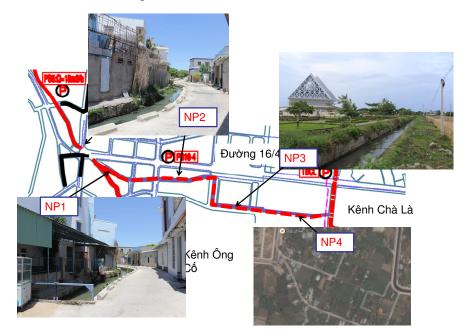
c Rehabilitation of Cha La Channel 4,429/7,485m (embankment in length of 3,657 m, dredging in length of 772m) This channel is divided into six parts as follows:



- CL1- from beginning section to Nguyen Van Cu Road (3,056m): to be maintained as the existing embankment, and only carrying out the dredging of the channel bed.
- CL2: Section from Nguyen Van Cu Road to the Existing Lake (942m): To construct embankment on both sides, concrete roads on both sides, each 4.0m width and sidewalks 2.0m width
- CL3- from existing lake to 16/4 Road (258m): to be maintained as the existing embankment and road, and only carrying out the dredging of the channel bed.
- CL4- Section from 16/4 Road to Hai Thuong Lan Ong Road (Cha La Bridge 1) (1,311m): To construct vertical embankments on both sides with the width dimension B=16.5m, Htb=2,6m.
- CL5- Section from HTLO road (Cha La Bridge 1) to Vo Nguyen Giap Road (toward An Dong Bridge) (1,404m): Vertical embankment on both sides with dimension B=18.5m, Htb=2.6m.



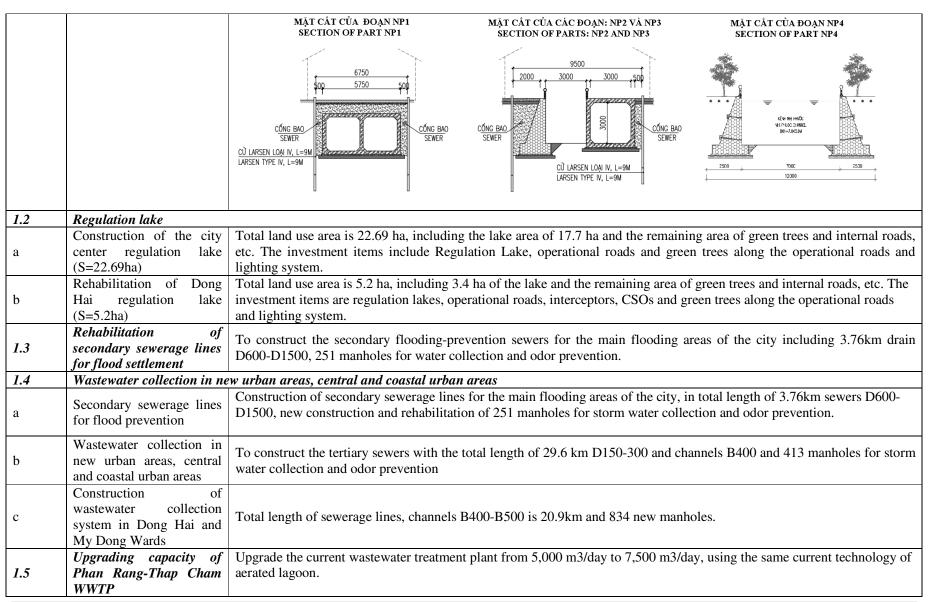
e Rehabilitation of Nhi Phuoc channel (L=1,695m) The channel plays the role of distributing flow from Tan Tai Channel to Cha La Channel to reduce the load in Tan Tai Channel. This channel is divided into four parts as follows:



NP1- from 16/4 Road to the Education Center (93 m): culvertilization in dimension of 2xBxH=2x2.5x3.0m and operation concrete road on the culvert.

NP2-NP3 Section from the Education Center to the Museum (708m) and along the museum (510m): To construct box culvert BxH=3.0x3.0m, revetment for 1 side of the channel and the other side as wall of box culvert BxH=3.0x3.0m to form the open channel in B=3.0m wide, concrete operational road on the culvert.

NP4- Section from the Museum to Cha La Channel (384m): Open channel with vertical embankment in dimension BxH=7.0x3.0m for convenient opertaion, management and enhancing wet surface area for the city.



1.6	Public and School Sanitary	Program				
a	Public Sanitary Program	Construction of 4 public toilets in 16/4 and Binh Son parks				
b	School Sanitary Program	onstruction of 3 toilets for 3 schools: Phu Tho, Do Vinh 2 and Nguyen Van Troi				
2	Component 2: Urban Connectivity					
2.1	Expand and prolong 150 Expand and prolong 150 alley (L=980m) The road will be built with a length of 980 m and technical infrastructure including roads system, stormwater drains, wastewater collection, green trees, sidewalks, lighting, technical trenches and traffic safety systems. The road width each side with 2 travelled lanes is 14 and 15m wide road edge, sidewalks on each side is 6.0 meters wide, total cross section of the road is 27m.					
2.2	Expand and prolong Huynh Thuc Khang road (L=920)	The road investment is basically identical to the investment plan, the first crossing with 21/8 road and the ending point crossing with Phan Dang Luu Road. The road will be built with a length of 920 m and technical infrastructure including roads system, stormwater drains, wastewater collection, green trees, sidewalks, lighting, ground sewers and traffic safety systems. The road width is 7 and 14m wide for the length of 478 and 442 m, respectively. Sidewalks on each side are 4.5 and 6.0 meters wide.				
2.3	Construction of operational roads	Construction of operational roads (L=3,657) and necessary infrastructure along Cha La Channel from Nguyen Van Cu to Vo Nguyen Giap Road.				
3	Component 3: Resettlemen	nt and site clearance				
	Construction resettlement area of approximate 6ha with 250-300 land plots in project. Construction of a resettlement area including roads, electrical system and lighting system, communication cable water supply and drainage, sewerage for the resettlement area in area of approximate 6ha with 250-300 land plots in project.					
4	Component 4: Technical a	ssistance and institutional reform				
	The component shall consist of supporting activities for project implementation such as project preparation, independent designing consultant and remaining design works of the project. The component 4 is also aimed to improve capacity building and institutional reform for provincial departments and public works companies.					

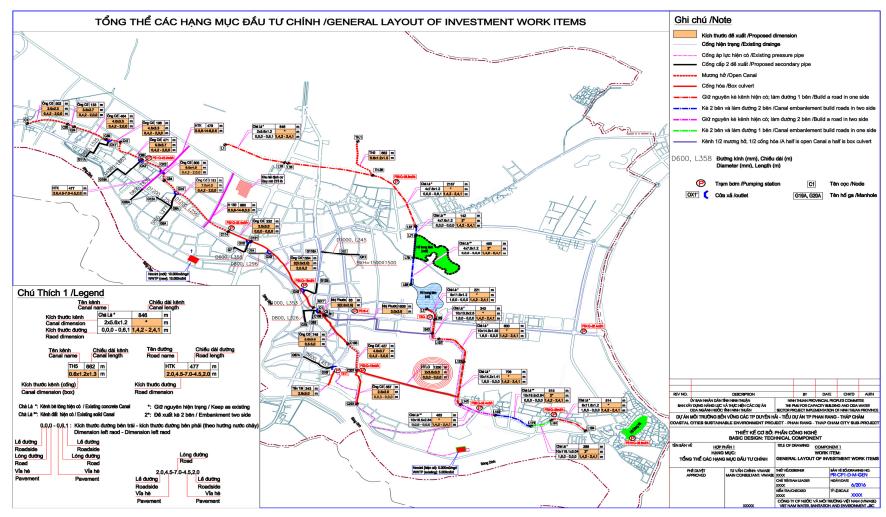


Figure 1 - Overall investment map

2. POTENTIAL IMPACTS

2.1. The sub-project's components having resettlement impacts

22. According to content of Phan Rang – Thap Cham subproject mentioned above, the first three components would cause impacts on land acquisition and resettlement to the residents in project's area due to: upgrading and expansion of canals and the construction of its management road; construction of reservoir; expansion and extension of roads, such as: alley 150, Huynh Thuc Khang road; infrastructure investment in resettlement site. The below table describes the screening for land acquisition impacts in all proposed investments in this subproject.

Table 2 – Screening for land acquisition impacts in all proposed investements

NI.	Tourseturente	Land ac	quisition
No.	Investments	Yes	No
1	Component 1: Sanitation Infrastructure Expansion		
1.1	Upgrading and expanding channels		
a	Rehabilitation of Tan Tai Channel (L=6,949 m)	٧	
b	Construction of Dong Nam channel (SE) (1,379m)		
c	Rehabilitation of Cha La Channel 4,429/7,485m (embankment in length of 3,657 m, dredging in length of 772m)	٧	
d	Rehabilitation of TH5 Channel receiving water from Tan Hoi Channel to Cha La Channel (L=662m)	٧	
e	Rehabilitation of Nhi Phuoc channel (L=1,692m)	٧	
1.2	Regulation lake		
a	Construction of the city center regulation lake (S=22.69ha)	٧	
b	Rehabilitation of Dong Hai regulation lake (S=5.2ha)	٧	
1.3	Rehabilitation of secondary sewerage lines for flood prevention		٧
1.4	Wastewater collection in new urban areas, central and coastal urban		
	areas VV		٧
a	Wastewater collection in new urban areas, central and coastal urban areas		V
b	Construction of wastewater collection system in Dong Hai and My Dong Wards		V
1.5	Capacity Upgrading of Phan Rang-Thap Cham WWTP		٧
1.6	Public and School Sanitary Program		
a	Public Sanitary Program		٧
b	School Sanitary Program		٧
2	Component 2: Environment infrastructure		
2.1	Expand and prolong 150 alley (L=980m)	٧	
2.2	Expand and prolong	٧	
	Huynh Thúc Kháng road (L=920) Construction of engantional roads (L=2.657m)		1
2.3 3	Construction of operational roads (L=3,657m)		Y
3	Component 3: Site clearance and resettlement	٧	
4	Construction of a resettlement area Component 4: Conscity Publing and Project Implementation Support	٧	٧
4	Component 4: Capacity Building and Project Implementation Support		V

During the feasibility study of this subproject, in close cooperation/consultation with Project Management Unit (PMU) and local authorities, technical consultant has given its best efforts to optimize the project locations/footprints, avoiding or minimizing land

¹ was included in the corresponding items under the component 1

acquisition/resettlement impacts. The next section will describe scale of land acquisition affected by the sub project.

2.1.1. Permanent land acquisition

24. The total area of land to be permanently acquired in Phan Rang – Thap Cham subproject is 351,466.3m², in which: 24,463.0m² residential land; 325,585.3m² agricultural land; and 1,418.0m² grave land. Accordingly, there are 947 affected households (3,977 people), including 118 relocated households, and 449 severely affected households (losing more than 20% (or 10% for vulnerable households) of productive land; there are approximately 35 graves shall be relocated:

♣ *Component 1 – Sanitation Infrastructure Expansion:*

Investment activities in component 1 that cause land acquisition include: upgrading and expanding channels and managment roads in channels Tan Tai, Dong Nam, Cha La, TH5, Nhi Phuoc; construction of reservoir (central lake and Dong Hai lake) in the wards: Bao An, Phuoc My, Phu Ha, Kinh Dinh, Tan Tai, My Dong, Van Hai, Dai Son, My Hai and My Binh.

- Total affected area of this component is 285,687.3m², in which:
 - + 7,937.0m² residential land;
 - + 277,750.3m² agricultural land.
- Total affected households of component 1 is 715, in which:
 - + 58 households to be relocated;
 - + 369 households to be severely affected due to more than 20% acquisition of productive land;
 - + 15 households to be affected to their business:
 - + 22 affected households whose owners are women having dependents peoples;
- Affected structures (associated to land):
 - + 7,374.7m² of houses, mainly class III and class IV houses;
 - + 3,467.5 m² of others structural object, such as: fence, yard...;
 - + Crops are also affected due to acquisition of 104,886m² of annual trees (Rice, Garlic...) and 84,162.9m² of long term trees (Grape, Papaya, Coconut...).

↓ Component 2 – Urban Connectivity Improvement

Activities in Component 2 that might have resettlement impacts include: Widening and prolonging alley 150, Huynh Thuc Khang road in the area of Phuoc My ward.

- Total affected area of component 2 is 29,030.0m², in which:
 - + 11,577.0m² residential land;
 - + 16,035.0m² agricultural land;
 - + 1,418.0m² grave land.

- Total affected households of component 2 is 177, in which:
 - + 52 households to be relocated:
 - + 50 households to be severely affected due to more than 20% acquisition of productive land;
 - + 2 households to be affected to their business.
- Affected structures associated to land:
 - + 5,700.0m² of houses, mainly class III house;
 - + 635.0m² of others structural object, such as: fence, yard...;
 - + Approximately 35 graves to be relocated;
 - + Crops are also affected due to acquisition of 10,731.5m² of annual tree (Rice) and 14,819.5m² other long-term trees.

↓ Component 3 – Resettlement and site clearance

Development of a resettlement site to arrange shelter for households displaced by the entire sub-project will also impact due to land acquisition. This resettlement area locates in Phuoc My ward. The detailed land acquisition impacts of this component are described as follows:

- Total affected area of component 3 is 36,749.0m², in which:
 - + 4,949.0m² residential land;
 - + 31.800,0m² agricultural land.
- Total affected households of component 3 is 55 households, in which:
 - + 8 households to be relocated,
 - + 30 households to be severely affected due to more than 20% acquisition of productive land;
- Affected structures associated to land:
 - + 800m² of houses, mainly class III houses;
 - + 125m² of others structural object, such as: fence, yard...;
 - + Crops are also affected due to acquisition of 26,796.5m² of annual tree (Rice) and 2,063.6m² long term trees.
- 25. The following table summarizes land acquisition and resettlement impact in each investment item.

Table 3 – Statistic of impacts due to land acquisition and resettlement of each investment item of the subproject

			A	rea of each land	types (m²)		Affecte	d House/Stru	ctures	Affecte	d crops	Number o	of affected ho	useholds/ org	anizations
STT	Investment item	Location		Residential	Agricultural	Grave					Long-term tree		In which:		
	THI VESTIMENT NOM	Bocarion	Total	land	land	land	Houses	Other	Grave	Annual tree		Total	Severely affected	Business	Relocated
I	Component 1		28,687.3	7,937.0	277,750.3	0.0	7,374.7	3,467.5	0.0	104,885.7	84,162.9	715	369	15	58
1.1	Upgrade and expand of canals and managed	roads													
a	Rehabilitation of Tan Tai Channel (L=6,949 m)	Bao An, Phuoc My Phu Ha, Kinh Dinh, Tan Tai	15,279.4	4,794.9	10,484.5	0.0	4,026.4	1,577.3	0.0	323.9	7,073.1	286.0	93.0	10.0	35.0
b	Construction of Dong Nam channel (SE) (1,379m)	Tan Tai My Hai	20,685.0	118.0	20,685.0	0.0	118.0	0.0	0.0	4,985.0	4,985.0	40.0	30.0	0.0	0.0
С	Rehabilitation of Cha La Channel 4,429m	My Dong, Van Hai, Dai Son	13,236.1	236.1	13,000.0	0.0	720.7	1,303.8	0.0	17,663.0	1,938.5	140.0	64.0	1.0	0.0
d	Rehabilitation of TH5 Channel (662 m)	Dai Son	1,642.0	0.0	1,642.0	0.0	245.0	0.0	0.0	0.0	1,397.0	14.0	5.0	0.0	4.0
e	Rehabilitation of Nhi Phuoc Channel (1,695m)	My Hai	3,059.1	0.0	3,059.1	0.0	364.6	582.4	0.0	1,544.0	578.3	56.0	7.0	0.0	0.0
1.2	Construction of reservoirs									0.0	0.0				
а	Construction of the city center regulation lake (S=22.69ha)	My Binh	187,964.0	2,788.0	185,176.0	0.0	1,500.0	4.0	0.0	80,369.9	63,820.6	170.0	161.0	4.0	15.0
b	Rehabilitation of Dong Hai regulation lake (S=5.2ha)	Dong Hai	43,703.7	0.0	43,703.7	0.0	400.0	0.0	0.0	0.0	4,370.4	9.0	9.0	0.0	4.0
П	Component 2		29,030.0	11,577.0	16,035.0	1,418.0	5,700.0	635.0	35.0	10,731.5	14,819.5	177	50	2	52
2.1	Expand and prolong alley 150 (L=980m; B=11-15m)	Phuoc My	14,111.0	2,640.0	10,053.0	1,418.0	2,700.0	135.0	35.0	4,222.3	5,830.7	52.0	25.0	0.0	27.0
2.2	Expand and prolong Huynh Thuc Khang road (L=920; B=11- 15m)	Phuoc My	14,919.0	8,937.0	5,982.0	0.0	3,000.0	500.0	0.0	6,509.2	8,988.8	125.0	25.0	2.0	25.0
Ш	Component 3		36,749.0	4,949.0	31,800.0	0.0	800.0	125.0	0.0	26,796.5	2,063.6	55	30	0	8
	Construct resettlement area (250-300 plots)	Phuoc My	36,749.0	4,949.0	31,800.0	0.0	800.0	125.0	0.0	26,796.5	2,063.6	55.0	30.0	0.0	8.0
	TOTAL		351,466.3	24,463.0	325,585.3	1,418.0	13,874.7	4,227.5	35.0	142,413.8	101,046.0	947	449	17	118

2.1.2. Temporary land acquisition

26. The execution of sub-projects activities would cause not only permanent land acquisition but also the temporary one during construction process. Based on the proposed construction plans, the subproject will acquire temporarily approximately 66,890 m² along sewerage line of Tan Tai channel and rainwater/wastewater collection routes in the areas of Dong Hai ward, My Dong ward and new urban areas (central, coastal). The area that is temporarily affected would mainly be public or unused land such as roads, public land, etc and would primarily be used for the construction process, material gathering. Detailed temporary impact is presented in table 4.

Table 4 – Temporary impact on land during the construction process

No	Investment items	Description of current situation/ temporary land acquisition		level due ary land ition
			Area (m ²)	Number of Ahs
Ι	Component I			
1.1	Upgrading and exp	anding the channels		
a	Rehabilitation of Tan Tai Channel (L=6,949 m)	Existing channel has different width in each segments. Most channels are behind the rows of houses (that the facade of these rows of houses follows the main roads). Therefore, the construction process does not affect much the business of the households living around the area. During construction process, material gathering will use permanently acquired land or public land, and unused land limiting temporary land acquisition.	14,790	10
1.3	Rehabilitation of secondary sewerage lines for flood solvement	Sewers will lie along the Road 21/8, Dong Dau, Luong Van Can, Huynh Thuc Khang, Ha Huy Tap, Truong Dinh, Le Quy Don, Le Duan, Thong Nhat, Cao Ba Quat and Quang Trung, 16/4 Road. Population density is significant on those line. The construction process will acquire temporarily land and some businesses could be affected by the construction work that will hinder the entrance to these businesses so it may cause losses in their income.	15,120	40

1.4	Construction of Wastewater collection system in new urban areas, central and coastal urban areas	The route will pass through many roads in central urban areas, urban area 16/4, My Dong - Dong Hai, Yen Ninh road. The construction process will acquire land temporarily and some households and The construction process will acquire temporarily land and Some businesses could be affected by the construction work that will hinder the entrance to these businesses so it may cause losses in their income.	36,980	70
II	Component 2		0	0
III	Component 3		0	0
		TOTAL	66,890	120

- 27. Accordingly, the operation of about 120 business entities could be disturbed by the construction work. Income of those related households could be affected accordingly. The results of two consultation rounds (February and July 2016) showed that the concerned households fully support the project and promised a close cooperation to speed up the implementation. These households are affected HHs and beneficiaries at the same time, especially when the project is put into operation. In addition, the disturbance wouldn't last for longtime as successive construction method will be used.
- 28. In case where the project requires a temporary area for construction, PMU/Contractor will arrange a renting with the land owners in accordance to civil law. Public facilities that are affected during the construction will be compensated/restored as shown in Section 7.2 of this Report.

2.2. Efforts minimizing resettlement impacts

- 29. During project preparation, many efforts has been done to minimize subproject's resettlement impacts. Various options of alignment and scale of each item have been discussed and considered. There are some principles that have been thoroughly applied in the discussion between resettlement and technical team:
 - Priority has been given to the one having less or minor resettlement impacts, such as going through unused/uncultivated land, agricultural land, public land where population density is low, or along the existing roads. Resettlement team has organized meetings with technical team to identify the potential alignment and discuss the ways to minimize impacts during construction, including safety construction measures, installation of safety signs where appropriate, and a suitable construction schedule.
 - At the point across residential area, technical solutions (road width reduction, design of T-junction) have been discussed and studied to minimize the number of relocated people.
 - The resettlement team has consulted with households living along the road, calling for their support during the project implementation. In addition, temporary impact and

community disturbance would be minimized thanks to the close collaboration between contractors and local people through the advanced disclosure of construction plan and its associated site and time specific mitigation measures.

30. Alternatives considered to avoid or minimize resettlement through selected considering technical options (constructive building solutions) are presented in the table below:

Table 5 – Alternatives considered to avoid or minimize resettlement

		Co	Measures to		
No	Item	Option 1	Option 2	Option 3	minimize land
					acquisition
1	Rehabilitatio n of Tan Tai Channel		nydraulic calculation an ven for this channel segr	-	
	Part1	Channel is embanked with stone vertically with BxH=(3.0-7.0)x(1.8-3.5), total width of construction scope is 11.0-15.0m.	.Channel is embanked with stone inclinedly roof with B1xB2xH=(1.0-5.0)x(6.4-14.0)x(1.8-3.0)m, total width of construction scope is 14.4-22.0m	No	Option 1 has the advantage as smaller land acquisition range and lower earthworking area than Option 2 so the construction cost is lower than Option 2, therefore the Option 1 is proposed selecting as design option.
	Part 2	Keep the existing box culvert section with BxH = 2.4x1.6m on the sidewalk and build a box culvert with BxH = 3.0x3.0m parallel to the existing box culvert line. This culvert line is under the existing roadway therefore it needs to repay the asphalt road surface after construction.	Demolish the existing culvert line and replace it with a new culvert line with $2xBxH = 2x3.0x3.0m$ placed on pavements to ensure hydraulic section.		Both Options are technically guaranteed, the Option 2 has the advantage as the position of culvert line on the pavement so it is easier to operate management and reimbursement cost is lower than Option 1, but the construction of box culvert line having the size bigger 2 times than Option 1 would have a

Part 3	Culvertilization of this part with 2xBxH=2x3.0x3 .0m, total width	Channel is embanked stone vertically with BxH=7.0x4.0 total width of construction	higher construction cost. The Option 2 has disadvantage as needing to land clearance, therefore the Option 1 is proposed selecting as design option Option 2 has larger land acquisition range for construction,
	of construction scope is 9.5m.	scope is 16.5m.	management, operation than Option 1. therefore the Option 1 is proposed selecting as design option
Part 4	Culvertilizing this part with BxH=3.5x3.0m total width of construction scope is 5.2m.	Channel is embanked with stone vertically with BxH=4.5x3.5 total width of construction scope is 16.5m	The analysis is similar to Part 3, the Option 1 is proposed selecting as design option.
Part 5	Channel is embanked with stone vertically with BxH=4.5x3.7m total width of construction scope is 14.0m	B1xB2xH=2.0x12.5x 3.5m total width of construction scope is 20.5m	Construction solutions and structural engineering solutions of this part is similar to Part 1, but due to the right of this part is current existing residential houses so Larsen steel sheet pile combining with shoring system is used to avoid affecting the current residential.
Part 6	To save land for	designing channel with	h BxH = 2.5x2.0m. This box

		culvert part has Construction solutions and structural engineering solutions similar to Part 2 and 3 described above, Larsen steel sheet pile combining with shoring system is used to avoid affecting the current residential houses.
2	Rehabilitation	Structural engineering solution:
	of Nhi Phuoc	the box culvert part with $2xBxH = 2x2.5x2.5m$ placed under the current
	channel	roadbed with section of digging ditches used Larsen steel sheet pile
		combining with shoring bar at the top of digging ditches in order to keep
		the pit wall and minimize the refund of the road surface area.

3. OBJECTIVES OF THE RESETTLEMENT PLAN

- 31. The objective of this RP is to provide a comprehensive resettlement package for persons affected by the Phan Rang Thap Cham sub-project. The plan also further concretize provisions set forth in the project's Resettlement Policy Framework (RPF). To this end the main objectives of this RP are:
 - Involuntary resettlement should be avoided as much areas as possible or minimized by bringing out optional measures in the process of technical design;
 - Wherever involuntary resettlement is unavoidable, resettlement activities should be aware of and executed as sustainable programs, necessary to supply enough investment sources to help adversely affected persons to share project's benefits. Directly or indirectly affected persons need must be consulted and participated in the process of planning and implementing resettlement programs.
 - Affected Persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-project levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

4. SOCIO-ECONOMIC CONDITION OF AFFECTED HOUSEHOLDS

32. The data related to affected households was extracted from the larger socio-economic study conducted in project areas. The main objective of this section is to provide an overview of socio-economic condition of affected households (including for example, demographic characteristics; income sources; living conditions; infrastructure and environmental sanitation; poverty status etc). These information could also be used as baseline information for monitoring and evaluation during project implementation.

4.1. Household size and demographic characters

33. The survey has been administered in 396 affected households. Regarding the household size, each household has an average of 4.2 persons. 51.5% of household members are in working age (in which Dong Hai is the highest one (66.0%) and My Dong ward is the lowest (38.0%). The number of female headed households are pretty large, 143 households (36.1%).

Table 6 – Members of PAHs

Wards/	НН	Gender		Female	Working age	population
commune		Male	Female	headed HHs	Qn.	%

Phuoc My	100	143	142	28	197	46.8
Bao An	30	45	45	10	68	53.7
My Binh	70	141	139	29	162	55.0
Dong Hai	10	25	23	1	28	66.0
Tan Tai	30	56	55	14	64	51.1
Phu Ha	20	47	46	9	50	59.9
Kinh Dinh	20	33	32	6	51	60.5
My Dong	20	39	39	7	32	38.0
Van Hai	20	230	227	8	46	55.0
My Hai	56	102	101	22	118	50.0
Dai Son	20	31	31	9	42	50.0
Total	396	892	880	143	857	51.5

4.2. Education attainment of household heads

34. The education level of household head is relatively low. 57.6% of them have finished the secondary school. The similar rate for high school (and higher) and primary school are 17.2% and 25.3% respectively.

Table 7 – Household headers' education

Wards/ commune	Primary school		Secondary school		High sc higher	High school and higher		(%)
	Qn	%	Qn	%	Qn	%		
Phuoc My	16	16.0	73	73.0	11	11.0	100	100.0
Bao An	8	26.7	17	56.7	5	16.7	30	100.0
My Binh	12	17.1	46	65.7	12	17.1	70	100.0
Dong Hai	4	40.0	5	50.0	1	10.0	10	100.0
Tan Tai	9	30.0	13	43.3	8	26.7	30	100.0
Phu Ha	7	35.0	8	40.0	5	25.0	20	100.0
Kinh Dinh	5	25.0	11	55.0	4	20.0	20	100.0
My Dong	9	45.0	6	30.0	5	25.0	20	100.0
Van Hai	8	40.0	9	45.0	3	15.0	20	100.0
My Hai	13	23.2	35	62.5	8	14.3	56	100.0
Dai Son	9	45.0	5	25.0	6	30.0	20	100.0
Total	100	25.3	228	57.6	68	17.2	396	100.0

(Source: Survey on affected households, February and March, 2016, N = 396)

4.3. Occupations of household heads

35. More than half (52.6%) of householders involve in agricultural activities. The rate of those who involve in non-agricultural (mainly distributed among governmental officer, soldier/policeman, business/service, employee) is 42.5%. The 4.8% remaining is housewife or unemployed. Given the significant involvement of affected households in agricultural activities and the potential loss of agricultural land in this subproject, there would be an an enormous pressure on food security, jobs transferring during the implementation of resettlement activities. Main occupation of householders is shown in the table follows:

Table 8 – Occupation of household head

No	Wards/ commune	Agric	ulture		on- ıltural		ewife / ployees	Total	%
		Qn	%	Qn	%	Qn	%		
1	Phuoc My	58	58.0	36	59.5	6	6.0	100	100.0
2	Bao An	11	36.7	18	58.0	1	3.3	30	100.0
3	My Binh	32	45.7	34	63.0	4	5.7	70	100.0
4	Dong Hai	1	10.0	8	68.5	1	10.0	10	100.0
5	Tan Tai	1	3.3	29	81.5	0	0.0	30	100.0
6	Phu Ha	10	50.0	9	65.8	1	5.0	20	100.0
7	Kinh Dinh	4	20.0	15	73.3	1	5.0	20	100.0
8	My Dong	14	70.0	5	65.8	1	5.0	20	100.0
9	Van Hai	12	60.0	6	57.5	2	10.0	20	100.0
10	My Hai	45	80.4	9	64.5	2	3.6	56	100.0
11	Dai Son	20	100.0	0	63.3	0	0.0	20	100.0
	Total	208	52.5	169	42.7	19	4.8	396	100.0

4.4. Average Income of Affected Households

36. Data from survey also showed a significant difference in the monthly average income of household in project areas. Affected households in Dong Hai ward has the lowest average income (876,000 VND/person/month) while the highest average income is observed in My Binh ward with the amount of 1,297,000 VND/person/month. Details are shown in the following table:

Table 9 – Average income of affected households/persons

Wards/ commune	No	Average income	VND
	1	Household/month	4,359,000
Phuoc My	2	Person/month	1,019,000
Dog An	1	Household/month	4,030,000
Bao An	2	Person/month	942,000
Mr. Diah	1	Household/month	4,118,000
My Binh	2	Person/month	1,297,000
Dong Hai	1	Household/month	3,712,000
	2	Person/month	876,000
m . m :	1	Household/month	5,408,000
Tan Tai	2	Person/month	1,254,000
Phu Ha	1	Household/month	4,157,000
гии на	2	Person/month	988,000
Wint Dint	1	Household/month	3,516,000
Kinh Dinh	2	Person/month	806,000
My Dong	1	Household/month	3,183,000
My Dong	2	Person/month	755,000
Van Hai	1	Household/month	3,226,000
v an mai	2	Person/month	771,000

Mr. Hoi	1	Household/month	3,766,000
My Hai	2	Person/month	882,000
Doi Con	1	Household/month	4,173,000
Dai Son	2	Person/month	970,000
	1	Household/month	4,015,000
Total	2	Person/month	994,000

37. Income was also used to group affected households in various categories using MOLISA's poverty line in 2016-2020 period²:

Table 10 – Group affected households using MOLISA's poverty line in 2016-2020 period

Unit: Peron

Wards/ commune	HHs	The number of households with incomes in the below is				
		≤ 900.000	>900.000 to ≤ 1.300.000	>1.300.000 to ≤ 1.950.000	>1.950.000	
Phuoc My	100	25	62	11	2	
Bao An	30	7	15	7	1	
My Binh	70	15	44	9	2	
Dong Hai	10	3	6	1	0	
Tan Tai	30	6	15	8	1	
Phu Ha	20	5	10	4	1	
Kinh Dinh	20	6	11	2	1	
My Dong	20	4	12	3	1	
Van Hai	20	4	14	1	1	
My Hai	56	12	35	8	1	
Dai Son	20	5	12	2	1	
Total	396	92	236	56	12	

(Source: Survey on affected households, February and March, 2016, N = 396)

38. The result of survey showed that only 68 households (17.2%) has an income level higher than 1,300,000VND/person/month. 92 households (23.2%) of affected households having an income level lower than governmental poverty line (900,000VND/person/month).

4.5. Households' durable goods

39. Regarding the valuable assets, color TV is the most popular audio-vision tool in the majority of surveyed households (65.7%). TV is not only used for entertainment device but also considered as popular dissemination channel for project related information in the future. 61.9% of affected households currently have a motorbike. Having a motorbike is no longer a criterion of a rich households. The majority of household can now afford it with a reasonable cost. They do not only use it as a vehicle, but also a living tools.

² According to Decision No.59/2015/QD-TTg, dated 19 November 2015, of the Prime Minister on multidimensional approach to poverty standard for the period 2016-2020.

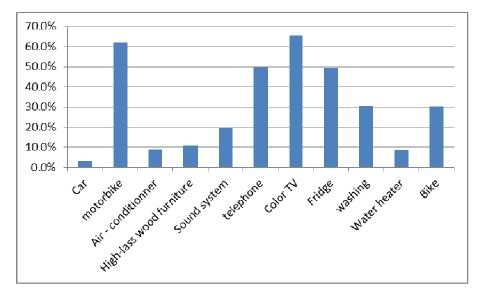


Figure 2 - Family facilities

40. Nearly half of affected households (49.7%) have mobile phone, the main communication device among family members. Similarly, 49,3% has a refrigerator

4.6. Land and housing conditions

41. The majority of surveyed households own either a permanent house (70.7%) or a semi-permanent house (16.9%). Only 8.8% of households are currently living in temporary houses.

Table 11 – Type of house

TT	Type of house	Qn.	%
	71		
1	Permanent type	280	70.7
2	Semi-permanent	67	16.9
3	Temporary houses	35	8.8
5	Garden house	7	1.8
6	Others	7	1.8
	Total	396	100.0

(Source: Survey on affected households, February and March, 2016, N = 396)

42. There are up to 40.7% households that have lived in the current house for more than 20 years; 22.7% from 10 to 20 years; 14.4% from 5-10 years and 19.7% from 1 to 5 years. Only a few household (2.5%) who has lived at the current location of less than 1 year.

Table 12 – Habitation time

TT	Years	Qn.	%
1	Under 1 year	10	2.5
2	From 1 to 5 years	78	19.7
3	From 5 to 10 years	57	14.4

4 From 10 to 20 years	90	22.7
5 More than 20 years	161	40.7
Total	396	100.0

(Source: Survey on affected households, February and March, 2016, N = 396)

43. Regarding the land/house origin, 53% of respondents confirmed that they brought and built the house by themselves. 37.9% of them have inherited from their parents or relatives. Only 0.5% of the households having the land/house granted by a governmental agency.

Table 13 – House/Land's origin

TT	House/Land's source	Qn.	%
1	Inherit	150	37.9
2	Granted	2	0.5
3	Bought/built by themselves	210	53.0
4	Rent	11	2.8
5	Others	23	5.8
	Total	396	100.0

(Source: Survey on affected households, February and March, 2016, N = 396)

Land use right certificate (LURC) is a document confirming the legality of the land and house associated to it. According to the result of survey, there are 70,7% of them having redbook/ pink-book; 0,5% having land/ house certificate granted by state agencies; 8,6% having temporary land/house certificate, 2,8% having house rental contract; the rest having not any certificate or document related. The reasons why households having no certificate/ document are: (1) they are building house in agricultural land plot which next to residential land plot but this agricultural has not converted to land use purpose yet.; (2) the built house in the land plot illegally occupied of public land: air space, road, pavement, channel, canal; (3) some households have too small using area that not meet the requirements to grant any certificate

Table 14 – Land use right certificate

TT	Land use right certificate	Total	%
1	Red-book/ pink-book	280	70.7
2	Land/ house certificate granted by state agencies	2	0.5
3	Temporary land/house certificate	34	8.6
4	House rental contract	11	2.8
5	Not any certificate or document related	69	17.4
	Total	396	100.0

(Source: Survey on affected households, February and March, 2016, N = 396)

45. Being named in land use/ house ownership right certificate: 52.8% of them having a male member listed in the LURC, 24.4% having the names of both men and women in the LURC and 22.8% confirmed the sole presence of women's names in the LURC.

Table 15 – Being named in land use/ house ownership right certificate

	Work	Labor allocation	Total	
			Qn.	%
1	Being named in land	Female	518	22.8
	use/ house ownership	Male	1202	52.8
	right certificate	Both	556	24.4

(Source: Survey on affected households, February and March, 2016, N = 396)

4.7. Household sanitation facilities

46. Among the 396 surveyed households, up to 376 households (representing 94.9%) responded that they had a private toilet. In which, the toilet flush accounted for the highest proportion (90.7%); semi-flush toilets accounted for 4.0%; and the rest used the latrine or toilet tank temporary.

5. LEGAL FRAMEWORK

47. The compensation policies applied in Phan Rang – Thap Cham City sub-project will comply with the World Bank's OP 4.12 Involuntary Resettlement, relevant lawsregulations of Vietnam and the Resettlement Policy Framework (RPF) which was approved by Prime Minister in Decision No.1078/TTg-QHQT dated 22/6/2016 of the Government.

5.1. The legal framework of Vietnam

- 48. The legal framework with respect to land acquisition, compensation and resettlement is based on the Constitution of the Socialist Republic of Vietnam (2013), and the Land Law 2013, and other relevant decrees/guidelines. The principal legal documents applied for this RP include the followings:
 - Constitution of the Socialist Republic of Vietnam adopted on November 28, 2013;
 - Land Law No. 45/2013/QH13 dated November 29, 2013 of the National Assembly;
 - Decree No. 43/2014/ND-CP dated May 15, 2014 of the GoV on detailing a number of articles of the Land Law.
 - Decree No. 44/2014/ND-CP dated May 15, 2014 of the GoV on land prices;
 - Decree No. 45/2014/ND-CP dated May 15, 2014 of the GoV on collection of land use levies.
 - Decree No. 46/2014/ND-CP dated May 15, 2014 of the GoV on collection of land rent and water surface rental.
 - Decree No. 47/2014/ND-CP dated May 15, 2014 of the GoV on compensation, support and resettlement upon land recovery by the State.
 - Decree No. 84/2013/ND-CP dated July 25, 2013 of the GoV on development and management of resettlement housing;
 - Decree No. 38/2013/ND-CP dated April 23, 2013 of the GoV on management and use of official development assistance (ODA) and concessional loans of donors;

- Circular No.36/2014/TT-BTNMT dated 30June 2014 of Ministry of Natural Resources
 and Environment on land pricing method; compilation of and adjustment to land price
 lists; determination of specific land prices and consultancy on land pricing.
- Circular No.37/2014/TT-BTNMT the MONRE dated June 30, 2014 on compensation, support and resettlement upon land recovery by the State.
- Decision No.63/2015/QD-TTg of the Governmental Prime Minister dated December 10, 2015 on employment and vocational training support policies for laborers subject to agricultural land recovery.
- Decision No.1956/2009/QD-TTg of the Governmental Prime Minister dated November 17, 2009 on vocational training for rural.
- 49. Other laws, decrees and regulations include: the Construction Law No.50/2014/QH13 daded June 18, 2014 on construction activities, rights and obligations of organization and individual investing in civil works construction and construction activities; Decree No.102/2014/ND-CP on sanctioning of administrative violations in the field of land; Decree No.46/2015/ND-CP dated May 12, 2015 on quality management of constructions; Decree No. 12/2009/ND-CP dated February 12, 2009 on the management of construction investment projects; Decree No.126/2014/ND-CP on marriage and family implementation, stipulating that all documents registering family assets and land use rights must be in the names of both husband and wife.
- 50. Decrees relevant to protection and preservation of cultural property include Decree No. 98/2010/ND-CP Detailed regulations for implementation of some articles of the Law on Cultural Heritage and the Law on editing and supplementing some articles of the Law on Cultural Heritage requiring that sites currently recognized as cultural and historical vestiges, should be kept intact according to current legal regulations.
- 51. Documents relating to complaints and resolve complaints mechanisms: Complaints Law 02/2011/QH13 dated November 11, 2011; Decree No. 75/2012/ND-CP dated March 10, 2012 on specific provisions a number of articles of the Complaints Law.
- 52. Decisions of Ninh Thuan province relating to compensation, assistance and resettlement in provincial territory.
 - Decision No. 64/2016/QD-UBND dated September 26, 2016 of Ninh Thuan PPC on compensation, support and resettlement upon land recovery by the State in Ninh Thuan Province (replacement for Decision No.2380/2010/QD-UBND dated December 21, 2010)
 - Decision No. 38/2012/QD-UBND dated August 9, 2012 of Ninh Thuan PPC on amending and supplementing some sections of regulars attached to Decision No.2380/2010/QD-UBND dated December 21, 2010;
 - Decision No. 106/2014/QD-UBND dated December 29, 2014 of Ninh Thuan PPC on prices of different land types in 2015 to 2019 in Ninh Thuan province.

- Decision No. 16/2016/QD-UBND dated April 6, 2016 of Ninh Thuan PPC on adjustment coefficient of land price in Ninh Thuan province.
- Decision No. 13/2016/QD-UBND dated April 4, 2016 of Ninh Thuan PPC on prices of crop, tree in Ninh Thuan province
- Decision No. 17/2015/QD-UBND dated March 12, 2015 of Ninh Thuan PPC on prices of house, construction and structures in Ninh Thuan province
- Decision No. 90/2015/QD-UBND dated December 16, 2015 of Ninh Thuan PPC on amending and supplementing Section 43 Annex C about prices of structures attached to Decision No. 17/2015/QD-UBND dated March 12, 2015.
- Decision No. 64/2015/QD-UBND dated September 14, 2015 of Ninh Thuan PPC on amending and supplementing Article 1 of Decision No. 17/2015/QD-UBND dated March 12, 2015.
- Decision no. 81/2013/QD-UBND dated 28 November of Ninh Thuan province people committee issued democratic implementation for activities of compensation, support, clearance, resettlement on Ninh Thuan provincial area

5.2. The World Bank's Policy

- 53. The World Bank recognizes that involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures are carefully planned and carried out. The Bank's Involuntary Resettlement Policy OP/BP 4.12, includes safeguards to address and mitigate the economic, social, and environmental risks arising from involuntary resettlement.
- 54. The Involuntary Resettlement Policy (OP/BP 4.12) is triggered when a Bank-assisted investment causes:
 - (i) Involuntary taking of land that results in direct social and economic impacts such as:
 - Loss of shelter leading to relocation
 - Loss of assets or access to assets
 - Loss of income sources or means of livelihood (whether or not the affected persons must move to another location) due to involuntary taking of land
 - (ii) Involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons
- 55. The Involuntary Resettlement Policy (OP/BP 4.12) applies to all components of the project that require land acquisition, regardless of the source of financing and this is also applied in activites leading to involuntary resettlement, which assessed by the Bank as follows:
 - Directly and significantly related to the Bank-financed project
 - Necessary to achieve its objectives as set forth in the project documents
 - Carried out, or planned to be carried out, contemporaneously with the project.
- 56. The objectives of the Involuntary Resettlement Policy OP/BP 4.12 are the following:
 - (i) Involuntary resettlement should be avoided as much areas as possible or minimized by bringing out optional measures in the process of technical design;

- (ii) Wherever involuntary resettlement is unavoidable, resettlement activities should be aware of and executed as sustainable programs, necessary to supply enough investment sources to help adversely affected persons to share project's benefits. Directly or indirectly affected persons need must be consulted and participated in the process of planning and implementing resettlement programs.
- (iii) Affected Persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-project levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

5.3. Comparison between Vietnam and WB approaches in compensation, incentives and resettlement

57. There are differences between the Government of Vietnam's Laws, policies, regulations related to land acquisition/resettlement, and the World Bank's OP 4.12 on Involuntary Resettlement. The following table highlights the key differences in order to establish a basis for the design of the principles to be applied for compensation, assistance and livelihood restoration support for the affected households, which will be applied under this project.

Table 16 – Comparison of GOV's and WB's Policies related to Involuntary Resettlement

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
1. Land Property			
1.1.Policy objectives	PAPs (Project Affected Persons) should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to predisplacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher	However, there is a provision of support to be considered by PPC to ensure they have a place to live, to stabilize their living and production. (Article 25 of Decree 47). In case the amount of compensation/support is not enough for resettled people to buy a minimum resettlement plot/apartment, they will be financially supported to be able to buy a minimum resettlement plot/apartment (Article 86.4 of Land Law 2013 and Article 27 of Decree 47)	Livelihoods and income sources will be restored in real terms, at least, to the predisplacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
1.2.Support for affected households who have no recognizable legal right or claim to the land they are occupying	Financial assistance to all project affected persons to achieve the policy objective (to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher)	Only agricultural land used before July 1, 2004 is eligible for compensation. Other cases may be considered for assistance by PPC if needed	Financial assistance for restoration will be given to all PAPs, regardless of their legal status, until their livelihoods and standards of living restore in real terms, at least, to pre-displacement levels.
1.3.Compensation	Compensation at full cost for	No compensation	Compensation at full replacement

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
for illegal structure	all structures regardless of legal status of the PAP's land and structure.		cost will be given for all structures affected, regardless of legal status of the land and structure
2. Compensation			
2.1.Methods for determining compensation rates	Compensation for lost land and other assets should be paid at full replacement costs,	Compensation for lost assets is calculated at price close to the assets transferring price in local markets or the cost of newly-built structures. Provincial People's Committees are granted to identify compensation prices for different categories of assets. Independent land valuator can be used to determine land prices, which will be appraised by land appraisal board before Provincial People's Committee approval.	Independent appraiser identifies replacement costs for all types of assets affected, which are appraised by land appraisal board and approved by Provincial People's Committees to ensure full replacement costs.
2.2.Compensation for loss of income sources or means of livelihood	Loss of income sources should be compensated (whether or not the affected persons must move to another location)	Assistance in respect of income loss is given only for registered businesses. Additional financial assistance will be provided.	All income losses are to be compensated and, where necessary to achieve the objectives of the policy, development assistance in addition to compensation will be provided.
2.3.Compensation for indirect impact caused by land or structures taking	It is good practice for the borrower to undertake a social assessment and implement measures to minimize and	Not addressed	Social assessment has been undertaken and measures identified and being implemented to minimize and mitigate adverse impacts,

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
	mitigate adverse economic and social impacts, particularly upon poor and vulnerable groups.		particularly upon poor and vulnerable groups.
2.4.Livelihood restoration and assistance	Provision of livelihood restoration and assistance to achieve the policy objectives	Livelihood restoration and assistance measures are provided. No follow-up for full livelihood restoration after resettlement completion	Provision of livelihood restoration and assistance measures to achieve the policy objectives. These will be monitored as detailed in the RP
2.5.Consultation and disclosure	Participation in planning and implementation, specially confirming the eligibility criteria for compensation and assistance, and access to Grievances Redress Mechanisms	Focus mostly on consultation during planning (consultation on draft plan of compensation, support and resettlement and plan for training, career change and facilitating job searching); information sharing and disclosure.	Local people's consultation and participation incorporated into RP design, along with information sharing with PAPs and stakeholders.
3. Grievance redre			
	Grievance redress mechanism should be independent	The same governmental body makes decisions on compensation and resettlement, and also handles grievances at the first step. However, complainants can go to court at any steps as PAP wishes	More effective Grievance and Redress mechanisms are to be established, built on the existing governmental system, with monitoring by an independent monitor
4. Monitoring & E	Evaluation		
	Internal and independent	Citizens are allowed to supervise and report	Both internal and external

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
	monitoring are required	organizations), including land recovery,	regularly maintained (on a monthly basis for internal and biannual basis for independent monitoring). An end-of-project report will be done to confirm whether the

6. ELIGIBILITY CRITERIA AND ENTITLEMENTS

6.1. Project affected people

- 58. <u>Project affected people</u> are ones who are directly affected by the project through the loss of land, residences, other structures, business, assets, or access to resources, specifically are:
 - Persons whose agricultural land will be affected (permanently or temporarily) by the Project;
 - Persons whose residential land/houses will be affected (permanently or temporarily) by the Project;
 - Persons whose leased-houses will be affected (permanently or temporarily) by the Project;
 - Persons whose businesses, occupations. or places of work will be affected (permanently or temporarily) by the Project;
 - Persons whose crops (annual and perennial)/ trees will be affected in part or in total by the Project;
 - Persons whose other assets or access to those assets, will be affected in part or in total by the Project; and
 - Persons whose livelihoods will be impacted (permanently or temporarily) due to restriction of access to protected areas by the Project.

6.2. Identification of vulnerable groups or Households (HHs)

- 59. According to the definition of vulnerable groups/households in the resettlement policy framework of the project and the subjects of social protection defined in Decree No. 67/2007/ND-CP dated April 13, 2007 and Decree No. 13/2010/ND-CP dated February 27, 2010 of the Government on policies to support the social protection subjects, the vulnerable groups/households of the project include:
 - Women-headed HH (not married, widowed or husband incapable of working) with dependents;
 - Disabled people (no longer working capacity), The elderly without supporters.;
 - The poor people according to the criteria of MOLISA,
 - The landless people;
 - People aged at 85 and older who have no pension or social insurance benefits;
 - People with mental illness of all types of schizophrenia, psychosis who have been treated several times by psychiatric specialized medical agencies but no sign of recovery;
 - Families and individuals adopting orphans, abandoned children;
 - The household has 02 or more severely disabled, incapable of self-serving; and
 - Ethnic minorities.
- 60. These are special target groups likely to be affected disproportionately or be at risk of further impoverishment due to the impacts of the resettlement. Therefore, in the process of making plan of compensation, support and detailed resettlement, the Compensation Committee

and the Project Management Unit in collaboration with the ward/commune People's Committee will investigate and update the list of vulnerable groups or households to support timely and appropriately to them.

6.3. Eligibility

- 61. The eligibility for entitlement to compensation is determined by asset ownership criteria:
 - (i) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country. In the consideration, it is also useful to document how long they have been using the land or the assets associated with it);
 - (ii) Those who do not have formal legal rights to land At the beginning of the census but have a claim to such land or assets provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;
 - (iii) Those who have no recognizable legal right or claim to the land they are occupying.
- 62. Persons covered under (i) and (ii) are provided compensation for the land they lose, and other assistance as per RPF. Persons covered under (iii) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in (i), (ii), or (iii) are provided compensation for loss of owned or used assets other than land.
- By definition, cut-off date Is the date when the Provincial PC issues the Notification of Land Acquisition before implementation of detailed measurement survey (Article 67.1 of Land Law 2013). However, as basis for preparing this RP, February 29, 2016 (the end of the inventory of losses IOL) is determined to be temporary cut-off date to determine land acquisition by the sub-project implementation. Affected people and local communities know this date as well as other plans of the project, thus they can adjust their plan to avoid any impacts caused of lacking information.
- Agricultural land: compensation for land is provided to those who have no formal or customary rights to affected agricultural land which was used before July 1, 2004. The reason for using this deadline is the starting day in effect of Land Law 2003 which prohibits acts of encroachment on land. Financial assistance for restoration will be given to all PAPs, regardless of their legal status, until their livelihoods and standards of living restore in real terms, at least, to pre-displacement levels.

6.4. Entitlements

65. With respect to a particular eligibility category, entitlements are the sum of compensations and other forms of assistance provided to project affected persons (please refer to Appendix 1 for the Entitlement Matrix).

6.5. New households after the cut-off date

- 66. Those households splitting from the large families after the cut-off-date who meet the following conditions will be eligible for resettlement benefits as stand-alone households and are recognized as PAPs:
 - (i) Household with multiple generations, many couples live together on a plot of land acquisition who has eligible to separate household;
 - (ii) Endorsement by the city/district authority, with verification of commune's People's Committee that the household has split.
- 67. Newly born children, spouses of persons named in the household registration books, people who have completed military service, and people who have just returned from schools to live with the affected households prior to the cut-off date will be entitled to the compensation and support measures outlined in this document.

7. PRINCIPLES AND POLICIES FOR COMPENSATION, RESETTLEMENT & REHABILITATION

7.1. General principles

- All projects affected people (PAP) who have assets within or reside within the area of project land-take before the cut-off date are entitled to compensation for their losses. Those who have lost their income and/or subsistence will be eligible for livelihood rehabilitation assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures will be provided.
 - (i) The compensation rates will be determined based on the results of independent appraisal of the land/crops/assets (associated with the land) in a timely and consultative manner. All fees and taxes on land and/or house transfers will be waived or otherwise included in a compensation package for land and structures/or houses or businesses. The local authorities will ensure that PAP choosing relocation on their own, obtain, without additional costs, the necessary property titles and official certificates commensurate with similar packages provided to those who choose to move to the project resettlement sites.
 - (ii) Land will be compensated "land for land", or in cash, according to PAP's choice whenever possible. The choice of land for land must be offered to those loosing 20% or more of their productive land. If land is not available, Project Management Unit (PMU) must assure itself, that this is indeed the case. Those loosing 20% or more of their land will have to be assisted to restore their livelihood. The same principles apply for the poor and vulnerable people losing 10% or more of their productive landholding.
 - (iii) PAPs who prefer "land for land" will be provided with land plots with the equivalent productive capacity for lost lands or a combination of land (a standard land plot) in a new residential area nearby for residential land, and cash adjustment for difference between their lost land and the land plots provided. The resettlement area will be planned properly and implemented in consultation with the PAPs. All basic

- infrastructures, such as paved roads, sidewalks, drainage, water supply, and electricity and telephone lines, will be provided.
- (iv) PAPs who prefer "cash for land" will be compensated in cash at the full replacement cost. These PAPs will be assisted in rehabilitating their livelihoods and making their own arrangements for relocation.
- (v) Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials. Structures shall be evaluated individually. Any rates set by category of structure must use the highest value structure in that group (not the lowest).
- (vi) As for the displaced households affected with shelter (displaced from existing residential land because the remaining land area is not feasible for building house or entire land acquisition), the local resettlement board needs to conduct consultations and makes agreed solutions to assist for new shelter for affected households.
- (vii) The displaced households affected with shelter that capable of building house on the remaining land accordance with the specific conditions prescribed by local authorities (not subject to displacement) will be applied general policies of the project in accordance with the agreed entitlement matrix.
- (viii) The PAPs will be provided with full assistance (including a transportation allowance) for transportation of personal belongings and assets, in addition to the compensation at replacement cost of their houses, lands and other properties.
- (ix) Compensation and rehabilitation assistance must be provided to each PAP at least 30 days prior to the taking of the assets for those who are not to be relocated and 60 days for those who will have to be relocated. Exceptions should be made in the case of vulnerable groups who may need more time.
- (x) If, by the end of the project, livelihoods have been shown not to be restored to preproject levels, additional measures will be provided.
- (xi) Additional efforts, such as economic rehabilitation assistance, training and other forms of assistance, should be provided to PAPs losing income sources, especially to vulnerable groups, in order to enhance their future prospects toward livelihood restoration and improvement.

7.2. Compensation Policy for Permanent Impact

7.2.1. For Loss of Agricultural land³

69. <u>Legal and/or legalizable land users:</u>

(i) Compensation "land for land" if local land fund is available and PAP choice. Land compensation must meet the following principles: a) equivalent to the affected land area but not exceeding the limit of local; b) same type of soil (or equal productive capacity); c) satisfactory to the AP; d) there is land use rights for the head of household and his/her wife/husband (if any); and e) non-payment of taxes, charges and

³ According to Article 10 of the Land Law.

fees for registration of land use rights. If land compensation size is smaller or lower quality, APs will be entitled to compensation on cash equivalent the differences. For asses on the land acquisition, PAPs will receive compensation in cash at 100% replacement cost.

- (ii) If land is not available or the PAP prefers to receive cash compensation, they will receive compensation in cash for loss of affected agriculture land and asses on the land acquisition at 100% replacement cost.
- (iii) If area of remaining land after acquisition is not enough to continue cultivation, the project will acquire the entire piece of land and compensation would implement in one of two forms as defined in point (i) and (ii) of this section.
- (iv) In addition to compensation in cash for land acquisition area as specified above, PAPs will receive allowances and rehabilitation assistance as referred to item 7.6 of this RP.
- (v) In the case of acquired land exceeding the limit of local (except for land by inheritance, donation or receive transfer of land use rights) are not entitled to compensation for land but supported remaining values invested in such lands. Provincial People's Committee may consider to provide this support suitable to the local realities.

70. <u>Users with temporary or leased rights to use communal/public land (PAPs who rent communal or public land):</u>

- (i) For PAPs currently using land assigned by State-owned agricultural or forestry farms on a contractual basis for agricultural, forestry, or aquaculture purposes (excluding land under special use forests and protected forests) of State-owned argricultal/forestry farms upon land recovery by the project, compensation shall be provided for investments made on the land at 100% replacement cost, but not for the land itself, and these PAPs will also receive additional support for income rehabilitation if they are directly involved in agricultural activities as per Government's regulations.
- (ii) Where PAPs receive land on a contractual basis but are other than the individuals specified as above, they shall only receive compensation for the remained investment put on the land and assets created on affected land at 100% replacement cost.

71. Land Users who do not have formal or customary rights to the affected land.

- (i) For agricultural land which was used before July 1, 2004, of which land users are households and individuals directly engaged in agricultural production will be compensated at 100% as per Article 77.2 of the Land Law.
- (ii) Instead of compensation, these PAPs will receive financial assistance of an amount corresponding to the remained investment put on the land, The amount will be determined by the Ninh Thuan PPC.
- (iii) In case of a physical impediment caused by the project, PAPs will receive additional compensation or supports if required to offset.

7.2.2. For Loss of Land for non-agricultural production and business

72. Organizations, individuals whose land for non-agricultural production and business is acquired will be compensated according to the following cases:

- (i) All affected households, individuals with LURC or legalizable: i) if local land fund is available and PAP choice, Compensation "land for land" is priority; ii) If land is not available or the PAP prefers to receive cash compensation, they will receive compensation in cash for loss of land and asssets on the land acquisition at 100% replacement cost.
- (ii) Households and individuals who use leased land acquisition with annual rent payment or lump-sum rent payment but was exempted from rent will not be compensated for land but compensated equivalent to remaining values invested in such lands and asssets on the land at 100% replacement cost.
- (iii) Valid organizations (economic organizations, public organizations in accordance with financial autonomy) using land for non-agricultural production and business with lump-sum rent payment (rent unused the state budget) with LURC or legalizable will be compensated "land for land" if local land fund is available, if not, will be compensated in cash at 100% of replacement cost.
- (iv) Valid organizations (economic organizations, public organizations in accordance with financial autonomy) using land for non-agricultural production and business with annual rent payment or lump-sum rent payment but was exempted from rent will not be compensated for land but compensated equivalent to remaining values invested in such lands and asssets on the land at 100% replacement cost.
- 73. In addition to the compensation mentioned above, the project will provide allowances and rehabilitation assistance as mentioned in item 7.6 of this RP.

7.2.3. For Loss of Residential Land

- 74. Loss of residential land without structures:
 - (i) For legal and/or legalizable land users, all compensation for loss of land will be made in cash at 100% replacement cost.
 - (ii) For land users who have no recognizable land use right, financial assistance will be provided corresponding to the remained investment put on the land. The amount will be determined by Ninh Thuan PPC.
- 75. <u>Loss of residential land with structures built thereon, where the remaining (non-acquired) land according to the PPC regulation is adequate to rebuild the structure (reorganizing PAP):</u>
 - (i) Compensation for loss of land will be made in cash at 100% replacement cost for legal and legalizable land users;
 - (ii) Financial assistance of an agreed amount will be provided to land users who do not have recognizable land use rights. The amount will be determined by Ninh Thuan PPC.
 - (iii) Compensation for affected structures at 100% replacement cost.
 - (iv) If houses or structures are partly affected, users will receive repair allowance as mentioned in Section 7.6 of this RP.
- 76. <u>Loss of residential land with structures built thereon, and the remaining land is not adequate to rebuild the structure (relocating PAP):</u>

- (i) DPs with legal and/or legalizable rights to the affected land, can choose one of the following options:
 - If PAP choice is compensation "land for land": PAP will be compensated land plot/apartment in the project's resettlement site where infrastructure is fully invested and allocation of resettlement land plot/apartment land will be made according to the provisions of Ninh Thuan PPC, depending on local land fund. PAP will be provided with a certificate of land/ apartment use without paying any fees.

In case that the compensation amount to be paid is more than the cost of land plot/apartment compensation in the project's resettlement site, the difference amount will be paid in cash to AP.

In case the compensation amount to be paid is less than the cost of a minimum land plot /apartment in the project's resettlement site, PAPs will be given the support needed to allow them to acquire the new land plot/apartment without paying any fee.

- If PAP choice is not compensation "land for land", all compensation for loss of land will be made in cash at 100% replacement cost, plus relocation allowance prescribed by the province for self relocation.
 - In case the remaining land is not large enough to rebuild a house, but in the same plot of land there is a pond/ garden/ agricultural land, households may propose converting part of the pond/ garden/agricultural land into residential use according to the provisions of the PPC to be able to rebuild house on site.
- (ii) The DPs, who do not have legal or legalizable rights to the affected land, are entitled to the following:
 - Amount of financial assistance will be reviewed and decided by Ninh Thuan PPC.
 - If the PAP has no place to move, a land plot or an apartment satisfactory to them will be provided in the resettlement site and they can either pay in installment or rent it for living.
- 77. In case the relocated PAPs belong to poor or vulnerable groups or households, additional assistance (in cash or in kind) will be provided to ensure that they are able to fully relocate to a new site. This amount will be considered and determined by PPC.

7.2.4. For Loss of House/Structures

- 78. For Affected house/structures:
 - (i) Owners whose house/structures are affected will be compensated as follows:
 - Compensation in cash will be made for all affected private-owned houses/structures, at 100% of the replacement costs, regardless of whether or not they have title to the affected land or a construction permit for the affected structure. The compensation amount will be sufficient to rebuild the affected house/structure of the same quality.
 - If the house/structure is partially affected, a financial assistance will be provided to enable PAPs to repair the affected house/structures to restore it to the former condition, or better, at no additional cost to them.
 - Cash compensation will be at full replacement cost. No deductions will be made for depreciation or salvageable materials.
 - The calculation of rates will be based on the actual affected area and not the useable area.

- (ii) Tenants of state-owned or organization-owned houses will be entitled to rent or buy a new apartment of an area at least equal to their affected ones; or provided a financial assistance equivalent to 60% of replacement cost of the affected land and houses. The affected structures, crops, trees created by the PAP before cut-off date will be compensated for at full replacement costs.
- (iii) Tenants who are leasing a private house for living purposes will be provided with transportation allowance for moving assets, and will be assisted in identifying alternative accommodation.

79. For Affected Graves:

- (i) Compensation for the removal of graves/ tombs will include the cost of excavation, relocation, reburial and other related costs which are necessary to satisfy customary requirements. The compensation amount will be determined by Ninh Thuan PPC.
- (ii) For ownerless affected graves, PMU will sign a contract with an independent unit for compensation and relocation of them to a new site.
- (iii) Household and individual graves are considered physical cultural resources (PCR) and even though the costs associated with their relocation will be covered in the resettlement plan, the WB OP 4.11 on Physical Cultural Resources should be triggered and relevant cross references should be made to the Environmental Management Plan or Project Implementation Manual.

7.2.5. For Loss of Standing Crops, Trees and Aquatic Livestock

- 80. For annual and perennial standing crops, regardless of the legal status of the land, compensation will be paid to households who cultivate the land, full replacement cost will be paid to the affected persons who cultivate the land. For plants which have not been harvested yet but can be brought to another location, the transportation cost and the actual damage due to the transportation and re-planting must be compensated.
- 81. For aquatic livestock which are not due to be harvested at the time of land recovery, the actual damage due to the early harvest will be compensated in cash at replacement cost at the time of land acquisition. In case the aquatic livestock can be brought to another location, the transportation cost and the damage caused by the transportation must be compensated.

7.2.6. Compensation for other assets

82. In the case that the AH's are equipped with telephone system, water meter, electric meter, cable TV, internet access (subscription) and well, the AH's shall be compensated according to the unit price of installing new units, are offered service announcement or relocation costs due to service provider's regulations

7.2.7. For Loss of Public Structures

83. In cases where community infrastructure such as schools, factories, water sources, roads, sewage systems, medical centers, distribution/transmission, communication and fiber cables are damaged and the community wishes to reuse them, the project will ensure that these are restored or repaired as the case may be, at no cost to the community.

84. Public infrastructure directly related to people's livelihoods and developmental needs, such as irrigation canals, schools, clinics, transportation road, electricity, telecommunication, cable lines (except for the structures with construction permit requiring relocation when needed) etc. will be restored/rebuilt to pre-project or higher quality levels or compensated at replacement cost.

7.3. Compensation Policy for Temporary Impact during Construction

- 85. In case the project need temporary construction plan, the PMU rents the land of the owners complying with regulations stipulated by the Civil Law.
- 86. Compensation Policy for loss of private or public structures occurring during construction execution:
 - (i) Damaged property will be restored to its former condition by contractors, immediately upon completion of civil works.
 - (i) Under their contract specifications, the contractors will be required to take extreme care to avoid damaging property during their construction activities. Where damages do occur, the contractor will be required to repair the damage and may also be required to pay compensation to the affected families, groups, communities, or government agencies at the same compensation rates that are applied to all other assets affected by the Project.

7.4. Compensation for indirect affect

87. This applies to those affected by development of individual resettlement or group resettlement sites. Because all secondary DPs are likely to be affected in similar ways as primary ones, they will be entitled to compensation and rehabilitation assistance in accordance with the same respective provisions for all other PAPs.

7.5. Other possible impacts during implementation

88. Any other impacts that may be identified during implementation will be compensated in accordance with the principles of the RPF and World Bank OP 4.12. Any disruption of business will be compensated in accordance with the principles of the RPF.

7.6. Allowances/Assistances for livelihood recovery

89. Besides the compensation for affected assets, PAPs will be provided with financial assistance to cover their expenses during the transition period. The assistance levels will be adjusted, taking into account inflation factor and price increase to be appropriate to the payment time. They include, but are not limited to:

7.6.1. For Impacts on Residential Land

90. Transportation Allowance to relocating PAP: For PAPs who move to new location will be financial assistance in cash. The amount will be determined by Ninh Thuan PPC. According to Paragraph 1 of Article 35 Decision No. 64/2016/QD-UBND dated September 26, 2016, for households who move to other residential areas within the province, maximum support is

- 3,000,000 VND/household. Move to other provinces, maximum support is: 5,000,000VND/household, depending on affected level.
- 91. House Renting Allowance will be provided to PAPs who may be forced to relocate from their original homes and are still awaiting the replacement land plots or apartments. In the case of replacement land plots, the rental allowance will extend to the period during which the new house is being built. The allowance amount will be determined by Ninh Thuan PPC. According to Paragraph 2 Article 35 of Decision No. 64/2016/QD-UBND, those who have acquisition land without other accommodations, in waiting time for relocation, will be provided with unpaid rent accommodation not exceeding 6 months from the date of the resettlement land taking over or renting house fee at 810,000 VND/month/HH
- 92. Relocated households which eligible for resettlement, but self accommodation: an amount supported for investment in infrastructure for a minimum land plot /apartment in the project's resettlement site. The specific level of support will be determined by Ninh Thuan PPC.
- 93. Repair Allowance: If house/structure is partially affected and the remaining structure is viable for continued use, the project will provide a repair allowance to enable PAPs to restore it to former or better conditions. The level of specific support will be determined by Ninh Thuan PPC.
- 94. For households/individuals relocated by residential land acquisition that combines business: the project will be provided an allowance for vocational training and job creation according to the provisions of the PPC for demographic in the working age.
- 95. Assistance for living rehabilitation: PAP who is relocated or rebuilt house on the remaining land area will receive assistance for living rehabilitation in the transition period. The amount will be determined by Ninh Thuan PPC.

7.6.2. For Impacts on Agricultural Land:

- 96. Allowance for living rehabilitation (during transition period): in cash equal 30kg rice/person/month, specifically:
 - (i) PAPs losing 20 70% of their agricultural landholding (or 10 70% for the poor and vulnerable groups) will be provided with compensation of 6 months if they do not have to relocate, and 12 months in case of relocation. In some special cases, in extremely difficult areas, the compensation may be provided for a maximum of 24 months;
 - (ii) PAPs losing more than 70% of their agricultural landholding will be assisted at the above rate for a period of 12 months if they do not have to relocate, and 24 months in case of relocation. In some special cases, in extremely difficult areas, the compensation may be provided up to a maximum of 36 months;
 - (iii) For the households, who losing 10-20% of current agricultural land (those people do not belong to vulnerable households and poor(poverty) people) and Impacts of land acquisition affect their livelihood, production, those households will be supported in cash 50% of support level that regulated in article (i) above, according to Chairman PPC's decision. For the households, who losing below 20% of current agricultural land that remaining area of agricultural land is not enough for production, those households will be given an allowance during 12 months.

- 97. Allowance for production rehabilitation: Households, individuals who are compensated by agricultural land will be, supported production rehabilitation, include: Support for plant varieties and animal breeds for agricultural production, services such as agricultural/forestrial extension, plant protection, animal health, cultivation techniques, animal husbandry and professional techniques for manufacturing, business and commercial services. Form and level of specific support according to the provisions of Ninh Thuan PPC.
- 98. Allowance for Vocational Training and Job Transfer and Searching: The support will be 2 times of agricultural land price of the same kind in the local land price list for the whole acquired area but not exceeding the limit of local allocation (According to Article 31 of Decision No. 64/2016/QD-UBND dated September 26, 2016).
- 99. Allowance for agricultural land in urban areas, garden/pond in a same plot of land with house thereon will be determined by Ninh Thuan PPC (According to Paragraph4 Article 35 of Decision No. 64/2016/QD-UBND dated September 26, 2016):
 - (i) For garden/pond in a same plot of land with house thereon: in addition to the compensation by agricultural land price where perennial trees are planted, households will be supported by 50% of land price of the aquired residential land.
 - (ii) For agricultural land in urban areas: in addition to the compensation by agricultural land price, households will be supported by 30% of land price of adjacent land plot as stipulated in the land price list of PPC;
 - (iii) This support area does not exceed 5 times of the limit standard of local allocation.

7.6.3. For Loss of Income and/or Business

- 100. Allowance for production, business rehabilitation:
 - (i) Businesses / households with business registration, households without business license but who have met their tax obligations will be compensated or supported. The maximum compensation/support is 30% of after-tax income of 01 years based on their average annual of the last three years which have been declared to the tax authorities;
 - (ii) Level of specific support according to Item a Paragraph 4 Article 30 of Decision No. 64/2016/QD-UBND dated September 26, 2016 issued by Ninh Thuan PPC.
- 101. Removal support: Organizations and PAPs that are allocated or leased land by the state or are lawfully using land and have to relocate their productive and/or business establishments are entitled to financial support for dismantling, relocating and re-installation of the establishment. Support levels will be determined by actual costs at the time of removal, based on self-declaration of the organizations and verification by the agency in charge of compensation. This will then be submitted to the relevant authorities for approval.
- 102. Allowance for interrupted employment: Employees who work in affected manufacturing facilities or businesses with labor contract will receive allowance under the agreement of the employee, but not less than the minimum salary as per the regulations to affected employees during the transition period which can be for a maximum of 6 months as wel as assistance in seeking job opportunity if needed.

7.6.4. For Loss of Public Land funds of communes, wards or townships

103. If land belonging to public land funds of communes, wards or townships will be supported, the highest level of support equals level of compensation and defined by PPC. Financial assistance will be paid into the state budget and allocated in annual budget estimates of communes, wards or townships. The highest assistance level can be equal to the compensation level. It should be used to invest construction of infrastructure projects used for public interest purposes of communes, wards and townships as stipulated in Article 24 of Decree 47/2014/ND-CP.

7.6.5. Allowances/ Assistance Targeted to Vulnerable Households

- (i) <u>For landless households:</u> Assistance through provision of an apartment with either payment by installment to buy it or rent it for living (at PAP's choice). Additional assistance will be considered if needed to ensure the PAP have a place to live.
- (ii) <u>Social Policy:</u> Relocated Households which included heroic mothers, heroic armed force, heroic labor, war veterans, wounded or dead soldiers will be provided with support as regulated by Ninh Thuan PPC (to be certified by local authority).
- (iii) <u>Poor households:</u> apart from received allowanced as regulated for the affected ones, further allowance for vulnerable groups shall be also received as follows:
 - Poor PAPs who have to relocate or lose more than 10% of their agricultural landholding, poor PAPs who lose less than 10% of their land but such land area is not enogh to continue cultivation: will be assisted in cash equal to 30kg rice/person/month for a period of 24 months or in accordace with provincial policy; whichever is higher.
- The remaining poor households (not included in the above case): will be assited in cash equal to 30kg rice/person/month for a period of 6 months.
- (iv) Female headed households with dependents, households with disabled persons, elderly without any source of support and ethnic minority households will be assited in cash equal to 30kg rice/person/month for a period of 6 months.

7.6.6. Other allowances/ assistance

- 104. Incentive Bonus: Acording to Paragraph 6 Article 35 of Decision No. 64/2016/QD-UBND dated September 26, 2016, households who subjected to land acquisition that hand over their ground before schedule (within 20 days from the day issues a document that regulating on compensation for land acquisition and send to PAPs according to the approved plans), those households will be given a bonus per household, maximum 3.5 million VND. The bonus value given to households are assessed according to land's compensation value and the number of remaining days before schedule.
 - (i) Which compensation, support value more than 50,000,000VND:
 - Award 2,500,000 VND for the cases moving and handling land in progress.
 - Award 3,000,000 VND for the case moving and handling land within 15 days prior to regulated progress.

- Award 3,500,000 VND for the case moving and handling land from 16 days or more prior to regulated progress;
- (ii) Which compensation, support value from 5,000,000 VND to less than 50,000,000 VND: awarding rate is 75% of the ones regulated in point (i)
- 105. PAPs who will lose income sources will be entitled to take part in Income Restoration Programs. Rehabilitation measures like agricultural extension services, job training and creation, credit access and/or other measures as appropriate will be given to PAPs losing income sources to ensure their livelihood could be restored to the pre-project level.
- 106. Apart from the assistances mentioned above, based on the actual situation, the Project may consider other assistances to secure life stabilization, culture, production and livelihoods of PAPs.

7.7. Resettlement and Income Restoration Strategy

- 107. For relocated households, they will have the options to choose between the self-arranged relocation on their their existing plots or moving to a plot provided local authorities or or receiving cash compensation to self-arrange the relocation. In the case of relocated household having affected business, they will be assisted to find a new economically viable site; people in working age, depending on their need, are entitled to assistance for employment promotion and vocational training in accordance to provincial regulations.
- 108. For households with acquired agricultural land. Apart from the compensation and assistance foresaid, they are entitled to assistance policy for job creation and vocational training for the persons at the working age (Decision No.63/2015/QD-TTg and Decree No.47/2014/ND-CP). They will be provided free of charge:
 - (i) Support for vocational training including: short-term vocational training courses (primary level and vocational training of less than 3 months) or vocational training at mid-level and college levels and the State pays tuition for one training course. The expenditure for vocational training is taken from total expenditure of the investment project or the approved plan on compensation, assistance and resettlement;
 - (ii) Support for job creation in the country: providing consultation on vocational training, free introduction of jobs at the job introduction centre under DOLISA. The businesses receive many labours whose agricultural land is acquired will be entitled to preferential policy on land, credit and taxes as regulated by the laws.
- 109. Besides, the AHs who are compensated by agricultural land will be assisted stable production, including: Assistance for plant varieties and animal breeds for agricultural production, agriculture and forestry services, plant protection services, veterinary medicine, cultivation techniques, breeding techniques and professional techniques for production and business. Appropriate livelihood restoration programmers will be designed and implemented in consultation with the PAPs in the project implementation stage.

7.8. Vulnerable groups and gender issues

110. The Project realizes that there are certain social groups that have fewer possibilities to restore their living conditions, livelihoods, and income levels and the Project has integrated these issues in project preparation and implementation activities through application of PAPs

participated planning and decision making. Women in villages contribute to economic development of the family and community livelihood. They will be empowered to become active members in community activities as well as in supporting project implementation and monitoring.

During the implementation process, the Project will pay special attention to the women and female-headed HHs as the project beneficiaries. Women will participate equally in the whole process of project implementation to enhance the project sustainability. Active participation of women will ensure that design of restoration measures suits their specific needs or concerns, e.g. groups of people without land, the poor and female householder, disables, the elders and children who have no assistance sources. An Gender Action Plan has been developed for the sub-project as part of the Social Assessment report.

8. VALUATION AND COMPENSATION FOR LOSSES

112. As requested by the Involuntary Resettlement Policy of the World Bank, replacement cost survey needs to be implemented, informing the basis for calculating compensation for all affected land, crops, aquaculture products, assets, and structures.

8.1. Methods

- While developing RP, resettlement consultant had carried out the replacement price from 17/02/2016 to 26/04/2016 through variety channels:
 - Direct contact with the affected households in the region and surrounding areas to collect information on the prices of land, buildings are rated on local realities applying interview questions which have structure to search for information about the prices of land and property on the ground in the region;
 - Access to the real estate office, local real estate website find out information.
 - In depth interview to leaders/staff in charge of Provincial/City/wards and project
 management unit to evaluate price of soil, crops and other properties in the
 affected area, collecting issued legal documents including the unit prices of land
 and other assets (including support).
- In addition, the methodology for determining land prices and land price frame of Ninh Thuan province has also been studied and evaluated by Consultant: i) Decree No. 44/2014 / ND-CP dated May 15, 2014 of the Government providing land price; ii) Circular No. 36/2014 / TT-BTNMT dated June 30, 2014 of Ministry of Natural Resources and Environment on detailing the method of land pricing; development and adjustment of land price fram; specific land pricing and land pricing consutation. Land pricing methodology of Ninh Thuan province is presented in detail in Appendix 7 of this report.

8.2. Result of survey on replacement

During the period of February 16, 2016 to April 26, 2016, the consultant has conducted replacement price in project area, results of this survey are shown as follows:

♣ Agricultural land:

- Almost no transfer, purchase activity of agricultural land, and other land in recent years. The transfer of are inner transfer within the family descendants, relatives, are not (or have not) endorsedby the Commune/Wards. Thus, it could not be determined how much the price is in the this transfer.
- Ninh Thuan Provincial People's Committee issued land prices period 2015 2019 in the province of Ninh Thuan in Decision No.106/2014/QD-UBND dated December 29, 2014 and annual surveys to calculate the coefficient if change, whereby:
 - + Unit price of agricultural land in Phan Rang Thap Cham period 2015 2016 is: 70.000 VND/1m² (for annual trees) and 80.000 VND/1m² (for perennial trees).
 - + Coefficient k = 1 (according to Decision No.16/2016/QD-UBND dated June 04, 2016 of Ninh Thuan Provincial People's Committee on the regulation of land price adjustment coefficient in 2016 in the province of Ninh Thuan).
 - + Thus, the unit price of agricultural land in 2016 was determined to be: $70,000 \times 1 = 70,000 \text{ dong/}1\text{m}^2$ (for annual trees) and $80,000 \times 1 = 80,000 \text{ dong/}1\text{m}^2$ (for perennial trees).
- This unit price is said to be in line with productivity and income from land in the local reality. In addition, allowance of 02 times the rates prescribed by the province to support training, job transition and job search for cases of acquisition of agricultural land from households and individuals who directly involve in agriculture production. The abovedmentioned amount of compensation/ssistance has been given and consulted with affected communities in the project area and get high consencus.

♣ For residential land:

- With about two thousand households interviewed only a few households had conduct land transactions within 3 years to be the basis for evaluation. According to them, the compensation rate for land is currently low, but how lower and how value is reasonable, those could not come up with a quantitative figure. All other prices are estimated by local people and self-evaluation.
- Results of working with real estate on recent transfer shows that price level through contract on transaction of land-use/ house ownership has not significantly different from price level in some positions of acquired land in comparison to price issued by Province People Committee. The following table shows unit price of land in some acquisition area in accordance with land price issued by Province People Committee, by field survey of consultant and proposal of compensation price for residential land at time when RP is being set up.

Table 17 – Comparison of price unit issued by PPC and by field survey

Unit: VND

Items	Location	Price unit	issued by	Result of	Comparison
		PPC		survey	of price unit
		Period	Period		issued by
		2015-2019	2016		PPC and by
			(k=1,1)		field survey
Cha La	Dai Son, Van Hai,	600,000	660,000	From500,000	Equivalence
channel	My Dong	600,000	000,000	To 800,000	_
Tan Tai	Bao An, Phuoc	700,000	770,000	From 400,000	Equivalence
channel	My	700,000	770,000	To 100,000	
г .	21/8 road – 150	1 400 000	1 5 40 000	From 1,400,000	Equivalence
Expansion	alley	1,400,000	1,540,000	To 1.500,000	-
and prolong of alley 150	150 allay	600,000	660,000	From 600,000	Equivalence
(L=980m;	150 alley	000,000	000,000	To 700,000	
B=11-15m)	Phan Dang Luu	1,200,000	1,320,000	From 1,100,000	Equivalence
D -11-13III)	road -150 alley	1,200,000	1,320,000	To 1,400,000	
Expansion	21/8 – Huynh Thuc	1 400 000	1 540 000	From 1,500,000	Difers, but
and prolong	Khang	1,400,000	1,540,000	To 1,500,000	not much.
of Huynh	Hùynh Thúc	1 000 000	1 100 000	From 1.000.000	Equivalence
Thuc Khang	Kháng	1,080,000	1,188,000	To 1,200,000	_
road	Phan Dang Luu –			Enoma 1 200 000	Difers, but
(L=920;	Huynh Thuc Khang	1,200,000	1,320,000	From 1.200,000	not much.
B=11-15m)	,			To 1,400,000	
Construction	Phuoc My				Difers, but
of		700,000	770,000	From 700,000	not much.
resettlement		700,000	770,000	To 800,000	
area					

Price for works and structures

- Study rates for structures on the affected area is quite difficult due to the fluctuation of construction material price. Because of the variety types of housing structures in the province, unit price should be applicable for each item.
- The method of calculating compensation and structures identified in Decision No 17/2015/QD-UBND dated March 12, 2015 of Ninh Thuan province:

Where:

- + Value of new construction of house = Cosntruction area (floor) x New construction unit price x compensation co by price area
 - (Compensation coefficient by area prices rose coefficient between regions in the province over the unit was issued by provincial transport charges, prices of building materials to the construction site on average in the area area).
 - + The surplus/deduction is the percentage % of the existing house and structures which has some different points (structure, decoration...) as shown in applied price frame. Surplus, deduction from 5-20%.

- + While canculating for compensation for works which has art, technical structure higher than regulations than price frame, it is allowed to plu from 5-15%.
- Therefore, with the new construction unit price which annualy issued by PPC, the
 flexible compensation rate counts the coefficient by area and surplus coefficient for the
 works which have art structure higher in comparison with standard price. In addition, it
 will not count the depreciation so that the compensation price often secure the equivalent
 or replacement of the new construction price.

↓ *Unit price for crops, trees*

- Ninh Thuan PC issued Decision No. 13/2016/QD-UBND dated on April 4, 2016 of Ninh Thuan PC on promulgation of unit price for crops and trees in Ninh Thuan province
- This unit price frame has been developed based on results of annual market price servey of each type of crop, tree so that it is considered to be in line with real price.
- 116. Therefore, the results of replacement price during development of RP shows that the unit price set issued by Ninh Thuan PC to be applied in its locality is suitable with real price.

8.3. Proposal of compensation prices

Methods to determine compensation prices of Ninh Thuan PPC as described in Section 8.1 and Appendix 7 to this report, along with the survey results showed that the rates issued by PPC consistent with real price in the stage of RP, Consultant recommends the applicable compensation rate is the unit price of Ninh Thuan PPC issued in 2016, in detail:

♣ Compensation for land:

- Recommend to apply land price specified in the following decisions:
 - + Decision No.106/2014/QD-UBND dated on December 29, 2014 of Ninh Thuan PPC on promulgation of land price period 2015-2019 in Ninh Thuan province;
 - + Decision No.16/2016/QD-UBND dated on April 6, 2016 of Ninh Thuan PPC on regulation of revision coefficient of land price in 2016 in Ninh Thuan Province.
- Accordingly, unit price to be applied for each type of land is as followss:
 - + Agricultural land for annual crops: 70.000 VND/1m²
 - + Agriculture land for parennal crops: 80.000 VND/1m²
 - + Residential land, depending on location fluctuates from 600.000 VND/m² to 1.500.000 VND/m²

For works, structures

 Compensation price for works, structures is recommended to apply unit price regulated in:

- + Decision No. 17/2015/QD-UBND dated March 12, 2015of Ninh Thuan PPC regulating the price of housing, buildings and structures in the Ninh Thuan province
- + Decision No. 90/2015/QD-UBND dated December 16, 2015 of Ninh Thuan PPC on amending, addition Section 43 Appendix C attached to Decision No. 17/2015/QD-UBND dated March 12, 2015 of Ninh Thuan PPC on regulation of housing prices, construction and structures in Ninh Thuan province
- + Decision No.64/2015/QD-UBND dated September 14, 2015 of Ninh Thuan PPC on amendament, addition Article 1 of Decision No.17/2015/QD-UBND dated March 12, 2015 of Ninh Thuan PPC regulating price of house, construction work and structure in Ninh Thuan province.
- Accordingly, compensation price to be applied for those are as follows:
 - + House class II ranges from 3,750,000 to 5,100,000 VND/1m² depending on height;
 - + House class III ranges from from 3,150,000 to 3,600,000 VND/1m²;
 - + House class IV ranges from from 2,150,000 to 2,500,000 VND/1m²;
 - + Temporary house from 700,000 to 1,100,000 VND/1m² depending on type of floor;
 - + Fence from 352,000 to 680,000 VND/1m depending on height;
 - + Yard from 117,000 to 311,000 VND/1m² depending on type of material;
 - + For the grave, depending on types of grave, compensatin price will be ranged from from 2,391,000 VND/grave (soil grave) to 5,523,000 VND/grave (brick constructed grave).

For the crops, trees

- Compensation price for works, structure is recommended to applied the price unit regulated in Decision No. 13/2016/QD-UBND dated on April 4, 2016 of Ninh Thuan People Committee on promulgation of price list of crops, trees in Ninh Thuan province.
- Accordingly, compensation price for some typical crops, trees are as follows;

+ Rice: 3,500 VND/m²;

+ Garlic: 44,800 VND/m²;

+ Papaya: 110,000 VND/tree (density: 2,500 tree/ha)

+ Green garpe: 400,000 VND/root (density: 2,000 tree/ha)

118. Before executing the Resettlement plan, setting price and payment, an independent land appraiser will be mobilised to conduct the replacement cost survey for affected land and properties. District People Committees and Compensation Council should ensure that the proposed compensation package offered to affected households must reflect the replacement cost (for the land and works) and market price (for crops, animals). Replacement survey shall be conducted with the involvement of the related stakeholders.

9. SELECTION AND PREPARATION OF RESETTLEMENT SITE

9.1. Demands on Resettlement

119. It is estimated that there will be about 947 affected households, including 118 relocated households (with 496 people). Resettlement preference that was determined based on the results of survey and community consultation in February 2016 are specifically mentioned in each investment item in the table below:

Table 18 – Resettlement demand of project

No.	Item	Relocated	Relocated	Land lots
_		households	persons	
1	Component 1			
1.1	Upgrading and expanding the			
	channels and road management			
a	Rehabilitation of Tan Tai Channel	35	157	70
	(L=6.989 m)			70
С	Rehabilitation of TH5 Channel	4	17	
	receiving water from Tan Hoi Channel			10
	to Cha La Channel (L=662m)			
1.2	Regulation lake			
a	Construction of the city center	15	51	40
	regulation lake (22.69 ha)			40
b	Rehabilitation of Dong Hai regulation	4	18	12
	lake (5.2 ha)			12
2	Component 2			
2.1	Expand and prolong 150 alley	27	110	55
2.2	Expand and prolong	25	108	
	Huynh Thu Khang road (L=920; B=11-			57
	15m)			
3	Component 3			
3.1	Construct resettlement area	8	35	18
	Total	118	496	250

- 120. Accordingly, although there are 118 relocated households, the number of resettlement plots could be up to 250 plots to anticipate the household splitting, especially for big size family..
- 121. Regarding the selection of the resettlement mode, the results of Feb 2016 survey showed that
 - 102 households (accounting for 86.4%) wish to be resettled in the same ward;
 - The rest prefers to purchase/arrange accommodation by themselves.
- 122. In addition, the Project team also conducted a consultation with local authorities as well as relocated households, the results are as follows:
 - The arrangement of the resettlement sites should meet the criteria

- + Resettlement construction site must be suitable to Plannings of provinces/ cities and the construction of resettlement areas is an activity to help the city making planning of residential areas to renovate the city's landscape better in the future;
- + Living conditions of relocated households in the resettlement areas must be better in the former residence;
- + The households are relocated in the short distance. Ensure customs and lifestyles of the relocated households stablely, undisturbedly or much unchangedly..
- After the project introduced that the resettlement area of the project is located along Phan Dang Luu road beloing to Phuoc My Ward with an area of approximately 5.2 hectares, the consultation results showed that:
 - + 75% of households wanted to receive resettlement land in the resettlement area of the project. This suggested that, although the resettlement area is located in Phuoc My Ward, but it is convenient location, the distance between the current location and the resettlement areas is within a radius of about 3-4km, accordance with the requirements of the affected households;
 - + The rest said that they would review and select at the resettlement area of the project when they is provide more information.
 - + As for households living in the area expected to build the resettlement area at Phan Dang Luu road serving the project, they fully supported the project. The common feature of these households are all building on agricultural land (no conversion to residential land purposes), so they proposed to the project seriously implementing the resettlement policies as outlined in the resettlement policy framework. At the same time, they also select resettlement in the resettlement areas of the project in the form of draw, lot subdivision..
- Thus, in the implementation process of the RP, the project should continue further consultations on resettlement and relocation as well as adequate dissemination of detailed information to households on resettlement areas, policies of the project, etc the Compensation Committee and the Project Management Unit together with the support of the People's Committee of communes/wards will investigate and update the list of affected households and households relocated to resettlement areas on the basis of identifying the needs of the affected HHs.

9.2. Resettlement arrangement

124. Based on the resettlement needs outlined above, the Coastal Cities Sustainable Environment Project_ the Phan Rang - Thap Cham subproject will invest in the construction of resettlement area serving specifically to the project in Phuoc My ward (along Phan Dang Luu

road) having area of 5.67ha with 265 land plots. This resettlement area has been implemented pursuant to:

- o Notification No.1268/TB-OPC dated July 01, 2015 of the PPC;
- $\hbox{$\circ$ Department of Construction introduced resettlement place in Document} \\ \hbox{$No.1594/SXD-QHXD}$
- The detailed plan (1/500) for 150 lots (please see below figure).
- Remaining lots in the total were proposed to extend by the Project in comparing with the Planning to meet the needs of resettlement for relocated households..

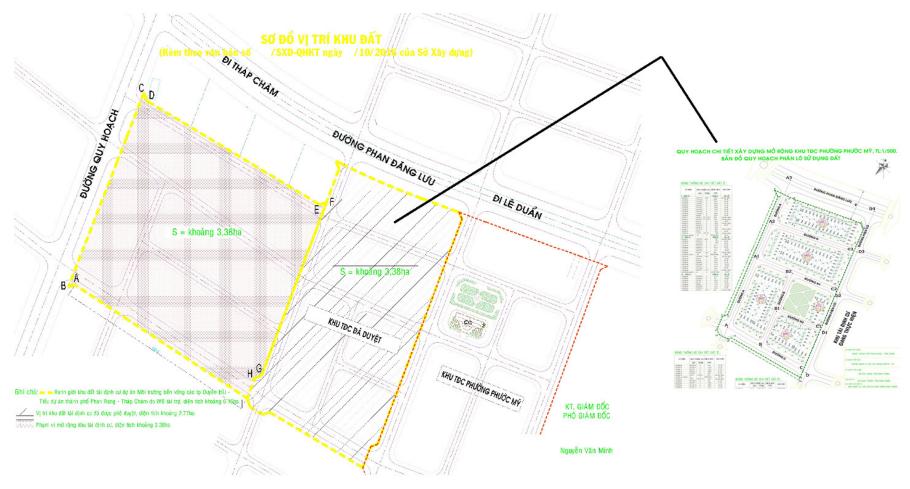


Figure 3 – Location map of Resettlement Area Construction

Phan Dang Luu Resettlement area has been developed as new residential areas from agricultural land of the city with complete set of infrastructure closely connecting with the surrounding area of the host communities as big new urban area of the city. The subproject also conducted consultations for the households/communities around the area expected to develop resettlement areas. Their opinions fully supported the development of resettlement areas in the expected site due to parallel to the resettlement area; the investment in infrastructure in the region was also emphasized. In addition, they also have some comments in order to ensure safety and environment during construction. These comments have been receipt by PMU and committed to implement mitigation measures as mentioned in the ESIA of the subproject.

9.3. Moving / Resettlement Plan

- All the relocated households with legal housing, residential land, are arranged land in resettlement areas irrespective of whether they have permanent residence. In the case of households, individuals receiving land that the amount of compensation is smaller than the value of a minimum resettlement land lot, they will be supported such difference. In the case of no receiving residential land in the resettlement area, they will be received an amount equal to that difference.
- 127. For cases of residential land use that are not subject to compensation for land, if no other residential place that has the certification of local government, shall be considered for land allocation to housing with the collection of land use fees. For households that can not afford to buy land in the resettlement areas will be considered for debt of land use.
- 128. City People's Committee and local governments provided information to the affected people that have to relocate due to the project impacts on the plans and the selection criteria of resettlement areas in the public consultation meetings, including:
 - Preparation of institutions and technics for the identification and preparation of resettlement areas in the factors of production capability, being favorable on terrain and minimal factors in comparision with the former residence while drafting the required time and land hand-over and other ancillary works.
 - Implement the necessary measures to prevent land speculation or unlawful interference in the resettlement area that was chosen.
 - The relocation procedures of the project, including the schedule, the preparation and hand over ground, and
 - Arrangement of institution for obtaining permits and transfering resettlement.right.
 - Housing, infrastructure and social services. The plans provide (or provide resettlement finance) housing, infrastructure (such as water supply, roads), and social services (such as schools, healthcare establishments); plans to ensure comparable services to the local residents; including the development of needed resettlement areas, engineering and architectural designs for such works.
 - The baseline of resettlement sites; and an assessment of the environmental impacts of the proposed resettlement sites and measures to reduce and control these impacts (combining with the environmental assessment of the main investment items in the resettlement area).

- Regarding resettlement aspirations: The majority of households (more than 70%) supported and wished to resettle in the resettlement sites prepared by the City to serve the Project. The rest HHs would like more information about this resettlement area before decision.
- 130. In cases that the affected HHs need resettlement arrangement, but choose to receive cash and self-resettle, these households will be received a subsidy equivalent to an infrastructure investment slot under the rules applicable at locality.

10. RESTORATION MEASURES

- 131. In completing the project, apart from the construction of works bearing significant socio-economic meaning, the concern about how project-displaced persons could have normal life is the ensured project sustainability. For the Phan Rang Thap Cham Sustainable Environment Sub-project, the implementation of project construction will be permanently acquired 351466.3 m² of land, including 24,463.0m² of residential land, 325,585.3m² of agricultural land that causes much affects the lives of the households (947 households), especially the households relocated residential land combining service business and households/individuals directly engaged in agricultural production.
- The objective of income recovery program is to aid subjects-households incurring income damages due to project implementation: (i) terminated/affected production and business as a result of loss of premises, means of production and (ii) changed occupations as a result of loss of agricultural land. Incomes shall be recovered the same as those before project implementation, or incomes shall be increased further. Make sure that displaced persons will adapt themselves to new conditions at the soonest. Therefore, measures to restore livelihoods for the PAPs, especially the severely Affected Households and Deplaced Pesons are being discussed by the PMU, Consulting, local authorities and relevant agencies such as the DOLISA, the provincial vocational training centers and the The Vietnam Bank for Social Policy (VBSP) Ninh Thuan branch to research building assistance program and appropriate income restoration approach based on the participation of the community, as follows:

10.1. Components of Income Restoration Program

10.1.1. Allowance for production rehabilitation

- 133. Households and individuals affected by the withdrawal of agricultural land that is compensated with farmland and there needs to be supported to stabilize production will receive the following forms of support
 - Support for plant varieties and animal breed for agricultural production;
 - Support the encourage services in agriculture, forestry, and plant protection veterinary;
 - Support techniques of cultivation, animal raising and specific techniques for manufacturing, trading industrial and commercial services in order to improve production efficiency: will discuss needs and plan for veterinary training, protecting crop and livestock technique. These support is necessary for households, who mainly live based on agriculture

134. The program, plan and implementation to support stablize production of sub-project will be implemented through encourage programs on agricultural, forestry and fishery. Financial support is allocated from the stabilize production supported budget which are included in the approved compensation, support and resettlement plan.

10.1.2. Allowance for vocational training and employment

135. Besides the adequate compensation policy for land, buildings and propery which affected by cost alternative, subproject also apply policies to support vocational training and job arrangement for: (i) employees of households who are object of land acquisition, individuals who directly engaged in agricultural production when the authority recover agricultural land which is monetary compensation for agricultural land withdrawn under the Vietnamese laws; and (ii) employees of households and individuals when the authority recovers land which is used for both living and business service purposes, which must be relocated. People who in the working age need vocational training, job arrangement.

Support for vocational training

- 136. Employees whose land is acquired participate in vocational training will received supports as follows
 - Supporting one course fee for the people who in working age, including the training level of primary, secondary and vocational colleges
 - Loans under the provision of the credit policies for pupils and students.
- 137. The information of Ninh Thuan Vocational Training College will be presented below where can receive employees whose land were recovered by the project and they at the working age that need vocational training in Ninh Thuan province:
 - Information contact:
 - Address: Road No. 16/4, Phan Rang Thap Cham province, Ninh Thuan

Tell: 068.2211543

• Fax: 068.3835826

Website: http://cnn.edu.vn/

Education areas:

Table 19 – Education areas of Ninh Thuan Vocational Training College

Education board	Training fields	Degree requirements
Primary	 - Metal cutting - Welding - Repair & Maintenance Motorcycle - Industrial Garment - Industrial Electricity - Consumer Electricity 	-

	- Industrial electronics	
	- Consumer Electronics	
	- Electric installations Technical and	
	control for industry	
	- Engineering Refrigeration and air	
	conditioning	
I	- Computer Network Administration	III Calaaa
Intermediate	- Fashion Garment	High School
	- Engineering Construction	graduate or
	- Technical for electrical installation and	equivalent;
	control of industry	Graduated from
	- Business Accounting	junior high school,
	- Refrigeration Engineering and air	•
	conditioning	and added the
	- Weld	cultural section
	- Restaurant Service	prescribed by the
	- Consumer Electronics	Ministry of
	- Industrial Electronics	Education
	- Consumer Electricity	Laucation
	- Automobile Technology	
	- Metal cutting	
College	- Automobile Technology	High School
Conlege		
	- Industrial Electricity	graduate or
	- Industrial Electronics	equivalent;
	- Electrical installation and control	
	Engineering of industry	
	- Engineering Refrigeration and air	
	conditioning	
	- Engineering Construction	
	- Computer Network Administration	
	- Hotel management	
	- Business Accounting	
L		

Source: http://cnn.edu.vn/index.php, login date May 12th, 2016

Support for domestic work:

- 138. The project will prioritize the job arrangement for both men and women who has ability in construction and operation period such as: The project will consider priorities for people who are the member of displaced households take chance to work in construction period and worker in factory
- 139. In addition, employees are supported consulting, career orientation and free job placement service at the employment center. Here's some information center under the Ministry of Labor, War Invalids, & Social Welfare, Department of Ministry of Labor, Invalids, & Social Affairs of Ninh Thuan Province:

Job department:

• Address: No. 12 Ngo Quyen Road, Hoan Kiem District, Ha Noi.

■ Tell: 043. 8269517

• Fax: 043. 8269520

• Website: http://vieclamvietnam.gov.vn

■ Email: <u>cucvl@molisa.gov.vn</u>

- In the province, the Ninh Thuan Job Center under the Department of Labor, War Invalids, & Social Welfare of Ninh Thuan Province works very effective in training, counseling and job center for labours in need in the province, outside the province and labor export.

 Address: No. 182/1 Thong Nhat Road, Phan Rang – Thap Cham province, Ninh Thuan. Thành phố Phan Rang - Thap Cham, tỉnh Ninh Thuân.

■ Tell: 068. 3833976

• Fax: 068. 3833976

• Website: http://vieclamninhthuan.vn

Email: ttgtvl@ninhthuan.gov.vn

Support for working abroad under a contract

140. Workers subjected to land acquisition will be supported to work abroad once with the following detail support:

- Support for occupational and foreign language training, provide necessary knowledge, including: i) Tuition fee for occupational and foreign language training and provision of necessary knowledge; ii) Money for food during the training period; iii) Transportation cost (01 return ticket) from place of residence to training area with the distance of 15 km or further.
- Support cost for passport and visa procedures, health check, judicial record before working abroad following regulations.
- Support to solve risks during the time working abroad following the regulations.
- Support training cost, improvement of skill in case that receiving country requests
- 141. Option for training and job transition of sub-project are formulated based on the demand for training and job transition of the target in the working age who are subjected to land acquisition. This option is approved together with option for compensation, support, resettlement and is organized to be compensation task and land clearance paid directly to vocational training centers.
- 142. Supported budget is allocated from cost for training, job transition, job seeking in option for training, job transition, support for job seeking, and counted in approved compensation and resettlement support option.

10.1.3. Loan from Social Policy Bank

- 143. In the recent years, Vietnam Bank for Social Policies (VBSP) of Phan Rang Thap Cham city often collaborate with agencies, socio-political organization to implement credit programs of preferential loan for poor households and policy beneficiaries. Thank to those loans, many households have escaped from poverty, village appearance in Phan Rang Thap Cham city flourishes day by day.
- 144. Currently, VBSP of Phan Rang Thap Cham city is implementing many credit programs such as: give loans to poor households, marginally poor households; to students who have difficult situations; job creation; to worker working abroad; clean water and environmental sanitation in rural; to poor households about housing; give loans to support to buy land for production, job transition; give loan to support poor households to build house to prevent storm and flood; households escaped from poverty; give loans by local trustee funds; other loans (when there is decision of Prime Minister). At the same time, in the city, there is loan fund named "National Fund for job creation". Some information about these programs are integrated as follows:

Table 20 – Information about credit program of Bank for Social Policies of Phan Rang – Thap Cham city

No	Name of loan program	Beneficiary Maximum loan perio		Maximum loan amount
1.	Poor households	Poor household according to National Standard 5 years		50 million vnd /household
2.	Nearly-poor households			50 million vnd /household
3.	Pupils and Students in the face of difficulties	- F F - F		1.1 million vnd /month/studentSV
4.	Job	Disabled person	5 years	50 million vnd /household
		Household	5 years	50 million vnđ /household
		Individual business households; cooperatives; Cooperative; small and medium-sized enterprises; farm owner; social worker education center	5 years	1 billion vnd/project and 50 million vnđ /1 new labour
		Business have disabled person	5 years	
5.	Labour as labor	Poor households, near-poor households, households affected by	The same time with the	50 million vnd/

	export	argricultural land acquisision, ethnic minorities, and families have	working abroad period	labour	
		contributed to the revolution awarded households	1	(Over 50 million vnd must have collateral)	
6.	Clean water and sanitation in rural areas	Households residing in rural areas without clean water and sanitation program or have been degraded or unqualified	5 years	6 million vnd/project	
7.	Poor households in housing	Poor household according to National Standard residing in rural areas	10 years	15 million vnd /household	
8.	Loan for supporting buy land for production, change job	in social poverty or poor living in		15 million vnd /household	
9.	Loan for supporting poor households build new house avoid storm, flood	Poor households residing in rural areas, has listed according supporting project approved by People's Committee	10 years	15 million vnd /household	
10.	Escape poverty households	Escape porverty households in 3 years	5 years	50 million vnd /household	
11.	Loan by commissioning capital	,		50 million vnd /household	
12.	Other loan (appr	oved decision by Prime Minister)			

(Source: According to information posted publicly at the People's Committee Commune office in the city of Phan Rang - Thap Cham, Feb/2016

145. The loan procedure: Borrowers meet Policy Bank officials from the Policy Bank at the headquarters of People's Committee Commune office/ ward where is their residence area in the day of trading for specific instructions. Information about the transaction, date and time of the transaction the Policy Bank at the ward / commune in the province to apply on 05/1/2016.

Table 21 – Information about the transaction and the transaction time of Policy Bank at ward / commune in Phan Rang - Thap Cham city

TT	Transaction	Date	Time
1.	Dai Son Ward	10	7h30 – 10h30
2.	Do Vinh Ward	12	7h30 – 11h30

3.	Dong Hai Ward	16	7h30 – 11h00
4.	Dao Long Ward	8	7h30 – 11h00
5.	Bao An Ward	6	7h30 – 11h00
6.	Kinh Dinh Ward	20	7h30 – 10h00
7.	My Dong Ward	20	7h30 – 11h30
8.	My Binh Ward	14	7h30 – 11h00
9.	My Hai Ward	14	7h30 – 10h30
10.	My Huong Ward	16	7h30 – 11h00
11.	Phu Ha Ward	18	7h30 – 11h00
12.	Phuoc My Ward	6	7h30 – 11h30
13.	Tan Tai Ward	8	7h30 – 11h00
14.	Thanh Son Ward	12	7h30 – 10h30
15.	Van Hai Ward	18	7h30 – 11h30
16.	Thanh Hai Commune	10	7h30 – 11h30

(Source: http://vbsp.org.vn/gioi-thieu/co-cau-to-chuc/diem-giao-dich-xa-phuong.html, log in May 11, 2016)

Beside the above measures, the PPC will have additional solutions (if necessary) in order to support family affected by land acquisition for the project to recover their normal life.

10.2. Implementation Organization of the Income Restoration Program

Before the implementation of livelihood recovery program, the Project needs to screen and consult the opinions of households (including severely affected and relocated households). Since then, made synthetic the options/proposals of resients before the implementation of activities. The arrangement of implementation organization of the income restoration program is mentioned in the table below:

Table 22 – The arrangement of implementation organization of the income restoration program

Implementing Unit	Roles and Responsibilites		
Ninh Thuan PPC	Ninh Thua PPC shall be responsible for approving the income		
	restoration program and providing effectively and timely the fund		
	for the income restoration program.		
PMU	.The PMU shall be responsible for coordinating with the		
	Compensation Committee and the relevant bodies in the		
	implementation of the income restoration program. At the same		
	time, the PMU monitors the Compensation Committee in the		
	implementation of income restoration program.		
	PMU is recommended to sign a commitment to coordinate with the		
	Policy Bank and propose coordination regulations to support		
	Affected HHs in loans from the policy bank fast, conveniently and		
	efficiently.		
	In addition, the PMU should develop a legal framework for		
	prioritizing training and recruiting members of affected households		
	as workers during construction, workers for the plants by putting		
	this requested content into the constructs of construction and		
	operation with the contractors.		
Compensation	The Compensation Committee shall be responsible for the		
Committee	implementation of the income restoration program and coordination		

Implementing Unit	Roles and Responsibilites		
	with the PMU and relevant bodies of the City. The specific roles of		
	this Committee are showed as follows:		
	- On behalf of the City's PC implementing the income		
	restoration program;		
	- Identification of possible employment opportunities for the		
	affected people in the province; including qualification		
	requirements (education, etc.); and support the affected		
	people interested in these opportunities eligible to apply for		
	the job and the job quality (including the appropriate		
	vocational training if necessary);		
	- Support the City's PC to choose the service providers or		
	suppliers of input materials suitable for agricultural		
	production to serve the implementation of the income		
	restoration program.		
	- Prepare and submit monthly, quarterly reports to PMUs for		
	review and approval; and		
	- Save files and ensure all documentation relating to the		
D	income restoration program.		
Department of	Department of Labour, Invalids and Social Affairs shall coordinate		
Labour, Invalids and	with the Compensation Committee and the departments, sectors,		
Social Affairs	local governments to survey, grasp, statistic entire demography in		
	labor age, the number of beneficiaries of social benefits in areas acquired land to advise the PPC to make the supported plans, train		
	for job change promptly, effectively and be soon stabilize the		
	* * * * * * * * * * * * * * * * * * * *		
Danartmant of	people's life in the project area.		
Department of Agriculture and	Department of Agriculture and Rural Development shall coordinate with the Compensation Committee to identify the need		
Rural Development	of being supported to stabilize production for HHs and individuals		
Rurai Developinent	affected by the acquisition of agricultural land that is compensated		
	for agricultural land; direct the attached units to formulate the		
	program, plan and implement the transfer of science and technology		
	through programs on agricultural, forestry, fishery encouragement		
	to support for residents accquired land to improve the productivity		
	of crop, livestock and aquaculture, stabilize their life and		
	production; support plant seeds, livestock and aquaculture breeds		
	and services of agricultural, forestry, fishery encouragement and		
	plant protection services, veterinary, farming techniques, animal		
	husbandry and aquaculture.		
Ward/Commune PC	Ward/Commune PCs shall support the PMU and the Compensation		
	Committee in the implementation of the Income Restoration		
	Program.		

11. IMPLEMENTATION ARRANGEMENT

148. The implementation of resettlement activities requires the involvement of agencies and organizations at the national, provincial, district and commune level. Each provincial people's committee will take general responsible for the implementation of the general policy framework and specific resettlement plan of the sub-project of that province. Compensation, Assistance and Resettlement Committees shall be established at district/province level according to the provisions of Decree No.47/2014/CP. The provisions and policies of the RPF and the RP will form the legal basis for the implementation of compensation and resettlement activities in the Coastal Cities Sustainable Environment Project.

149. Responsibilities of the stakeholders are as follows:

11.1. Provincial Level

- 150. PPC is the highest authority at the provincial level. PPC is responsible for Compensation, site clearance and resettlement within province:
 - (i) Appraise and approve RP after the final drafts are approved by the Bank;
 - (ii) Approve the land acquisition and allocation in the Project;
 - (iii) Make final decision and release unit prices for the compensation and assistance levels, and support policies for affected persons and vulnerable groups based on this Policy Framework and the approved RP;
 - (iv) Direct the coordination among the concerned agencies and the provincial departments to implement the compensation, resettlement in accordance with the approved RPs;
 - (v) Provide full budget for the resettlement activities;
 - (vi) Ensure that the resettlement activities of the sub-project are in accordance with the Policy Framework and the approved RPs. Ensure that the objectives of the RP must be made after the deficiencies discovered through internal/ independent monitoring in the implementation of RP.
 - (vii) Consider resettlement location for the affected people if required.

11.2. Project Management Unit

- 151. The Project Management Unit (PMU) is a permanent agency responsible for the implementation of resettlement plan of the project. It is agreed that experienced qualified PMU staff will be selected to respond to the project social environmental safeguards. They need to comply with established procedures from the initial stage. Staff and their professional profile and training required will be agreed with the WB. Their responsibilities are:
 - (i) On behalf of the project owner or the city, implement and monitor all resettlement activities within the project, under the management of the PPC or the city PC. (If they do not have enough capacitythey can contract to perform a number of works for site clearance and resettlement);
 - (ii) To prepare plan, coordinate and monitor the RP in general;

- (iii) To update and/or prepare RPs in accordance with the approved Resettlement Plan and Policy Framework and submit them to the PPC/city PC and WB for approval before deploying these approved RPs;
- (iv) To guide all RP activities of the city and wards/communes, following the policies and guidelines of the Project Resettlement Plan;
- (v) To establish model procedures/processes regarding information campaigns and the relevant consultation organizations such as sending monthly letters to the communities on the Project activities. To coordinate with other components and other agencies involved in the RP, implement and monitor the resettlement;
- (vi) To check and advise the PPC on the compensation prices of land and other properties, in coordination with other related government departments, agencies of the province, based on the principles of this Resettlement Policy Framework;
- (vii) To coordinate, supervise, and monitor the implementation of the RP activities in the province;
- (viii) To advise the city People's Committee, Resettlement Council for the establishment of a professional group to help compensation, site clearance and resettlement committee, carry the measurement and inventory, complete of compensation plans, preparation of compensation summaries, and setting up the compensation and resettlement plans to submit the city Resettlement Council for approval. This professional group is directly under the instruction and monitoring of PMU and the CCRCs.
- (ix) Preparation and construction of resettlement sites and procedures for land allocation for relocated households; management of resettlement sites to serve the resettlement for households and individual being relocated within the project.
- (x) To establish a contact mechanism to ensure that the technical assistance and logistics are suitable for the implementation of compensation and resettlement;
- (xi) To set up database criteria on affected persons for each component as well as for entire Project;
- (xii) To establish procedures for internal monitoring to supervise the compliance with the project policies;
- (xiii) To establish procedures for monitoring coordination between contractors and local communities and ensure quick identification and compensation for impacts on public and private properties during the construction;
- (xiv) To employ, monitor, and implement the recommendations of the independent monitoring agencies;
- (xv) To set procedures for quickly implementing necessary measures of adjustments and resolving complaints;
- (xvi) To coordinate with relevant agencies to provide employment related to the Project for affected people (consult with the contractor on career opportunities for the locals and provide information for affected persons with opportunities and how to achieve such opportunities);
- (xvii) To take over land acquisition from affected households and transfer it to contraction units;

- (xviii) To cooperate closely with the independent monitoring agencies; and
- (xix) To report periodically the resettlement activities to the WB.

Management Capacity Assessment of PMU:

- Currently, there is a technical assistance unit under the Implementation Unit for Capacity Development and ODA Water Resources Projects (referred as the Capacity Development Unit MCDU) which has been established for CCSEP preparatory phase
 Phan Rang-Thap Cham Subproject. In meeting for CCSEP in 02/8/2016, Ninh Thuan PPC has been allocated MCDU as the Project Owner and upgrade technical assistance unit into CCSEP's PMU. in the implementation phase after the validity of WB loan agreement, expected in 2017.
- The CCSEP's PMU need to have professionals/staffs who knowledge about social safeguards to take on issues of safety socio and resettlement. Currently responsibility about safety socio and resettlement in the MCDU, there are one deputy chief and other officials. However, most officials involved in the MCDU have no experience in implementing World Bank projects. Therefore, the project capacity building and training on issues of compensation, site clearance and resettlement capacity to review technical design documents,... and especially social safeguard policies of the WB for the project participants and stakeholders is very important. The budget for these activities are come from item capacity building and technical assisstance in Component 4.

11.3. City/District Level

- 152. City/District People's Committees (DPCs) are responsible for:
 - (i) Notification land acquisition if authorized by PPC
 - (ii) Approving compensation plans prepared by City/District's Compensation and Resettlement Committees/Councils and submitting the PPC for endorsement;
 - (iii) Issuing decisions on land acquisition from individuals and households;
 - (iv) Settling complaints and grievances of the PAPs within jurisdiction.
- 153. City/District's Compensation and Resettlement Committees/Councils (CCRCs) shall take responsibility for implementation of compensation and site clearance for works located in their respective districts, including:
 - (i) Plan and implement all daily RP activities within the city/district;
 - (ii) Responsible for DMS, completion of compensation plans, review of the compensation plans to submit the PCs of provinces or cities (if authorized) for approval and coordinate with the PMU to paying compensation directly to each affected persons after receiving compensation fund;
 - (iii) Preparation of land and procedures for resettlement of relocated households
 - (iv) Responsible for coordinating with relevant units for conciliation and resolvement of complaints by project affected people on compensation policy and compensation rights;

- (v) Establish, if necessary, the commune/ward CRCs and direct them in implementing the RP activities;
- (vi) Take special care to the needs and aspirations of the particular groups of people (ethnic minorities) and the vulnerable people (children, the elderly, the householders who are female/single);
- (vii) Make a list of the objects in the working age and in needs of training, job change and coordinate with the Provincial Department of Labour, Invalids and Social Affairs to make plans for training, job transition for such subjects as prescribed; pay tuition directly to vocational training institutions.
- (viii) Identify need of being supported to stabilize production for HHs and individuals affected by the aquisition of agricultural land that is compensated for agricultural land and coordinate with Department of Agriculture and Rural Development formulate the program, plan and implement the transfer of science and technology through programs on agricultural, forestry, fishery encouragement to support for these households; pay the relevant costs directly to the service providers.
- (ix) Cooperate closely with the independent monitoring agencies.

11.4. Ward/ Commune Level

- 154. Ward/ Commune People's Committees (CPCs) will be responsible for the following:
 - (i) Establish ward-level working group and manage their functions, officer assignment for ward/commune staffs to assist DCRCs and the PMU preparing DMS for the project, documents for land acquisition, resettlement action plan and implementation of resettlement activities:
 - (ii) Certify the origin of land use of organizations, agencies, units and individuals, households affected by the project, to satisfy compensation plan
 - (iii) Support other units, organizations such as the PMU for information dissemination and organization of community meetings and counseling affected persons' comments;
 - (iv) Support other organizations and units, including the PMU, in the demographic survey, cost/replacement price survey, detail measurement and inventory survey, and other resettlement activities;
 - (v) Participate in all activities of land acquisition and allocation, resettlement, recovery support, and social development support;
 - (vi) Support affected persons in all RP activities and living standard restoration.
 - (vii) Notify APs the compensation schedule and monitoring the compensation implementation and sign on contracts of compensation with APs;
 - (viii) Ensure the adequate implementation of mechanisms of resolving complaints to affected persons. Take notes all complaints and keep records of document on complaints. Support and advice affected persons to quickly resolve complaints.

11.5. Project Displaced Persons (DPs)

155. The DPs are responsible for:

- (i) Coordinating with survey teams in carefully checking and signing off their affected lands and other assets as well as their entitlements;
- (ii) Participating in all phases of the RP preparation and implementation and give feedback for improving quality of the RP and solutions for implementing the RP smoothly; and
- (i) Moving to new sites in a timely manner after receiving full entitlements.

12. PUBLIC CONSULTATION, PARTICIPATION AND INFORMATION DISCLOSURE

12.1. Objectives of public consultation, participation and information disclosure

156. Disseminating information to people affected by the project and the involved agencies is an important part in the work of project preparation and implementation. The consultation with affected persons and ensures their active participation will reduce the potential conflict and risk of slowing the project. This allows the project to design a resettlement and rehabilitation program as a general development program, in accordance with the needs and priorities of affected people and therefore, maximizes economic and social efficiency of investment. Objectives of the information and community consultation program include:

- To ensure that local competent authorities as well as representatives of affected persons will be involved in the planning and making decision. The PPMUs will work closely with the district/commune PCs during the sub-project implementation. The participation of affected persons in implementation stage will be continued by requesting each district/commune to invite representatives of affected persons to play as members of the Council/Board of Compensation and Resettlement of the district and participate in resettlement activities (property evaluation, compensation and resettlement and monitoring).
- To sharing fully information about planned work items and activities of the subproject with the affected people
- To obtain information on needs and priorities of affected persons as well as receive their response information on planned policies and activities
- To ensure that affected persons can be informed fully the decisions which directly affect their income and living standard and they have the opportunity to participate in the activities and make decisions about issues directly affecting them
- To gain the cooperation and participation of affected persons and communities in the activities, which are necessary for planning and implementing the resettlement
- To ensure the transparency in all activities related to land acquisition, compensation, resettlement and restoration.
- 157. In addition, democratic implementation of compensation, support, clearance and resettlement on Ninh Thuan provincial area has been being carried out according to the compliance with Decision No. 81/2013/QD-UBND dated 28 November, 2013 of Ninh Thuan PPCs.

12.2. Community Consultation During Project's Preparation Stage

- During project's preparation stage, public information and consultation aims to gather information for assessing project resettlement impacts and clarify recommendations on possible alternative technical options. This will reduce and/or mitigate potential negative resettlement impacts on local population and to proactively address issues or problems that may emerge during the implementation.
- 159. The methods of the project information and public consultation may include participatory rapid appraisals and stake holder's consultation ones, using techniques of site and household visits, public meetings, group and focus group discussions and the household socio-economic survey.
- In the early stage of preparation for project, local authorities, unions, residents in project areas and affected households have been informed about the project, targets and activities of the project. They are consulted and actively involvement in discussion on development demand and priorities of the local area. Households are consulted to evaluate on potential negative impacts of the projekct and solution to minimize, solution to increase benefit from project to them.

12.2.1. 1st Public Consultation

161. Implementation Unit for Capacity Development and ODA Water Resources Projects in Ninh Thuan province sent official document to People Committee and Father Front Committee of 15 wards and 1 commune which are: Bao An, Dai Son, Dao Long, Do Vinh, Dong Hai, Kinh Dinh, My Binh, My Dong, My Hai, My Huong, Phu Ha, Phuoc My, Tan Tai, Thanh Hai, Van Hai and Thanh Son to ask for the consultation during formulation of EIA report of this project. Wards People Comiitees has sent invitation to invite most of affected households, resprentatives of group, cluster, union.

Table 23 – Time, venue and participants of community consultation meetings

Date	Venue		Participants	The nur	nber of partic	cipants
				Total	Female	
					Quantity	Rate
23/2/2016	My Dong Ward	0	Representatives of	12	4	33.3
24/2/2016	Phu Ha Ward		PMU;	9	3	33.3
25/2/2016	Kinh Dinh Ward	0	Representatives of	11	5	45.5
25/2/2016	Tan Tai Ward		local authority;	12	5	41.7
26/2/2016	My Binh Ward	0	Representatives of	12	5	41.7
26/2/2016	Dai Son Ward		local unions;	9	4	44.4
26/2/2016	Bao An Ward	0	Households in	11	5	45.5
26/2/2016	Dong Hai Ward		project area;	45	18	40.0
29/2/2016	My Hai Ward	0	Representatives of	80	32	40.0
29/2/2016	Phuoc My Ward		consultant.	69	29	42.0
1/3/2016	Do Vinh Ward			44	20	45.5
1/3/2016	Dao Long Ward			66	25	37.9
2/3/2016	My Huong			10	7	70.0

	Ward			
2/3/2016	Thanh Hai	10	4	40.0
3/3/2016	Van Hai Ward	12	5	41.7
3/3/2016	Thanh Son	9	4	44.4
	Ward	9	4	44.4
Total		421	175	41.6

- 162. Each consultation meeting has been carried out for about 3 hours. In each meeting, the following topics have been informed to participants:
 - Introduction of project (target, location, scale, and schedule of project...)
 - Technical proposals of project;
 - Items of works, acitvities to be done in the area;
 - Related resettlement policies of Vietnam and World Bank;
 - Consultation of participants on project and related matters in compensation, support and resettlement of subproject.
- Regarding project, all participants agreed with presentation and showed their expectation on early implementation of project to adopt with resident's concerns in wastewater and environment sanitation. Participants also requested project's owners Capacity development and Water sector's ODA project implementation Unit of Ninh Thuan province to obey the policies in compensation, support and resettlement which mentioned in resettlement policy frame which prepared for project. Details of comments are summarized in the following table:

Table 24 – Summary of comments of the 1st Public Consultation

No	Comments from community	Feedback of PMU/
		Consultation/ Next action
1	My Dong Ward	PMU agrees, receives comments
	 Support the project. 	from residents.
	Request for suitable compensation rate	
	o Well cooperate with local authorities and	
	community in project area	
2	Phu Ha Ward	PMU agrees, receives comments
	o Fully agree with project because it can change	from residents
	the shortcomings of planning in 1993 which	
	led to environment pollution as currently	
	Propose to make box culvert	
	o Compensation must be in line with policy of	
	government, WB. Not to make residents wait	
	for too long time.	
3	Kinh Dinh Ward	
	o Propose to additionally improve Nhi Phuoc	o BQLDA records the proposal
	channel	of locality and will consider.

No	Comments from community	Feedback of PMU/
		Consultation/ Next action
	 Should involve resident in monitoring implementation of project 	o PMU agrees and commits that the project will comply fully with regulations of democratic implementation for activities of compensation, support, clearance and resettlement according to Decision no. 81/2013/QD-UBND dated 28 November 2013 of Ninh Thuan PPCs and Donor's relevant regulations.
4	Tan Tai Ward	
	• Currently, the amount of water for irrigation is not much, it is proposed to not expand the channel width. Keep the existing of 2.5m to avoid land acquisition, especially relocation of households surrounding the project area.	 PMU agrees, receives comments from residents and will cooperate with stakeholders to select the optimal solutions.
5	My Binh Ward	o PMU agrees, receives
	Because all project area belongs to planned area of residential group No.2. The people here are all poor and agricultural involvement, so that the project should have policy resettlement to be suitable and secure the livelihood, create job for residents	comments from residents. Compensation, support and resettlement of the project will be applied the separated policy of the project which approved by WB and PPC (Resettlement Policy Framework). This policy is developed based on criteria to secure lying of households "equal or better than before" A program on recovery livehood for the serious affected households also shall be established based on demand from residents. Besides, those activities shall be monitored independently to secure that policy of project will be obey.
6	Dai Son Ward	DMI
	 People highly agree with implementing project including people affected losing their land. As 	_

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12.2.2. Consultation with the Departments/Sectors/Agencies on Resettlement Policy

164. On 26/04/2016, the PMU coordinated with the Resettlement Consultant carrying out the consultations with the relevant departments/sectors/agencies on Social Safety issues and Resettlement Policy Framework of the Project. The participants included:

- Representatives of PMU
- Representatives of Center for Land Fund Development
- Representatives of Department of Information and Communications
- Representatives of Department of Trade and Industry
- Representatives of Department of Labour, Invalids and Social Affairs
- Representatives of Department of Natural Resources and Environment
- Representatives of Department of Construction
- Representatives of the City Women's Union
- Representatives of Consulting Units
- Total participants: 18. In which 8 woment accounting for 44.4%.

165. The comments of the departments/sectors/agencies are summarized as following table:

Table 25 – Summary of Departments/Sectors/Agencies's comments

No	Comments	Feedback of PMU/ Consultant
1	Department of Trade and Industry	
	- Regarding the Project: The objectives of the project meet the environmental and social requirements of the Phan Rang - Thap Cham city.	- Agreed
	- Regarding Resettlement Pocity of the Project: proposed to the Project refering to the policies currently applied in Ninh Thuan and inventory policies, compensation prices for land and property on land (structures, crops, etc)	
	- Regrding next plan, progress and appraisal: agreed with the project.	
2	Center for Land Fund Development	
	- The project has its own compensation policy framework so it need to do communication work to provide information to residents for a better understanding and consensus;	disseminate

	- The relocation of graves: Required exact survey/inventory.	implementation.
3	City Women's Union - Regarding the Project: Appropriate and very essential - Regarding Resettlement Pocity of the Project: proposed to the Project refer, calculate appropriately especially the compensation prices relating to assest. - Regrding next plan, progress and appraisal: should keep the schedule, if sooner is better.	- Compensation policy of the Project complies with Resettlement Policy Framework approved by the Prime Minister and no objected by the World Bank, ensuring households affected the project restore their life equal to or better than before project.
4	Department of Natural Resources and Environment - Regarding the Project: Consistent with the requirements and practical conditions; - Regarding Resettlement Policy of the Project: + Currently, the province has draft regulations on compensation, support and resettlement when the State requires land in Ninh Thuan province (replacing Decision No. 2380/2010/QD-UBND dated 21st December 2010). The project should refer to this document in the process of RP formulation; + The unit price of compensation for land is issued by PPC for each specific project, each year. + The need to clarify the provisions of the Project on compensation for illegal structures on the land.	- Agreed The structures affected by the project that were constructed before inventory cut-off date would be fully compensated regardless of the legal status of the land.
5	Department of Labour, Invalids and Social Affairs - Regarding the Project: Agreed, consistent with the current background of the prvince;	- Agreed

		τ
	- Regarding Resettlement Pocity of the Project:	+ Job suspending
	+ Policy subsidying job suspend:	subsidies mentioned
	supplementing content of unemployment	in the resettlement
	insurance allowance under the provisions;	policy framework of
	Daliay aumouting vacational trainings the	the project is the
	+ Policy supporting vocational training: the	unemployment
	workers acquired land are supported	allowance under the
	vocational training in accordance with	provisions of
	Decision No.971/QD-TTg dated 1st July 2015	Vietnam;
	2013	+ RP report will
	+ Supplement in 4 th Step: Plan of survey on	supplement this
	vocational training needs and job creation to	activity in the
	be as basis connecting to localities and	Implementation Plan.
	vocational training institutions.	
5	Department of Construction	
	- Agreed.	The PMU thanks the
	7151000.	support and
		companionship of the
		DOC for the project
		F-3J3000

12.2.3. 2nd Public Consultation

166. Receiving the opinions of community in the 1st consultation meetings (implemented in February 2016), the comments of the departments/ sectors/agencies in the consultation meeting on 28th April 2016 and the comments of the donor and stakeholders, the PMU in collaboration with the Resettlement Consultant completed the Draft Resettlement Plan.

167. The PMU and the Consultant organized the 2nd public consultation meetings in early July 2016 at 18 wards/communes of the project area. Time, venue and participants of each meeting of the 2nd public consultation at the wards/communes is showed in the table below:

Table 26 – Time, venue and participants of the 2nd public consultation meeting

Date	Venue	Participants	Number of participants		pantss
			Total	Female	
				Quantity Rate	
					(%)
12/07/2016	My Dong	o Representatives of PMU;	14	7	33.3
12/07/2016	Phu ha	o Representatives of local	11	5	33.3
11/07/2016	Kinh Dinh	authorities;	10	5	45.5
08/07/2016	Tan Tai	o Representatives of local	13	6	41.7
12/07/2016	My Binh	unions/organizations;	53	12	41.7
07/07/2016	Dai Son	o HHs in the project area;	11	4	44.4

11/07/2016	Bao An	o Representatives of the	33	12	45.5
08/07/2016	Dong Hai	Consultant.	40	22	40.0
12/07/2016	My Hai		57	26	40.0
11/07/2016	Phuoc My		58	24	42.0
7/07/2016	Do Vinh		38	22	45.5
13/07/2016	Dao Long		51	25	37.9
08/07/2016	My Huong	My Huong		5	70.0
13/07/2016	Thanh Hai		14	6	40.0
14/07/2016	Van Hai		16	4	41.7
14/07/2016	Thanh Son		14	7	44.4
	Τά	444	192	43.2	

In these meetings, the main contents of the Draft Resettlement Plan were presented and the hardcopy documentation was provided to all participants. The community, local authorities highly agreed with the project and expected the project to be speeding up. On the issue of resettlement and land clearance, the community proposed to the project ensuring the compliance with current regulations of the Government of Vietnam and the Donor as described in the resettlement policy framework of the Project and Resettlement Plan of the subproject. The comments of 2nd consultation are summarized in the table below

Table 27 – Summary of Comments of 2nd Consultation

No	Comments from community of Wards/Communes	Feedback of PMU/ Consultation/ Next action
1	Bao An ward	
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	PMU agreed, received and summarized the comments
	- The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area	of residents to give the most appropriate plan.
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
2	Dao Long ward	
	- The people and communities in the project area agreed supporting the project and agreed to participate in the work of mitigating the negative impacts caused by the project	- Agreed
3	Do Vinh ward	
	- The people and communities in the project area agreed supporting the project and agreed to participate in the work of mitigating the negative	- Agreed

No	Comments from community of Wards/Communes	Feedback of PMU/ Consultation/ Next action
	impacts caused by the project.	
4	Dong Hai ward	
	 The affected households select the forms of compensation: Receive compensation money and get loans The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area 	- PMU agreed, received and summarized the comments of residents to give the most appropriate plan.
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
5	Kinh Dinh ward	
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	PMU agreed, received and summarized the comments of residents to give the most
	The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	appropriate plan
6	My Binh ward	
	- Locality support the project	
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	
	- The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area	 PMU agreed, received and summarized the comments of residents to give the most appropriate plan.
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project.	
7	My Dong ward	
	- The affected households select the forms of compensation: Receive compensation money - Income restoration plan: get loans	summarized the comments of residents to give the most
	- The affected households select forms of resettlement priorities: infrastructure of resettlement area must be appropriate.	 appropriate plan In addition, the project shall build livelihood recovery program in connection with

No	Comments from community of Wards/Communes	Feedback of PMU/ Consultation/ Next action
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	the Policy Bank to support loans for the affected households.
8	My Hai ward	
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	summarized the comments of residents to give the most
	- The affected households select forms of resettlement priorities: resettlement right on the remaining land of HH	appropriate plan.
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
9	My Huong ward	
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	- Nhất trí
10	Phu Ha ward	
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	- PMU agreed, received and summarized the comments of residents to give the most
	- Income restoration plan: employment support, vocational training and loans	appropriate plan.
	- The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price.	
	- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
11	Phuoc My ward	- PMU agreed, appreciated
	- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	and received comments from residents - PMU will provide the full information, policy
	- The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area	
	- For the graves to be relocated: The affected households select the form of self-arrangement of	

Comments from community of Wards/Communes	Feedback of PMU/ Consultation/ Next action
location with the rate of 15/17 HHs.	
- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
Tan Tai ward - Support the project, desire the project be implemented early.	- PMU thanked the people's consensus to the project being implemented.
Thanh Hai ward - Support the project, desire the project be implemented early.	- PMU thanked the people's consensus to the project being implemented.
Thanh Son	
- The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project	PMU agreed, received and summarized the comments of residents to give the most
- The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area	appropriate plan.
- The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project	
Van Hai ward	- PMU agreed, appreciated
- Support the project, desire the project be implemented early	the consensus of the people to the project being implemented
Dai Son ward - Support the project, desire the project be implemented early.	- PMU agreed, appreciated the consensus of the people to the project being implemented.
	location with the rate of 15/17 HHs. The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project Tan Tai ward Support the project, desire the project be implemented early. Thanh Hai ward Support the project, desire the project be implemented early. Thanh Son The affected households select the forms of compensation: Receive compensation money; receive resettlement land of the project The affected households select forms of resettlement priorities: Compensation for land at replacement/ market price; easy to do business in the resettlement area The people and communities in the project area agreed to participate in the work of mitigating the negative impacts caused by the project Van Hai ward Support the project, desire the project be implemented early Dai Son ward Support the project, desire the project be

12.3. Consultation During Project's Implementation stage

- 169. Information dissemination and community consultation: during the project implementation, the PMU/DPC/DCRC, with the support of the project consultants, will undertake the following tasks:
 - (i) Providing information to relevant agencies at all levels throughout training workshops. Provide detail information on the project policies and implementation procedures

- (ii) Organizing information dissemination and consultation to all affected persons during the project implementation. Noted that during the implementation process, it needs to get further consultations on resettlement and relocation from relocated households/institutions to clarify clearly and more fully the resettlement needs of these households. The specific provisions on allocation of resettlement land/apartment will be established by the compensation, support and resettlement committee after consultation with the affected people, communes/wards governments and be formally approved by PPC.
- (iii) The DCRC carries out DMS, updates the unit prices based on the results of replacement cost survey, and reconfirm the scale of land acquisition and impacts on properties based on the results, consultation to affected persons, develop and complete property compensation plan for each affected household.
- (iv) The property compensation plan finalizes affected assets and compensation entitlements of households, which must be signed by affected persons to demonstrate their concurrence with the evaluated results. Any questions of affected persons on the content of the compensation plan must be recorded at this time.
- (v) A letter/questionnaire about resettlement options will be given to all PAPs entitled to relocation (a) to inform them about resettlement options (a clear explanation of the consequences of choosing each option will be given), (b) to request that PAPs confirm their choice of resettlement option and their preliminary confirmation of resettlement site location, and (c) to propose the PAPs to clarify sevices that they are using such as education/health/market and distance of access to those services to ensure development of the future infrastructure service.
- (vi) Consulting affected people about their desire for the rehabilitation plan. This will be applied for severely affected and vulnerable people. The DCRC will notify affected persons the plan and their entitlement to receive technical assistance before requesting them to make clear their desire on the rehabilitation support.

Community Consultation: Before starting updating the RP according to the detail design, the PMU/DCRC will organize community meetings at each affected commune to provide the PAPs with additional information and give them an opportunity to participate in the open discussions on resettlement policy and procedures. Invitations will be conveyed to all affected persons before the meeting is held in such place. The purpose of this meeting is to clarify the information updated at the meeting time and create opportunities for affected people to discuss the concerned issues and clarify information. In addition to notification letters addressed to affected people, other measures of information dissemination to them and the public in general like posters in promineny places in the headquarter of communes/districts where the affected people are living by means of local radio and newspapers. Both men and women of affected households as well as community members who are interested in the Project are encouraged to participate. In the meeting, there will be explanations about the Project, rights and entitlements of households, and the meeting will be an opportunity to raise related questions. Similar meetings will be organized periodically

throughout the project cycle. The consulting organization must be established record of certified CPC committee representing Vietnam Fatherland Front and communal representatives who have acquired land.

Public Meetings

- Prior to the beginning of the detailed design, a public meeting will be held 171. in each ward/commune to provide PAPs with additional information and an opportunity for open discussion about resettlement policies and procedures in each affected commune. A letter of invitation will be sent to all PAPs before the meeting in their area. This meeting is intended to clarify information that has been given to date and to provide PAP with the opportunity to discuss issues of concern and obtain clarification. In addition to a letter informing the PAP, other means will be used to inform PAP and the general public such as posters in prominent locations in the communes and districts where PAP currently reside. Radio and newspapers will also be used to convey information and elicit response. These announcements and notices will advise the time and location of the meeting, and who can attend. Both men and women from affected households will be encouraged to attend, as well as other interested community members. The meeting will explain the Project, and households' rights and entitlements. There will be opportunities to ask questions. Such meetings will be conducted periodically during the Project implementation.
- Relevant information will be given to the PAP at the meetings (verbally, graphically, and/or on printed information sheets). Extra copies of the printed information sheets will be available at township and district offices throughout the project area. The meetings are proposed to have the following format:
 - (i) Explanations given verbally and in visual format, including written information and drawings of the proposed design for the different works supported by the Project.
 - (ii) Adequate opportunities will be provided for PAPs to respond with questions and comments. PAPs will be encouraged to contribute their ideas for PAP rehabilitation options.
 - (iii) DCRCs will establish a complete list of all PAPs present at the meetings.
 - (iv) DCRCs will make a complete record of all questions, comments, opinions and decisions that arise during the information/consultation meetings, and present a report of all the meetings to the PMU.

The following information will be given to PAPs:

- (i) **Project components and projects**. This includes the places where they can obtain more detailed information about the Project.
- (ii) **Project impacts**. Impacts on the people living and working in the affected areas of the project, including explanations about the need for land acquisition for each project.
- (iii) **PAPs rights and entitlements**. These will be defined for PAPs. A cut-off date will be announced to establish eligibility. The rights and entitlements for

different impact on PAPs, including the entitlements for those losing businesses, jobs and income will be explained. Available options include for land-for-land and cash compensation, options regarding reorganizing and individual resettlement, provisions and entitlements to be provided for each PAP, entitlement to rehabilitation assistance and opportunities for project-related employment will all be discussed and explained

- (iv) **Grievance mechanism**. PAPs will be informed that the project policies and procedures are designed to ensure their pre-project living standards are restored. PAPs will also be informed that if there is any confusion or misunderstanding about any aspect of the Project, the resettlement committee can help resolve problems. If they have complaints about any aspect of the land acquisition, compensation, resettlement, and rehabilitation process, including the compensation rates being offered for their losses, they have the right to make complaints and to have their complaints heard. PAPs will receive an explanation about how to access grievance redress procedures. They will be given information with details of which office to contact and local contact points for grievance redress.
- (v) **Right to participate and be consulted**. The PAPs will be informed about their right to participate in the planning and implementation of the resettlement process. The PAPs will be represented in District's resettlement committees, and the representative for the PAP will be present whenever commune/district/provincial committees meet so that their participation in all aspects of the project is assured.
- (vi) **Resettlement activities**. PAPs will be given an explanation regarding compensation calculations and compensation payments; monitoring procedures which will include interviews with a sample of PAPs; relocation to an individual location/self-relocation; and preliminary information about physical works procedures.
- (vii) **Organizational responsibilities**. PAPs will be informed about the organizations and levels of Government involved in resettlement and the responsibilities of each, as well as the names and positions of the government officials with phone numbers, office locations, and office hours if available.
- (viii) **Implementation schedule**. PAPs will receive the proposed schedule for the main resettlement activities and informed that physical works will start only after the completion of all resettlement activities and clearance. It will be clarified that they will be expected to move only after receiving full payment of compensation for their lost assets. Implementation schedules and charts will be provided to resettlement committees at all levels.
- 173. Project Leaflet. A Project Leaflet providing project information will be prepared and handed out to the PAPs in the project preparation and implementation stages to ensure that the people are well aware of the project benefits. The project leaflet will provide detail of the compensation and assistance policies mentioned in this RP so as

to propose social impact mitigation measures in case of land acquisition and site clearance by the sub-project.

12.4. Information Disclosure

- 174. The draft RP has been disclosed at the Office of Phan Rang Thap Cham City People's Committee, Commune/Ward People's Committees of Bao An, Dai Son, Do Vinh, Dong Hai, Dao Long, Kinh Dinh, My Binh, My Dong, My Hai, My Huong, Phu Ha, Phuoc My, Tan Tai, Thanh Hai and Thanh Son on November 19, 2016. Information about the disclosure is published in the portal of Phan Rang Thap Cham City.
- 175. After the investments are approved, the public media, including television programs and local newspapers will widely disseminate project related information (including objectives, components and proposed investment) to the public. Disclosure of final version will alo be made at the World Bank's Operation Portal.

13. COST ESTIMATION AND BUDGET

13.1. Cost estimation

- 176. Cost estimation for RP implementation includes:
 - Cost for the compensation, assistance and resettlement: includes of the items which were described in the entitlement matrix
 - Cost for independent monitoring:
 - + Cost of independent monitoring of RP implementation is estimated as at 1% in maximum of total cost of implementation state DMS, compensation and rehabilitation
 - + The interested independent monitoring consultant will prepare the technical and financial proposals for bidding and actual cost will be decided through procurement for independent monitoring consultant.
 - Cost for management of implementation RP included detailed measurement survey, land acquisition documentation, independent land appraiser... Cost of management to implement site clearance is estimated as at 2% in maximum of total cost of compensation and rehabilitation.
- 177. Total cost for implementation of resettlement plan is shown in the following table:

Table $28-\,$ Total cost for implementation of the RP

No	Item of compensation, support		Item of compensation,		T I 4	Unit Amount Unit price		Amount		
NO			Unit	Amount	(VND)	VND	USD			
A	COMPENSATION									
I	Land	,								
		Cha La channel	m ²	236.1	660,000	155,826,000	6,980			
		Tan Tai channel	m ²	4,794.9	770,000	3,692,073,000	165,378			
	Residential	Central reservoir	m^2	2,788.0	880,000	2,453,440,000	109,897			
1	land	Hamlet 150	m^2	2,640.0	1,030,000	2,719,200,000	121,801			
	lund	Huynh Thuc Khang road	m^2	8,937.0	1,309,000	11,698,533,000	524,010			
		Dong Nam channel	m^2	118	770000	90,860,000	4,070			
		Resettlement area	m ²	4,949.0	770,000	3,810,730,000	170,693			
2	Agricultural	land	m ²	325,585.3	80,000	26,046,824	1,166,711			
3	Grave land		m^2	1,418.0	800,000	1,134,400,000	50,813			
II	Works, struc	tures								
1	House		m ²	13,874.7	4,000,000	55,498,612,000	2,485,940			
2	Other structu	ires	m ²	4,227.5	100,000	422,744,900	18,936			
3	Grave		cái	35.0	5,000,000	175,000,000	7,839			
III	Crops, trees									
1	Annual tree		m ²	142,314.8	44,800	6,380,133,133	285,784			
2	Parennal tree		m^2	101,046.0	80,000	8,083,688,160	362,091			
В	SUPPORTS									
1	Affect residential	Support moving	НН	118.0	3,000,000	354,000,000	15,857			
	land	Support rental house	НН	118.0	4,860,000	573,480,000	25,688			
	Affect	Life stabilized support	person	2,128.6	3,600,000	7,662,816,000	343,239			
2	agricultural land	Production stabilizing	m ²	0.0	1,000	0	0			
		Training support	m ²	325,485.3	200,000	65,097,060,600	2,915,882			
3	Income and business lost	Support to stabilize business	unit	17.0	62,500,000	1,062,500,000	47,592			
3		Support to move location	unit	17.0	3,000,000	51,000,000	2,284			
4	Vulnarable households		НН	22.0	1,800,000	39,600,000	1,774			
5	Awarding handling in p	for land progress	НН	947.0	3,500,000	3,314,500,000	148,466			
С		COST FOR ATION AND				200,537,021,033	8,982,621			

No	Item of compensation,	Unit Am	Amount	Unit price	Amount		
110	support		Amount	(VND)	VND	USD	
	SUPPORT						
	COST FOR						
	MANAGEMENT OF						
D	IMPLEMENTATION				4,010,740,421	179,652	
	RESETTLEMENT						
	PLAN (=2%xC)						
	COST FOR						
E	INDEPENDENT				2,005,370,210	89,826	
	SUPERVISING				2,003,370,210	07,020	
	(=1%xC)						
	TOTAL COST FOR						
	LAND CLEARANCE				206,553,131,664	9,252,100	
	(=C+D+E)						

- 178. The total estimated costs for resettlement and associated activities is around 206,553,131,664 VND (US\$ 9,252,100). This cost includes compensation/support for affected land and structures, income restoration program, transition allowance, monitor and evaluation, administration costs. This estimation excludes training cost because this item has been budgeted in Component 4 of this subproject.
- 179. The cost will be updated in accordance to the detailed design as well as the actual time for land acquisition.

13.2. Budget

- 180. In order to prepare the budget for the project costs, it is necessary to make preliminary cost estimation to ensure the PAP's livelihood restoration. Cost for RP of each sub-project will be calculated based on Replacement cost and cost for organization of compensation, assistance and resettlement according to the RPF. The project's land valuation will be at replacement cost, and which will follow an independent land appraiser recommendations. These unit prices must reflect market replacement costs of all affected assets at the time of RP implementation.
- 181. Counterpart funds will be used for compensation, resettlement and assistances while IDA funds will be used to cover training costs and the mobilization of independent monitoring consultant, and independent land appraiser.

14. GRIEVANCE AND REDRESS MECHANISM

In order to ensure that all PAPs' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, and that all possible avenues are available to PAPs to air their grievances, a well-defined grievance redress mechanism needs to be established. All PAPs can send any questions to implementation agencies about their rights in relation with entitlement of compensation, compensation policy, rates, land acquisition and grievance redress. PAPs are not required to pay any fee during any of the procedures associated with seeking grievance

redress including if resolution requires legal action to be undertaken in a court of law. This cost is included in the budget for implementation of the RP.

183. The mechanism of complaint and complaint and grievances resolution steps are as below:

First Stage, Commune People's Committee (CPC). An aggrieved affected household may bring his/her complaint to any member of the CPC, either through the Village Chief or directly to the CPC, in writing or verbally. The member of the CPC or the village chief must be notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 5 days following the lodging of the complaint to resolve it (in remote or mountainous areas, the complaint can be resolved within 15 days). The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.

Upon issuance of decision of CPC, the household can make an appeal within 30 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the DPC.

Second Stage, City/District People's Committee (DPC). Upon receipt of complaint from the households, the DPC will have 15 days (or 30 days for remote or mountainous households) following the lodging of the complaint to resolve the case. The DPC is responsible for documenting and keeping file of all complaints that it handles

Upon issuance of decision of DPC, the household can make an appeal within 30 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the provincial governmental authority

Third Stage, **Provincial People's Committee** (**PPC**). Upon receipt of complaint from the household, the PPC will have 30 days (or 45 days if it is in remote or mountainous areas) following the lodging of the complaint to resolve the case. The PPC is responsible for documenting and keeping file of all complaints that have been submitted to it.

Upon issuance of decision of the PPC, the household can make an appeal within 45 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the court within 45 days. The PPC will then deposit the compensation payment in an escrow account

Final Stage, **Court of Law.** Should the complainant file his/her case to the court and the court rule in favor of the complainant, then Provincial government will have to increase the compensation at a level to be decided by the court. In case the court will rule in favor of provincial governmental authority, then the amount deposited with the court is what the complainant will receive.

- 184. Decision on solving the complaints must be sent to the aggrieved PAPs and concerned parties and must be posted at the office of the People's Committee where the complaint is solved. After three days, the decision/result on solution is available at commune/ward level and after seven days at district level or province level.
- In order to minimize complaints to the provincial level, PMU will cooperate with the District Resettlement Committee to participate in and consult on settling complaints;
- 186. Personnel: The Environmental and Resettlement staff assigned by PMU will formulate and maintain a database of the PAPs' grievances related to the Project including information such as nature of the grievances, sources and dates of receipt of grievances, names and addresses of the aggrieved PAPs, actions to be taken and current status.
- 187. In case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.
- 188. The independent monitoring Consultant will be responsible for checking the procedures for and resolutions of grievances and complaints. The independent monitoring Consultant may recommend further measures to be taken to redress unresolved grievances. During monitoring the grievance redress procedures and reviewing the decisions, the independent monitoring agency should closely cooperate with the Vietnam Fatherland Front as well as its members responsible for supervising law enforcement related to appeals in the area.
- 189. The grievance resolution process for the Project, including the names and contact details of Grievance Focal Points and the Grievance Facilitation Unit (GFU), will be disseminated through information brochures and posted in the offices of the People's Committees at the communes and districts and PMU.
- 190. At the same time, an escrow account for resettlement payments should be used when grievance is resolving to avoid excessive delay of the project while ensuring compensation payment after the grievance has been resolved.
- 191. To ensure that the grievance mechanism described above are practical and acceptable by PAPs, it were consulted with local authorities and communities taking into account of specific cultural attributes as well as traditional-cultural mechanisms for raising and resolving complaints and conflicting issues. The ethnic minority objects and efforts were also identified and determined which are culturally acceptable ways to find the solution.

15. IMPLEMENTATION SCHEDULE

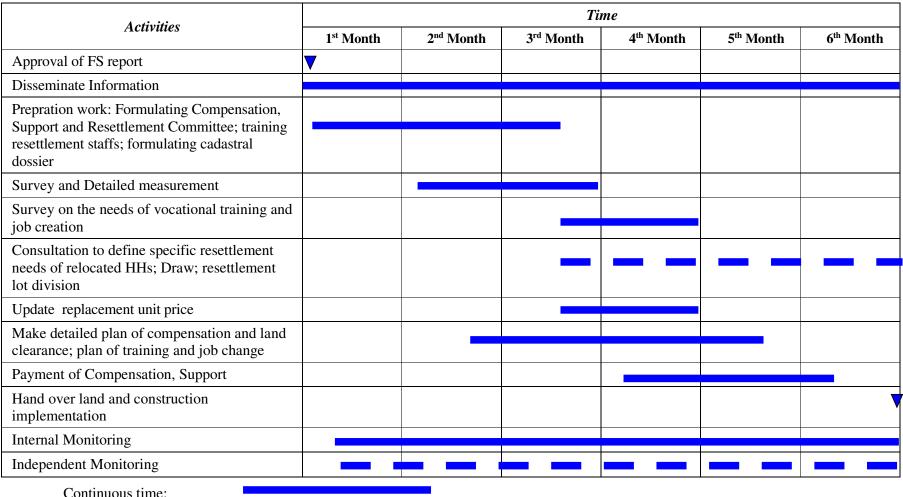
- 192. The Coastal Cities Sustainable Environment Project Phan Rang-Thap Cham Subproject will implement within 5 years (2017-2022) divided into 2 phases:
 - Phase 1 (from 2017 to 2018):
 - + Component 1: Implementation of Items such as (i) Construction of Dong Nam channel (SE); (ii) Rehabilitation of Cha La Channel (part CL2); (iii) Rehabilitation of Nhi Phuoc channel (parts: NP3 and NP4); (iv)

- Rehabilitation of secondary sewerage lines for flood prevention; (v) Construct 03 school toilets and 04 public toiltes;
- + Component 2: Implementation of items such as expanding and prolonging the 150 alley (lasting 2 phases);
- + Component 3: Implementation of infrastructure construction of Phan Dang Luu resettlement areas (scheduled completion at 3rd Quarter of 2017).

• Phase 2 (from 2019 to 2022):

- + Component 1: Implementation of entire remaining items, including: (i) upgrade and rehabilitate Tan Tai channel; (ii) Rehabilitation of Cha La Channel (parts: CL4 and CL5); (iii) Rehabilitation of Nhi Phuoc channel (parts: NP1 and NP2); (iv) Construction of Central City regulation lake; (v) Construct regulation lake in Dong Hai area; (iv) Construction of Wastewater collection in new urban areas, central and coastal urban areas and wastewater collection system in Dong Hai and My Dong Wards; (vi) Rehabilitate, Improve the capacity of the wastewater treatment plant.
- + Component 2: Continue the implementation of item expanding and prolonging the 150 Alley; Perform items Expand and extend the implementation of item expanding and prolonging Huynh Thuc Khang road; and Construction of operational roads.
- 193. Therefore, the land clearance work will be done so that meet the timeline to hand over land premise to the construction unit. The minimum time period for the land clearance is 6 months with the main activities shown in the table below.

Table 29 - Implementation Plan of Land Clearance of the Project



Continuous time:
Discontinuous time:

- As mentioned above, the Phan Dang Luu resettlement area is one of the priority items on a schedule to ensure availability of resettlement arrangement for displaced households/individuals soon after handing over our land for the subproject. Accordingly, the resettlement area is expected to be complete in Quarter 3/2017, and ready to be handed over to the displaced households/individuals. Here is the procedure for allocation of resettlement land lot:
 - Step 1: Center for Land development makes plan on drawing the location of resettlement land lot.
 - Step 2: Invite the households/individuals eligible for resettlement arrangement to draw selecting the location of land lot (together with Resettlement commitment) and draw up the minutes of the location selected for resettlement of households, personal.
 - Step 3: PPC decision resettlement delivery platform for households and individuals (attached list).
 - Step 4: Notice given resettlement land allocation decisions for households and individuals eligible for resettlement.
 - Step 5: Handover land in the field (the record attached form). LURC will be revised/updated and re-issued to AHs in a later stage (with no cost). This process will be initiated after the land has been handover to PMU/contractor. Resettlement, including delivery of titles, should be completed prior to starting the construction works.

16. MONOTORING AND EVALUATION

16.1. Purpose

- Monitoring is a continuous evaluation process of the project implementation which is related to the unified implementation schedule on the use of the project inputs, infrastructures and services. Monitoring provides concerned agencies with continuous reflections on the implementation status. Monitoring determines the reality, successful possibility and arising difficulties as soon as possible to facilitate the due adjustment in the project implementation.
- 196. Monitoring includes 2 following purposes:
 - (i) Verify whether the project activities complete efficiently or not, including quantity, quality and time.
 - (ii) Assess whether these activities reach the objectives and purpose of the Project or not, and how much do they reach.
- 197. The executive agency (PMU) as well as the independent monitoring agencies which are contracted with the PMU shall monitor and supervise the RP implementation regularly.

16.2. Internal Monitoring

198. Internal monitoring of the RP implementation of the sub-projects is the main responsibility of the implementation agency with the support of the project consultants. The

implementation agency will monitor the progress of RP preparation and implementation throughout the regular progress reports.

- 199. Internal monitoring aims to:
 - (i) Ensure that compensation payment for affected households for the different types of damage are implemented according to the compensation policy agreed in the RPF and RP.
 - (ii) Ensure that resettlement activities are implemented according to the compensation policy agreed in the RPF and RP.
 - (iii) Determine whether the conversion process, income restoration measures and resettlement assistance are provided on time or not.
 - (iv) Evaluate whether the income restoration supports have been provided or not yet and propose corrective measures if targets of income restoration for households are not achieved.
 - (v) Disseminate public information and consultation procedures.
 - (vi) Determine whether the complaint procedure has been followed or not and there is any outstanding issue need the attention of management or not.
 - (vii) Priority for interests and needs of affected people, especially poor and vulnerable households.
 - (viii) Ensure transition between relocation, clearance and begin construction of civil works so smoothly and that construction area will not be handed over until affected households have been compensated, support and resettlement satisfactory.
- 200. The executive agencies will collect information every month from the different resettlement committees. A database tracking the resettlement implementation of the Project will be maintained and updated monthly.
- 201. The executive agencies will submit internal monitoring reports on the RP implementation as a part of the quarterly report they are supposed to submit the WB. The reports should contain the following information:
 - (i) Number of affected persons according to types of effect and project component and the status of compensation, relocation and income recovery for each item.
 - (ii) The distributed costs for the activities or for compensation payment and disbursed cost for each activity.
 - (iii) List of outstanding Complaints
 - (iv) Final results on solving complaints and any outstanding issues that demand management agencies at all levels to solve.
 - (v) Arisen issues in the implementation process.
 - (vi) RP Schedule is actually updated.

16.3. Independent Monitoring

202. Objectives. The general objectives of independent monitoring are to periodically supply independent monitoring and assessing results on the implementation of the resettlement objectives, on the changes of living standard and jobs, DPs income and social foundation restoration, effectiveness, impacts and sustainability of APs' entitlements, and on the necessity

of mitigation measures (if any) in an attempt to bring about strategic lessons for making policy and planning in the future.

- 203. Responsible Agencies. In accordance with the World Bank requirements for consultant employment, PMU will hire an organization for the independent monitoring and evaluation of RPs implementation. This organization is called the Independent Monitoring Agency (IMA) which expertises in social science and has experiences in independent monitoring of RP. The IMA should start their work as soon as the project implementation.
- 204. Monitoring and Evaluation Objectives. The following indicators will be monitored and evaluated by the IMA:
 - (i) Payment of compensation will be as follows: a) full payment to be made to all affected persons sufficiently before land acquisition; (b) adequacy of payment to replace affected assets
 - (ii) Provision of assistance for DPs who have to rebuild their houses on their remaining land, or building their houses in new places as arranged by the project, or on newly assigned plots.
 - (iii) Support for recovering income sources.
 - (iv) Community consultation and public dissemination of compensation policy: (a) DPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) the IMA should attend at least one community consultation meeting to monitor community consultation procedures, problems and issues that arise during the meetings, and propose solutions; (c) public awareness of the compensation policy and entitlements will be assessed among the PAPs; and (d) assessment of awareness of various options available to DPs as provided for in the RPs.
 - (v) Affected persons should be monitored regarding restoration of productive activities.
 - (vi) PAPs' satisfaction on various aspects of the RP will be monitoring and recorded. Operation of the complaint mechanism and speed of complaint settlement will be monitored.
 - (vii) Through the implementation, trends on living standard will be observed and surveyed. Any potential issues in the recovering living standard are reported and suitable measures will be proposed to ensure the project objectives.
- 205. Appendix 4 of this RP presents the indicators for monitoring and evaluation to be implemented by IMA, including but not limited. This indicators will associate with other qualitative and quantitative parameters through survey, investigation to make a tool for evaluation and analysis process of influence to project throught periodic reports and it will be presented in monitoring reports.

16.4. Methodology for Independent Monitoring

206. Sample Survey

 A socio-economic survey will be required before, during and after resettlement implementation to provide a clear comparison of success/failure of the resettlement plan. Monitoring will be on a sample basis. Scale of the survey sample may cover 100% displaced households and severely affected households, and at least 20% of the remaining households.

• The surveys should include women, elderly persons, and other vulnerable target groups. It should have equal representation of male and female respondents.

207. Database Storage

• The IMA will maintain a database of resettlement monitoring information. It will contain files on results of independent monitoring, HHs monitored and will be updated based on information collected in successive rounds of data collection. All databases compiled by the PMU and the WB will be fully accessible by the IMA.

208. Reports

- The independent monitoring agency must submit periodical reports every 6 months which states the findings in the monitoring process. This monitoring report will be submitted to the PMU, and then the PMU will submit to the WB in the form of appendixes of the progress report.
- The report should contain (i) a report on the progress of RP implementation; (ii) deviations, if any, from the provisions and principles of the RP; (iii) identification of outstanding issues and recommended solutions so that the executive agencies are informed about the ongoing situation and can resolve problems in a timely manner; and (iv) a report on progress of the follow-up of problems and issues identified in the previous report.

209. Follow-Up Monitoring Report

The monitoring reports will be discussed in a meeting between the IMA and PMU.
 PMUs will hold meetings immediately after receiving the report. Necessary follow-up activities will be carried out based on the problems and issues identified in the reports and follow-up discussions.

210. Ex-post Evaluation Report

- In fact, this is the evaluation at a given point of time of the impact of resettlement and the achieved objectives. The external monitor will conduct an evaluation of the resettlement process and impacts 6 to 12 months after the completion of all resettlement activities. The survey questionnaires for evaluation are used based on the database in the project database system and the questions used in the monitoring activities.
- Ultimately, a summary of ex-post resettlement evaluation included in Project Completion Report (PCR) will be prepared before closure of the Project. The evaluation covers project impacts (number of affected households, scope of land acquired by subproject, compensation paid to PAPs, any pending issues resulting from land acquisition and provides information if the PAP's livelihood is restored, or at least maintan to pre-project implementation.

- Resettlement implementation cannot be considered complete until an ex-post evaluation and a project completion audit confirm that all the affected HHs have received fully all compensation, assistance and life restoration processes as planned.
- 211. Noted that: Terms of Reference of the Package on Independent Resettlement Monitoring must be approved by the World Bank.
- 212. In addition, the Phan Rang Thap Cham subproject will also be monitored by the community on the basis of the information made public in accordance with the Decision no. 81/2013/QD-UBND dated November 28th, 2013 of Ninh Thuan province people committee issued democratic implementation for activities of compensation, support, clearance, resettlement on Ninh Thuan provincial are. Comments and recommendations of the community is reflected through Fatherland Front and mass organizations,

APPENDIX 1 – ENTTILEMENT MATRIX

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
I - Permanent impact	,			
1.1. Agricultural land ⁴	1.1.1. Marginal loss (<20% of land holding or <10% for vulnerable group) The remaining area of affected plot is still economically viable for use or meets the expected personal yield. 349 households	1.1.1.1. All AHs with LURC, or legalizable	 (i) Compensation "land for land" if local land fund is available and PAP choice. (ii) If land is not available or the PAP prefers to receive cash compensation, they will receive compensation for loss of land in cash at 100% replacement cost⁵. (iii) If area of remaining land after acquisition is not enough to continue cultivation, the project will acquire the entire piece of land and compensation would implement in one of two forms as defined in point (i) and (ii) of this section. (iv) In the case of acquired land exceeding the limit of local (except for land by inheritance, donation or receive transfer of land use rights) are not entitled to compensation for land but supported remaining values invested in such lands. Provincial People's Committee may consider to provide this support suitable to the local realities. Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement 	 Affected households to be notified at least 90 days before land recovery by the Project. The owner of land will hand over the land within 20 days from the date District Compensation Board fully pays compensation for land. In the case that compensation "land for land" is applied, the project will approval land compensation in the order of priority from severely affected households to marginal affected households. Land compensation must meet the following

⁴ Classification of agricultural land as stipulated in Article 10 of the Land Law
⁵ When domestic laws do not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures necessary to meet the replacement cost standards.

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			matrix. Rehabilitation assistance will be provided, including: allowance for production rehabilitation; allowance for vocational training and job creation (please refer to item 3.1.1 of this entitlement matrix). In addition to above, for agricultural, garden and pond land adjacent to, but not included in the category of residential land, PAPs will receive assistance according to the provisions of the PPC.	principles: a) equivalent to the affected land area but not exceeding the limit of local; b) same type of soil (or equal productive capacity); c) satisfactory to the AP; d) there is land use rights for the head of household and his/her wife/husband (if any); and e) non-payment of taxes, charges and fees for registration of land use rights. If land compensation size is smaller or lower quality, APs will be entitled to compensation on cash equivalent the differences. If area of land acquisition is different between actual measured and recorded on Land Use Rights Certificate (LURC), land acquisition will be compensated according to actual measured area unless

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
				otherwise occupied.
		1.1.1.2. Land Users with temporary or leased rights to use land.	(i) For the affected families are using land allocated by the State for purposes of agriculture, forestry or aquaculture (excluding special-use forest, protection forest) of State Forest Enterprises (SFEs), APs are not compensated for land. Cash compensation at 100% replacement cost for remaining values invested in such lands and affected assets created.	
			(ii) Users who are leased <i>rights to use land</i> on the basis of contracts with individuals, families, or organizations, other than the cases specified in point (i) of this section shall be compensated compensation for remaining values invested in such lands and affected assets created at 100% replacement cost.	
		1.1.1.3. Land Users who do not have formal or customary rights to the affected land	 Agricultural land used before July 1, 2004 which land users are households and individuals directly engaged in agricultural production will be compensated at 100% of the replacement cost according to Article 77.2 of the Land Law. AP will receive assistance equivalent to remaining values invested in such lands. This assistance will be 	
			decided by PPC.	
	1.1.2. Severe Loss ≥20% or ≥10% for	1.1.2.1. All AHs with LURC, or legalizable	 Compensation and assistances as applicable for sub- item 1.1.1.1 of this matrix, priority for compensation "land for land" if local land fund is available and PAP choice. 	 Rehabilitation assistance will be applied in case if the option "land for land" cannot be available. The

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	vulnerable groups 449 households		 In addition, they will receive assistance in cash for living rehabilitation as specified in item 3.1.2 of this matrix. 	forms of assistance should be consulted closely with appropriate and effective measures of agricultural encouragement to assist the poor to restore their income generating capacity and income levels.
		1.1.2.2. Land Users with temporary or leased rights to use communal/public land	 Compensation and assistances as applicable for subitem 1.1.1.2 of this matrix. For the affected families are using land allocated by the State for purposes of agriculture, forestry or aquaculture (excluding special-use forest, protection forest) of State Forest Enterprises (SFEs) and direct participation in agricultural production will be receiving rehabilitation assistances as: production rehabilitation; allowance for vocational training and job creation (please refer to item 3.1.2 of this entitlement matrix). 	
		1.1.2.3. Land Users who do not have formal or customary rights to the affected land	■ Compensation and assistances as applicable for subitem 1.1.1.3 of this matrix.	

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
1.2. Land for non-agricultural production and business	 I.2.1. Marginal loss Land is still viable for use and not requiring relocation 12 households/organizations 	Household/ individual/ organization with legal and/or legalizable, leased rights to use land	 (i) All affected households, individuals with LURC or legalizable: i) if local land fund is available and PAP choice, Compensation "land for land" is priority; ii) If land is not available or the PAP prefers to receive cash compensation, they will receive compensation in cash for loss of land acquisition at 100% replacement cost. (ii) Households and individuals who use leased land acquisition with annual rent payment or lump-sum rent payment but was exempted from rent will not be compensated for land but compensated equivalent to remaining values invested in such at 100% replacement cost. (iii) Valid organizations (economic organizations, public organizations in accordance with financial autonomy) using land for non-agricultural production and business with lump-sum rent payment (rent unused the state budget) with LURC or legalizable will be compensated "land for land" if local land fund is available, if not, will be compensated in cash at 100% of replacement cost. (iv) Valid organizations (economic organizations, public organizations in accordance with financial autonomy) using land for non-agricultural production and business with annual rent payment or lump-sum rent payment but was exempted from rent will not be compensated for land but compensated equivalent to 	 Affected persons/organizations to be notified at least 180 days before land recovery by the Project. The owner of land will hand over the land within 20 days from the date District Compensation Board fully pays compensation for land. If area of land acquisition is different between actual measured and recorded on Land Use Rights Certificate (LURC), land acquisition will be compensated according to actual measured area unless otherwise occupied.

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			remaining values invested in such at 100% replacement cost.	
			Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix.	
			In addition to the compensation mentioned above, the project will provide allowances and rehabilitation assistance (please refer to section 3.3 of this matrix.	
	1.2.2. Relocated Aps 05 households/	Household/ individual/ organization with legal and/or	■ Compensation and assistances as applicable for item 1.2.1 of this matrix, priority for compensation "land for land" if local land fund is available and PAP choice.	■ The project will assist in finding alternative site with advantage about location and physical
	organizations	legalizable, leased rights to use land	■ In addition, they will receive allowances/assistances for production rehabilitation, interrupted work (please refer to section 3.3 of this matrix.	attributes similar to the land lost to access easy to customers; satisfactory to the PAP with priorities such as relocation of business to the location near highway/village street/canal near bridge or the bridge foot in order to maximize ability to generate profits and business opportunities where PAPs accept
1.3. Residential land	1.3.1. Marginal lossLoss of residential	1.3.1.1. Legal and/or legalizable	(i) All compensation for loss of land will be made in cash at 100% replacement cost	Affected persons/organizations to

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	land without structures Or Loss of residential land with structures built thereon, where the remaining (non-acquired) land is adequate to rebuild the structure (reorganizing PAP) 115 households	land users	(ii) Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix.	 be notified at least 180 days before land recovery by the Project. The owner of land will hand over the land within
		1.3.1.2. Land users who have temporary land use right or leased rights to use land	(i) PAP will not be compensated for land but will be compensated for assets on the land which they created at 100% replacement cost according to sections 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix	 20 days from the date District Compensation Board fully pays compensation for land. If area of land acquisition is different between actual measured and
		1.3.1.3. Land users who have no recognizable land use right	 (i) PAP will not be compensated for land. Financial assistance will be provided corresponding to the remained investment put on the land. The amount will be determined by Ninh Thuan PPC. (ii) Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix. 	recorded on Land Us Rights Certificat (LURC), land acquisitio will be compensate according to actua
	1.3.2. Relocated Aps 118 households	1.3.2.1. Relocating PAPs with LURC, or legalizable	Relocating PAPs can opt to one of the followings: (i) Compensation "land for land": PAP will be compensated land plot/apartment in the project's resettlement site where invested fully infrastructure and allocation resettlement land plot/apartment land will be made according to the provisions of Ninh Thuan PPC, dependence on local land fund. PAP will be provided with a certificate of land/apartment	 Affected persons/organizations to be notified at least 180 days before land recovery by the Project. In case the compensation amount to be paid is more than the cost of land

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			use without paying any fees Or (ii) Compensation for loss of land in cash at 100% replacement cost. Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix. Resettlement assistance will be provided, including: Transportation allowance; House renting allowance; Support for self relocation:, Allowance for living rehabilitation (please refer to item 3.2.1 of this entitlement matrix).	compensation in the project's resettlement site, the difference amount will be paid in cash to AP. In case the compensation amount to be paid is less than the cost of a minimum land plot /apartment in the project's resettlement site, PAPs will be given the support needed to allow them to acquire the new land plot/apartment without paying any fee. In the case of the remaining land is not large enough to rebuild house, but in the same plot of land for pond/ garden/ agricultural land, households may propose converting part uses pond/ garden/agricultural land into residential according to the provisions of the PPC to be able to rebuild house

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
				on site. The specific provisions on allocation of land / apartment resettlement will be set after consultation with DPs, the local government by DCRC and approved by PPC.
		1.3.2.2. Land users who have temporary land use right or leased rights to use land	 (i) PAP will not be compensated for land but will be compensated for assets on the land which they created at 100% replacement cost according to sections 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix (ii) Compensation in cash for the remaning amount 	
			of leasing contract. (iii) Assitance in transportation allowance for the PAPs in accordance with section 3.2.2 of this entitlement matrix	
		1.3.2.3. Land users who have no recognizable land use right	 (i) PAP will not be compensated for land. Financial assistance will be determined by Ninh Thuan PPC. (ii) Compensation for assets on the land acquisition, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix. (iii) If the PAP has no place to move, a land plot or 	■ In case the relocated PAPs belong to poor or vulnerable groups or households, additional assistance (in cash and kind) will be provided to ensure that they are able to fully relocate to a new

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			an apartment satisfactory to them will be provided in the resettlement site and they can either pay in installment or rent it for living.	site
1.4. House/structure	 1.4.1. Partial impact Unaffected portion of the house is still viable for use and could be remained from the technical viewpoints, therefore, require no relocation. 115 households 	1.4.1.1. Owners of affected structures created before the cut-off date regardless of whether or not they have title to the affected land or permit to build the affected structure	 (i) Compensation in cash for affected structures at 100% replacement cost. If house/structure is partially affected and the remaining structure is viable for continued use, the project will provide Repair Allowance (please refer item 3.2.1 of this entitlement matrix). (ii) Compensation and assistance will be paid in cash, without any depreciation of the structure and without deduction for salvageable materials. (iii) The compensation is calculated according to the actual area affected. 	
	1.4.2. Full impact (including house is partially acquired by the project but no longer viable for continued use or the entire structure is acquired).	1.4.2.1. Owners of affected structures created before the cut-off date regardless of whether or not they have title to the affected land or permit to build the affected structure	Compensation and assistances as applicable for sub-item 1.4.1.1 of this matrix.	

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	118 households	1.4.2.2. Tenants of the state or organization's houses	 (i) Tenants of state or organization's houses will be entitled to rent or buy a new apartment of the area at least equal to their affected ones; or provided an assistance equal to 60% of replacement cost of the affected land and houses. Any investments such as structures, trees, crops etc. created before the cutoff date on the land by the PAPs will be compensated at their full replacement cost. (ii) The tenants who are leasing a private house for living purposes will be provided with transportation allowance for moving their assets. They will also be assisted in identifying alternative accommodation according to the provisions of Ninh Thuan PPC. 	
1.5. Grave and tombs	Have to move the graves or tombs 35 graves	Household and individual have to move the graves or tombs created before the cut-off date regardless of the legal status of the land	 Compensation for the removal of graves/ tombs will include the cost of excavation, relocation, reburial and other related costs which are necessary to satisfy customary requirements. The compensation amount will be determined by Ninh Thuan PPC. Household and individual graves are considered physical cultural resources (PCR) and even though the costs associated with their relocation will be covered in the resettlement plan, the WB OP 4.11 on Physical Cultural Resources should be triggered and relevant cross references should be made to the Environmental Management Plan or Project Implementation Manual. 	 Removal grave and tomb is implemented according to local custom, so DCRC should arrange compensation payment for AHs at relevant time. For ownerless affected graves, PMU will sign a contract with an independent unit for compensation and relocate them to new site.
1.6. Crops and	1.6.1. Loss of, or	Owners of affected	For annual and perennial standing crops, regardless of the	■ PAPs to be notified at

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
Trees, livestock	damage crops and/or trees 947 households	crops and trees created before the cut-off date regardless of the legal status of the land	legal status of the land, compensation will be paid to households who cultivate the land, according to full replacement cost will be paid to the affected persons who cultivate the land. For plants which have not been harvested yet but can be brought to another location, the transportation cost and the actual damage due to the transportation and re-planting must be compensated	least 90 days before land recovery by the Project. The crops which have been cultivated after cutoff date will not be entitled any allowances.
	1.6.2. Loss of, or damage livestock (animals, fish,): 2 units	Owners of affected aquatic livestock created before the cut-off date regardless of the legal status of the land	For aquatic livestock which are not due to be harvested at the time of land recovery, the actual damage due to the early harvest will be compensated in cash at replacement cost at the time of land acquisition. In case the aquatic livestock can be brought to another location, the transportation cost and the damage caused by the transportation must be compensated.	■ PAPs to be notified at least 90 days before land recovery by the Project to arrange harvest them or stop breeding.
1.7. Other assets	Loss of, or damage other assets Such as telephone system, water meter, electric meter, cable TV, internet access	Owners/ users affected assets created before the cut-off date regardless of the legal status of the land	In the case of the affected households is equipped with telephone system, water meter, electric meter, cable TV, internet access (subscription), well shall be compensated according to unit price of installing new units offer service announcement or relocation costs due to service providers regulations	

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
1.8. Public structures	Loss of, or damage to assets	Owners/ users affected assets created before the cut-off date regardless of the legal status of the land	 In cases where community infrastructure such as schools, factories, water sources, roads, sewage systems, medical centers, distribution/transmission, communication and fiber cable are damaged and the community wishes to reuse them, the PPC, PMU will ensure that these are restored or repaired as the case may be, at no cost to the community. Public infrastructure directly related to people's livelihoods and developmental needs, such as irrigation canals, school, clinic, etc. will be (i) compensated at replacement cost, as determined through consultation with the affected community; or (ii) restored/rebuilt to pre-project or higher quality levels. 	■ For public structures directly related to people's livelihoods and developmental needs will be carried out by the owners prior to the start of works.
II. Secondary impact				
2.1. Secondary PAPs	Those affected by development of individual resettlement or group resettlement sites	Owners/ users affected land and/or assets created before the cut-off date regardless of the legal status of the	Because all secondary DPs are likely to be affected in similar ways as primary ones, they will be entitled to compensation and rehabilitation assistance in accordance with the same respective provisions for all other PAPs.	

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
III. Allowances and R	ehabilitation Assistanc	land e		
3.1. For Impacts on Agricultural Land	3.1.1. Marginal loss (<20% of land holding or <10% for vulnerable group) The remaining area of affected plot is still economically viable for use or meets the expected personal yield. 349 households	Land users: i) have LURC or or legalizable; and ii) contracted by the State and directly engaged in agricultural production	 Allowance for Vocational Training and Job Creation: The support will be 02 times of agricultural land price of the same kind in the local land price list for the whole acquired area but not exceeding the limit of local allocation. The level of specific support will be determined by Ninh Thuan PPC. Allowance for production rehabilitation: Households, individuals who are compensated by agricultural land will be, supported production rehabilitation, include: Support for plant varieties and animal breeds for agricultural production, services such as agricultural/forestry extension, plant protection, animal health, cultivation techniques, animal husbandry and professional techniques for manufacturing, business and commercial services. Form and level of specific support according to the provisions of Ninh Thuan PPC. 	
	3.1.2. Loss ≥20% or ≥10% for vulnerable groups	Land users: i) have LURC or legalizable; and ii) contracted by the State and directly	Compensation and assistances as applicable for item 3.1.1 of this matrix. In addition, they also receive the following allowances:	 Price of rice is the market price at time of compensation PPC based on the actual
	449 households	engaged in agricultural	Allowance for living rehabilitation (during transition period): in cash equal 30kg of rice per person per month,	situation will determine

Type of	Appli	cation	Entitlements Implementation Arrangements	
Loss/Impacts	Level of Impact	Eligible Persons		
		production	 in particular: (i) PAPs losing 20 - 70% of their agricultural landholding (or 10 - 70% for the poor and vulnerable groups) will be provided with compensation of 6 months if they do not have to relocate, and 12 months in case of relocation. In some special cases, in extremely difficult areas, the compensation may be provided for a maximum of 24 months; (ii) PAPs losing more than 70% of their agricultural landholding will be assisted at the above rate for a period of 12 months if they do not have to relocate, and 24 months in case of relocation. In some special cases, in extremely difficult areas, the compensation may be provided up to a maximum of 36 months; (iii) Households affected by loss of less than 20% of land, where the remaining land is rendered unviable for continued use, will be assisted with the above support plus any additional support as determined, for a period of 12 months. 	the level of support.
3.2. For Impacts on Residential Land	 3.2.1. Marginal impact House/structure is partially affected, the remaining can still continue to 	Owners of affected house/structure created before the cut-off date regardless of the legal status of the	■ Repair Allowance: If house/structure is partially affected and the remaining structure is viable for continued use, the project will provide a repair allowance to enable PAPs to restore it to former or better conditions. The level of specific support will be determined by Ninh Thuan PPC.	

Type of	Appli	cation	Implementation	
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	use	land		
	115 households			
	3.2.2. Relocated Aps	Households relocated	■ <u>Transportation Allowance</u> For PAPs who move to new	■ Detail of support is
	118 households	to another place or rebuilt in the remaining land.	location will be financial assistance in cash. The amount will be determined by provincial-level People's Committees House Renting Allowance in cash will be provided to PAPs who may be forced to relocate from their original homes and are still awaiting the replacement land plots or apartments. The allowance amount will	prescribed for each case that APs relocated or APs build house on the remaining land
			 Support for self relocation: Relocated households which eligible for resettlement, but self accommodation will be supported for investment in infrastructure for a minimum land plot /apartment in the project's resettlement site. The specific level of support will be determined by Ninh Thuan PPC. 	
			Assistance for living rehabilitation: PAP who is relocated or rebuilt house on the remaining land area will receive assistance for living rehabilitation in the transition period. The amount will be determined by Ninh Thuan PPC.	
			■ For households/individuals relocated by residential land acquisition that combines business: the project will be provided an allowance for vocational training and job creation according to the provisions of the PPCs for demographic in the working age.	

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
3.3. Loss of Income and/or business	Loss of Income and/or business because of interrupted production, business 17 households/ organizations	Owners of affected production, business establishments, employees	Allowance for production, business rehabilitation: (i) For businesses / households with business registration will be compensated or supported. The maximum compensation/support is 30% of after-tax income of 01 years based on their average annual of the last three years which declared the tax authorities; (ii) For households without business license but have made their tax obligations will be entitled to compensation equivalent to 50% of support level for businesses/households with business registration. Removal Support: Organizations and PAPs that are allocated or leased land by the state or are lawfully using land and have to relocate their productive and/or business establishments are entitled to financial support for dismantling, relocating and re-installation of the establishment. Support levels will be determined by actual costs at the time of removal, based on self-declaration of the organizations and verification by the agency in charge of compensation. This will then be submitted to the relevant authorities for approval. Allowance for interrupted work: Employees who worker in affected production, business establishments with labor contract will receive allowance equivalent to the minimum salary as per the regulations to affected employees during the transition period which can be for a	■ After-tax income is determined based on financial statement audited or approved by tax authorities; in case it has not been audited or approved by the tax authorities, the determination of after-tax income will be based on after-tax income by the unit declared in financial reports which submitted to tax authorities.

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			maximum of 6 months.	
3.4. For public land	Land acquisition of public land funds of communes, wards or townships	Communes, wards and towns manage acquired land	For land acquisition of public land funds of communes, wards or townships: no compensation for land must be made but support will be provided. The maximum support is equal compensation for land and will be determined by Ninh Thuan PPC.	■ Financial assistance will be included in the annual budget estimates of the CPC. It is used to invest construction of infrastructure projects, used for public interest purposes of communes, wards and townships as stipulated in Article 24 of Decree 47/2014/ND-CP.
3.5. Other Allowances/ Assistances	3.5.1. Allowance / Assistance targeted to Vulnerable Households 22 households	Affected vulnerable groups regardless level of impact	 For landless households: assistance through provision of an apartment that PAP can either pay in installment to buy or rent it for living (depending on the choice of the PAPs). Additional assistance will be considered if necessary to ensure the affected people have inhabited. Social Policy Relocated Households that include heroic mothers, heroic armed force, heroic labor, war veterans, wounded or dead soldiers families will be provided with support as regulated by the (to be certified by local authority) For poor households: apart from received allowanced as regulated for the affected ones, further allowance for vulnerable groups shall be also received as follows: 	 The vulnerable groups were identified in the "GLOSSARY" part. Price of rice is the market price at time of compensation.

Tyn	oe of	Appli	cation		Implementation
· -	mpacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
				a) Poor PAPs who have to relocate or lose more than 10% of their agricultural landholding, poor PAPs who lose less than 10% of their land but such land area is not enogh to continue cultivation: will be assisted in cash equal to 30kg rice/person/month for a period of 24 months or in accordace with provincial policy; whichever is higher.	
				b) Other poor PAPs: will be assited in cash equal to 30kg rice/person/month for a period of 6 months or in accordace with provincial policy; whichever is higher.	
				• Other vulnerable groups: Female headed households with dependents, household with disabled persons, elderly without any source of support, poor households and ethnic minority households will get the same support given to poor households in accordance with the provincial policy or assited in cash equal to 30 kg of rice per person per month for 6 months; whichever is higher.	
		3.5.2. Incentive Bonus	PAPs move out of the affected areas on time	Incentive Bonus: All PAPs who vacate the affected land immediately after receiving compensation and allowances will be given an incentive allowance. The amount will be on ability of each locality.	
		3.5.3. Additional allowances/supports (if necessary)		■ <i>PAPs</i> who will lose income sources will be entitled to take part in Income Restoration Programs. Rehabilitation measures like agricultural extension services, job training and creation, credit access and/or other measures as appropriate will be given to PAPs	■ Income and Livelihood Restoration Programs will be designed in combination with current programs of the locality

Type of	Appli	cation	Implementation	
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			 losing income sources to ensure their livelihood could be restored to the pre-project level. Apart from the assistances mentioned above, based on the actual situation, the Project may consider other assistances to secure life stabilization, culture, production and livelihoods of PAPs. 	and with the assistance of livelihoods experts.The programs will target the needs of both men and women.
IV - Temporary Impa	ct during Construction	ı		
4.1. For temporary loss of land/assests on affected land	Temporary loss of land/assests on affected land	Owners/ users affected land and/or assets created where to be used as temporary construction plan	• In case the project need temporary construction plan, the PMU rents the land of the owners complying with regulations stipulated by the Civil Law.	
4.2. For impact arising from the construction	Damages caused by contractors to private or public structures	Owners/ users affected land and/or assets created on affected land	 Damaged property will be restored to its former condition by contractors, immediately upon completion of civil works Under their contract terms and comditions, the contractors will be required to take extreme care to avoid damaging property during their construction activities. Where damages do occur, the contractor will be required to repair the damage and may also be required to pay compensation to the affected families, groups, communities, or government agencies at the same compensation rates that are applied to all other assets affected by the Project 	■ In case of impacts on livelihoods of PAPs, the contractors, construction units have to agree with the households on payment for disruption of business.

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
V. Other impacts				
5.1. Other impacts	Any other impacts that may be identified during implementation	Individuals, organizations in the project area	 In case the Project causes restriction of access to resources or residents's establishments, such households will be received necessary additional compensation amount or allowances. Entitlements to compensation and other assistance could be provided in accordance with the compensation policy. Secondary impacts on production and business or PAPs isolated from access to resources temporarily have to be compensated and supported in accordance with OP4.12 of WB. 	

APPENDIX 2 – INFORMATION ON AFFECTED HOUSEHOLDS AND AFFECTED PROPERTIES

APPENDIX 3 – RECORDS OF COMMUNITY CONSULTATION

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ĐẠI ĐIỆN HỘI/ ĐOÀN THỂ ĐỊA PHƯƠNG

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập — Tự do — Hạnh phúc

DANH SÁCH CÁC HỘ ĐƯỢC ĐIỀU TRA KT-XH DỰ ÁN MÔI TRƯỜNG BỀN VỮNG CÁC THÀNH PHỐ DUYỀN HẢI

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RECORD OF COMMUNITY CONSULTATION IN MY DONG WARD tests

APPENDIX 4 – TYPICAL PICTURES







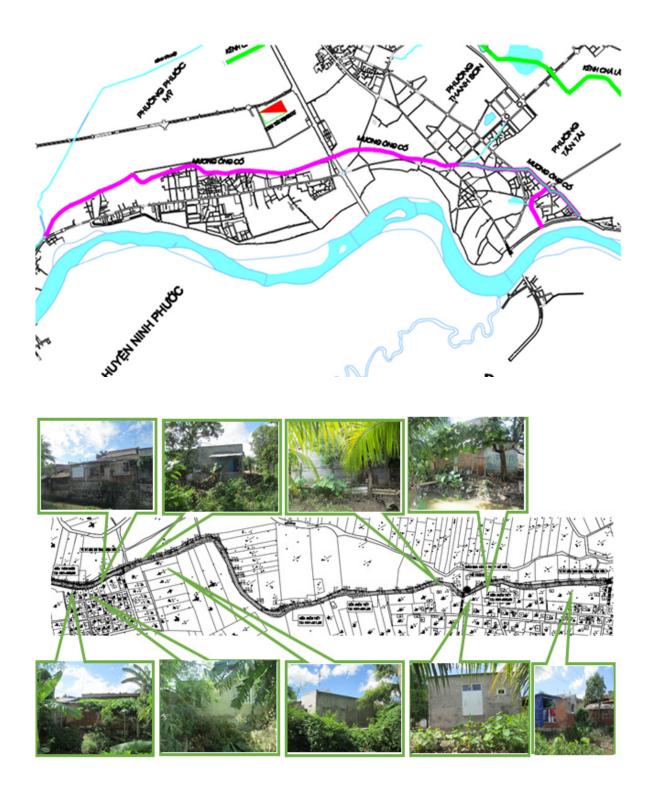




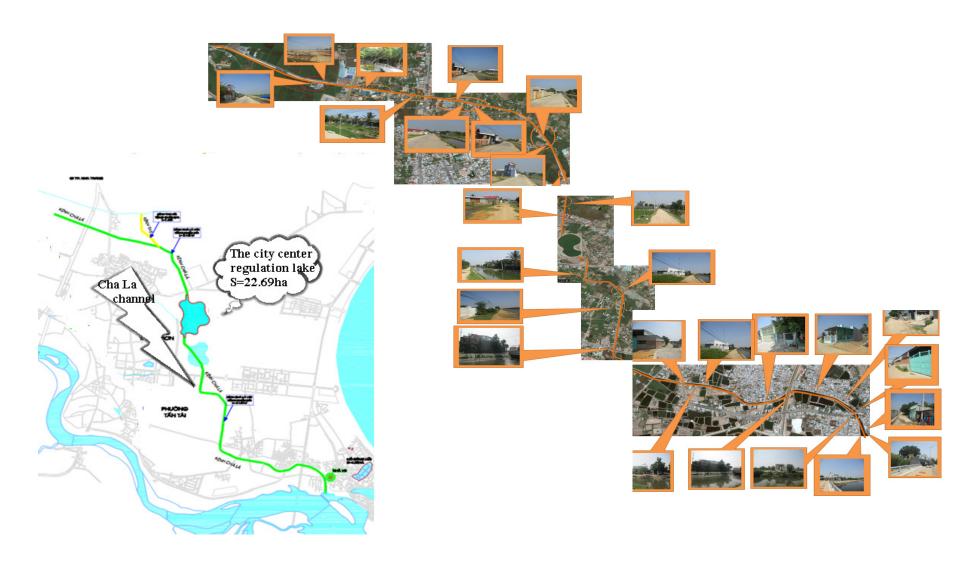








PL5.1 - Current of the proposed investment item: Tan Tai channel



PL5.2 - Current of the proposed investment item: Cha La channel

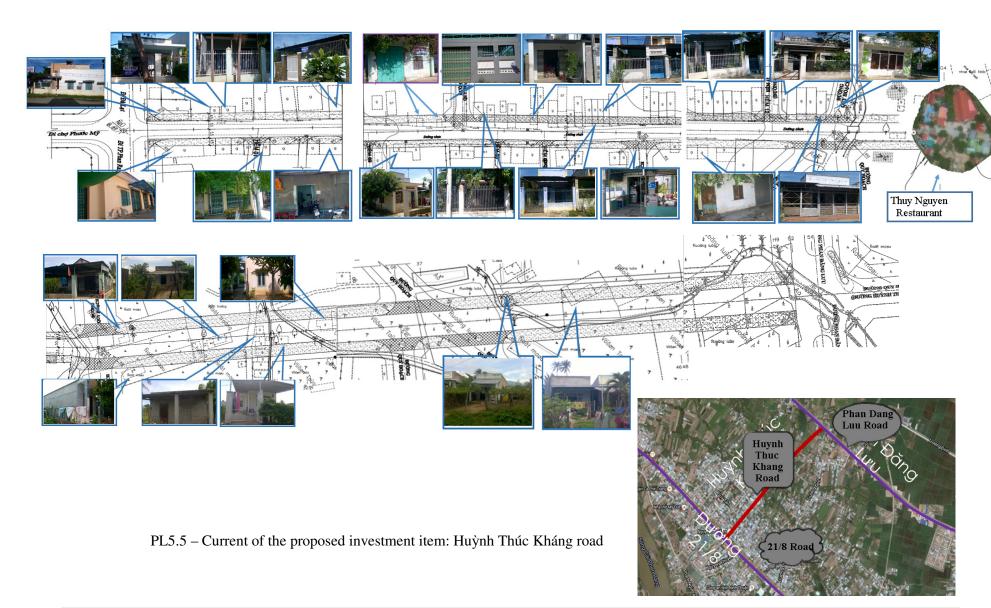


PL5.3 - Current of the proposed investment item: Dong Hai lake



PL5.4 - Current of the proposed investment item: Hamlet 150





APPENDIX 6 -INDICATORS FOR MONITORING AND EVALUATION

Issues	Monitoring and Evaluation indicators
implementation of DMS	✓ All affected land and properties must be measured accurately; the results of the DMS have been disclosed.
DIVIS	✓ Complaints or questions of the affected households based
	on the results of the DMS shall be resolved promptly and
	satisfactorily.
compensation	✓ Compensation for affected land; if compensation for loss
payments and	of land for equivalent land (land for land), such as equal
assistance	surface, location, productive capacity, living conditions or
	not; if cash compensation for loss of land, compensation is
	equivalent to replacement cost at time of payment or not;
	✓ Compensation for all affected structures has been provided
	at 100% replacement cost for materials and labour based
	on the criteria and characteristics of affected structures, not
	excluding depreciation and salvage old materials; ✓ Compensation for affected trees/crops has been paid
	according to the full market price of affected trees/crops or
	not.
	✓ Assistances as mentioned in the RPs have been paid fully
	for the affected households or not; paid once or several
	times.
information disclosure	✓ Have the project documents been provided to relevant
and public	communities (RPF, RP, project leaflets, and other relevant
consultation	documents).
	✓ Has information been disclosed in a public places (results
	of DMS, compensation prices, payments). ✓ The affected households have been consulted fully about
	land acquisition, compensation policies, relocation, living
	rehabilitation and grievance redress procedure or not.
	✓ How were these concerns, suggestions of affected
	households resolved in the process of resettlement
	implementation?
relocation	✓ Consider living condition, income in resettlement areas
implementation	such as infrastructure (road, electricity, supply
	water/drainage), and their livelihoods.
	Resettlement planing and implementation: residential
	consultant about resettlement actives resettlement plan, participate in building the relocation plan, announcement
	relocation plan and supports for displaced households.
	✓ Rehabilitation of living and production after resettlement:
	How have the project affected households been
	rehabilitated their living and production?
income restores and	✓ Supports for income restores have been provided adequate
living rehabilitation	or not; Effectiveness of the supports (training, credit
	support).
	✓ Problems that PAHs are facing in process of their income
4:-C4: 1 1 C	restores and living rehabilitation.
satisfaction level of	✓ Satisfaction level about DMS;

AHs	✓ Satisfaction level about information diclosure, public consultation;
	✓ Satisfaction level about compensation payments, support;
	✓ Satisfaction level about income restores and living
	rehabilitation activities;
	✓ Satisfaction level about resettlement sites
grievance redress of	✓ Efficiency level of grievance redress procedure (solving
affected households	time and efficiency);
	✓ Results of resolution of complaints at different levels;
	✓ Satisfaction level about grievance redresses procedure.
Coordination between	✓ The construction works are just started:
activities of	✓ Land acquisition and resettlement activities
resettlement and	(compensation, support and moving) for the work items
construction process	have been completed;
1	✓ All issues that related to project area have to be solved.
	✓ Income restoration program has been established.
Issues of gender and	✓ The turn number of participation of women in land
ethnic minorities	acquisition and resettlement activities; impact of land
	acquisition and resettlement for womens' livelihood;
	issues of income restoration for women.
	✓ Refer opinion and announce to households of ethnic
	minorities and community affected; the measures have
	been carried out to avoid, minimize negative impacts for
	land acquisition of community of local ethnic minorities;
	complain about negative impacts and the issues of income
	restoration for the affected ethnic households

APPENDIX 7 -PRICES METHODS TO VALUE LAND PRICES

I. Direct comparison method

1.1. Explainations and applications

Direct comparison method is a land pricing method meant to compare and determine the price for a particular plot of land by analyzing prices for unoccupied plots of land with similar purposes, locations, profitability, infrastructure, area, shape, legitimacy that have been sold on the market or at auction (hereinafter referred to as comparable plots of land).

<u>Applications:</u> The direct comparison method is applied to determine the land price when comparable plots of land are sold on the market or at auction.

1.2. Procedure, content of land pricing in accordance with direct comparison method

- **♣** Step 1. Survey, collecting information
 - a. Carry out a field survey to collect information about the plot of land that needs pricing
 - b. Collect information about at least 03 plots of land with similar characteristics as the target land plot in terms of purposes, location, profitability, technical and social infrastructure, area, dimensions, shape, and legitimacy of rights to use land (hereinafter referred to as comparable land plots) that have been transferred sold at land auction over the previous 02 years. Information to be collected:
 - Land prices;
 - Purposes, locations, areas, dimensions shapes, technical and social infrastructure, legitimacy of rights to use land, transfer dates, and other information that affect the land price
 - c. Information about prices of comparable land plots are collected from:
 - Prices of land sold at land auction;
 - Market land prices in the land price database;
 - Prices of transferred land on real estate exchanges;
 - Prices of transferred land provided by the transferors or transferees in interviews.

A plot of land is considered transferred when the transferee has paid of the transferor as agreed and received the right to use land.

d. During the survey, information about prices of land sold at land auction, land transferred via real estate exchanges, market land prices in the land database, and information obtain near the land location or the pricing date shall be given priority. If information in the area is not sufficient, information shall be obtained from adjacent areas with similar natural conditions, socio-economic conditions, technical and social infrastructure as the target land plot.

During the survey, the plots of land of which the purposes will be changed according to a land use plan of the district, which has been approved by a competent authority, and the plots of land that cannot be transferred according to regulations of law on land shall not be taken into account

Let Step 2. Analysis, comparison, and adjustment of princes due to differences between comparable land plots and the target land plot

- a. Carry out analysis and comparison to determine the similarities and differences ofbetween comparable land plots and the target land plot.
- b. Adjust the price according to the differences between comparable land plots and the target land plot.

The price of the comparable land plot shall be adjusted by an absolute value or a percentage according to the differences between the comparable land plots and the target land plot.

The adjustment of prices of the target land plot shall be based on the target land plot; the price shall be adjusted by an absolute value first, then percentage; if the comparable land plot is inferior to the target land plot, the price of the comparable land plot shall be increased; if the comparable land plot is superior to the target land plot, the price of the comparable land plot shall be decreased

♣ Step 3. Estimating price of target land plot

The estimated price of the target land plot shall be determined by adjusting the price of each comparable land plot according to differences between the comparable land plots and target land plot using the formula below:

Estimated price of Difference in price due to differences target land Price of the betweenthe comparative plotaccording to a = comparable \pm comparable land plot land plot and the target land land plot plot

If market land prices fluctuate during the period from the land transfer date to the land pricing date, prices of comparable land plots must be adjusted to the land pricing date based on the market land price index announced by the Service of Natural Resources and Environment. If the Service of Natural Resources and Environment has not announced the market land price index, the index of each kind of land shall be calculated according to collected information about common land prices or statistics given by a statistical agency (if any).

Step 4. Determination of price of target land plot

The price of the target land plot is determined by calculating the arithmetic mean of estimated prices of the target land plot calculated in Step 3 of this method; the price of the target land plot must not differ by more than 10% from the estimated prices.

II. Deduction method

2.1. Explainations and applications

Deduction method is a land pricing method applied to the land with property attached to land by subtracting value of the property attached to land from total value of real estate (including land value and value of the property attached to land).

<u>Applications:</u> Deduction method is applied to determine the land price of the plot of land with property thereon when there is sufficient data on the real estate price (including land and assets) which is similar to the land sold or sold at auction.

2.2. Procedure, content of land pricing in accordance with deduction method

♣ Step 1. Survey, collecting information

a. Carry out a field survey to collect information about the plot of land with property thereon (hereinafter referred to as real estate) that needs pricing.

- b. Collect information about at least 03 pieces of real estate with similar characteristics as the target land plot in terms of puposes, location, profitability, technical and social infrastructure, area, dimensions, shape, and legitimacy of rights to use land (hereinafter refered to as comparable real estate) that have been transferred our sold at auction over the previous 02 years. Information to be collected:
 - Land prices;
 - Purposes, locations, areas, dimensions shapes, technical and social infrastructure, legitimacy of rights to use land, transfer dates, and other information that affect the land price;
 - Information about property on land
- c. Information sources are similar to those mentioned in Step 1c of direct comparison method.
- d. During the surveying and land market price collecting process, the investigator carries out as specified in step 1d of the direct comparison method.

e. .

4 Step 2. Determination of current value of property on land of comparable real estate

Current value of property on land of comparable real estate is determined as follows:

Current value of property on land of comparable real estate

New construction value on the pricing - Depreciation date

Where:

- New construction value on the pricing date is the costs of construction of new property with equivalent specifications or the costs of renovation of the property on land. New construction value includes direct costs, indirect costs, reasonable profit received by the investor, taxes and fees payable as prescribed by law.
- Depreciation of property on land include tangible depreciation and intangible depreciation (including physical deterioration over the property operation; depreciation due to obsolete functions, changes to the planning, economic decline, or external impacts.

New construction value and depreciation of property on land shall be calculated in accordance with law. If no regulations or instructions on calculation of new construction value and depreciation are available, the calculation shall rely on information collected from the market

Let Step 3. Estimating land price of comparable real estate

Land value of comparable real estate is calculated as follows:

Land value of Value of Current value of property comparable real = comparable - on land of comparable real estate estate

Land price of comparable real estate is estimated as follows:

Land price of = Value of comparable real estate

comparable real estate

Area of land sof comparable real estate

♣ Step 4. Determination of land price of target real estate

Land prices of target real estate is calculated in accordance with Step 2, 3 and 4 of the Direct comparison method.

III. Income-based method

3.1. Explainations and applications

The income-based method is a method used to determine land price by dividing the average annual net income from a land unit by average annual interest rate of 12-month term deposit on the pricing date at a state-owned commercial bank of which the deposit interest rate is highest in that province.

<u>Applications:</u> The income-based method is applied to determine the plot of land of which income and land use cost are already determined.

3.2. Procedure, content of land pricing in accordance with income based method

♣ Step 1. Collecting information about the target land plot

- a. Average annual income of a plot of non-agricultural land is the average amount earned from manufacturing, business, or lease over 05 consecutive years up to the pricing date.
- b. Average annual income of a plot of agricultural land is determined as follows:
 - Average annual income of a plot of land used for annual crops, aquaculture, or salt production is the average amount earned from such activities over 03 consecutive years up to the pricing date;
 - Average annual income of a plot of land used for planting perennial plants or production forests is based on annual revenue, periodic revenue, or lump sum revenue
- c. If the income from the target land plot cannot be determined, information about average income of at least 03 similar plots of land in terms of purposes, locations, profitability, technical and social infrastructure, areas, dimensions, shapes, and legitimacy of rights to use land shall be collected, or information collected from the market shall be used..

Step 2. Collecting information about the operating cost of the target land plot

- a. The average annual cost is calculated according to the taxes related to land, cost of land recovery; cost of maintenance of constructions on land, production cost.
- b. The costs mentioned in Point a of this Clause shall be calculated according to the limits and unit prices imposed by competent authorities. If no limits or unit prices imposed by competent authorities are available, information about average income of at least 03 similar plots of land in terms of purposes, locations, profitability, technical and social infrastructure, areas, dimensions, shapes, and legitimacy of rights to use land shall be collected, or information collected from the market shall be used

\$\frac{1}{2}\$ Step 3. Average net income in a year shall be calculated using the formula below:

Average net income in a year = Average income - Average cost in a year - Average cost in a

Let Step 4. Determining the value of a parcel of land need to be priced according to the following formula:

Average saving deposit interest rate in a year (r) in 03 consecutive years up to the pricing date is the highest 12-month interest rate on VND deposit announce by a state-owned commercial bank in the province on the pricing date.

With regard to non-agricultural land with limited land use terms, average saving deposit interest rate in a year is calculated as follows:

Interest rate =
$$\frac{r \times (1+r)^n}{(1+r)^n - 1}$$

Where n is the remaining land use term of the target land plot (expressed in years).

If property have been built on land to serve the business operation, current value of such property shall be deducted after determining the value of the land plot and property thereon in order to determine the price of the target land plot.

Current value of property on land shall be determined in accordance with Step 2 of the deduction method..

♣ Step 5. Land price of the target land plot shall be calculated using the formula below:

IV. Surplus method

4.1. Explainations and applications

Surplus-based method is a method used to determine the price of the land with development potential as a result of changes of zoning or purposes by subtracting estimated total cost from estimated total revenue of the real estate.

<u>Applications:</u> The surplus-based method is applied to determine the plots of land with development potential as a result of changes of zoning or purposes of land when the total estimated revenue and expenses can be determined.

4.2. Procedure, content of land pricing in accordance with surplus method

- <u>Step1. Collect information about the target land plot; information about land planning, construction planning, permission to change land purposes, and regulations on construction approved by competent authorities to make the best use of land.</u>
- Liber Step 2. Estimate assumed total development revenue from real estate

Assumed development revenue from real estate is estimated according to collected information about transfer prices, rents, and other factors of the projects with similar characteristics as the planned project in the target area or adjacent area, similar technical and social infrastructure; with account taken of tendency and intensity of fluctuation of transfer prices, rents, and other factors.

- ♣ Step 3. Estimate total development cost of real estate
 - a. Development costs include:

- Cost of development of technical and social infrastructure, construction of housing and other constructions according to the planning approved by competent authorities; temporary and ancillary constructions serving the project execution;
- Equipment costs include cost of equipment purchases, cost of technology transfers; costs of installation, experiment, calibration; costs of transport and insurance; taxes and relevant fees;
- Consultancy costs include: costs of consultancy of survey, project planning, design, supervision, and relevant consultancy costs;
- Project management costs;
- Operating costs include: costs of advertising, sale, management; profit received by the investor with account taken of business risks and capital;
- Provision for additional works and inflation during the project execution;
- Other costs defined by law.

The assumed total development cost shall not include the cost of compensation, support, and relocation according to a plan approved by a competent authority.

b. Estimation of total development cost:

The total development cost is determined according to the costs mentioned in point a of this step, the limits and unit prices imposed by competent authorities. If no limits or unit prices imposed by competent authorities are available, information common costs of similar projects in the target area or adjacent areas with similar profitability and infrastructure shall be collected.

Step 4. The real estate development project prolongs extends for many years through many stages, revenues and costs shall be estimated annually and depreciated up to the pricing date. Total development revenue and development cost of real estate shall be estimated as follows:

Total development revenue =
$$\sum_{i=1}^{n} \frac{TR_i}{(1+r)^i}$$

Total development cost =
$$\sum_{i=1}^{n} \frac{C_i}{(1+r)^i}$$

Where:

- TR_i is the revenue in the ith year of the project
- C_i is the cost in the ith of the project
- r is the discount rate (according to average rate of midterm loan interest rates on the pricing date of state-owned commercial banks in the same province intended for real estate development projects)
- n is the number of years of project execution
- Step 5. Determination of price of target land plot

Value of the target land plot is determined using the formula below:

Value of the target = Total developmentrevenue - otal developmentcost land plot

Land price of the target land plot is determined using the formula below:

Land price of the target land plot $= \frac{\text{Value of the target land plot}}{\text{Area of the target land plot}}$

V. Coefficient-based method

5.1. Explainations and applications

method using land price coefficient (hereinafter referred to as the coefficient method) is the method used to determine land price by multiplying the land price coefficient by the land price in the land price lists promulgated by the People's Committees of provinces and centrally run cities (hereinafter referred to as provinces).

<u>Applications:</u> The co-efficient method is applied in some cases prescribed in Clause 2 Article 18 in Decree No.44/2014/ND-CP dated on 15/5/2014 of the government on regulations on land price.

5.2. Procedure, content of land pricing in accordance with Coefficient-based method

♣ Step 1. Collecting information

a. Collect information about at least 03 plots of land in the same target area that have been transferred or sold at land auction over the previous 02 years.

If information in the target area is not sufficient, information shall be obtained from adjacent areas with similar natural conditions, socio-economic conditions, technical and social infrastructure as the target area.

During the survey, the surveyors shall follow the instructions in point d Step 1 Direct comparison method.

- b. If income and cost of the land plot have been determined, information about income and cost of at least 03 plots of land in the same target area shall be collected to determine land prices using income-based method.
- c. Collecting information about local socio-economic conditions.

↓ Step 2. Determination of common land prices at each location

- a. Determine market land prices at each location according to the information collected as prescribed in Step 1a and 1b of this method.
- b. Determination of common land prices at each location

The common market price of land is the most frequent price in the among successful transactions on the market, successful bids for land use rights, land prices derived from costs, income of the plots of land with the same purpose in a region and in a certain period.

If market land prices fall within a price range, the common land price shall be the arithmetic mean of the prices at that location.

♣ Step 3. Determination of land price coefficient

The land price coefficient is determined according to common land prices, local socio-economic conditions, and land prices on the land price list.

Step 4. Determination of price of target land plot

Value of the target land plot = Land price on the price list x Land price coefficient